

Roosevelt Island Operating Corporation

Balance Sheet

	5/31/2022	5/31/2021	5/31/2020
Assets			
Cash	2,171,717	1,582,781	5,383,735
Investments	3,946,412	30,541,766	52,436,746
Accounts Receivable	18,237,036	18,227,129	4,470,633
Due From Other Funds	13,437,863	7,121,000	4,713,361
Capital Assets Net	153,816,098	135,108,809	113,857,144
Other Assets	3,611,968	3,286,249	2,585,482
Deferred Outflows of Resources	5,378,301	5,443,084	3,044,734
Total Assets	200,599,395	201,310,817	186,491,834
Liabilities & Fund Balance			
Liabilities :			
Total Accounts Payable & Accrued Expenses	1,788,091	1,689,581	2,479,173
Deferred Revenue	49,824,013	50,893,581	35,134,283
Compensated Absences	1,161,688	1,033,023	746,772
Other Post Employment Benefit	14,147,419	12,352,555	10,861,966
Due to Other Funds	13,437,863	7,121,000	4,713,361
Net Pension Liability	11,614	4,021,372	1,085,061
Deferred Inflows of Resources	5,543,300	3,479,000	4,538,464
Total Liabilities	85,913,989	80,590,111	59,559,080
Net Assets/ Fund Balance :			
Fund Balance	(14,939,797)	(13,032,617)	(300,654)
Restricted for Capital Projects	129,625,203	133,753,323	127,233,409
Total Fund Balance	114,685,406	120,720,706	126,932,755
Total Liabilities & Fund Balance	200,599,395	201,310,817	186,491,834
BEGINNING BALANCE WITH CURRENT YEAR ADJUSTMENTS	115,887,443	121,565,702	128,104,226
NET SURPLUS/(DEFICIT)	(1,202,037)	(844,996)	(1,171,471)
ENDING NET ASSETS	114,685,406	120,720,706	126,932,755

Roosevelt Island Operating Corporation
Profit and Loss Statement
Two Months Ending May 31, 2022

	<u>5/31/2022</u>	%	<u>5/31/2021</u>	%	<u>5/31/2020</u>	%
Revenue						
Residential fees	515,770		426,038		356,942	
Ground rent	2,519,628		2,500,174		2,331,743	
Commercial rent	276,420		272,212		263,944	
Tramway revenue	797,566		465,769		157,022	
Public safety reimbursement	424,277		412,734		386,296	
Transport/parking revenue	429,259		452,004		320,654	
Interest income	113,147		14,003		(19,234)	
Other revenue	77,888		215,250		52,089	
Total Revenue	<u>5,153,955</u>		<u>4,758,184</u>		<u>3,849,455</u>	
Operating expenses						
Salary & Benefits :	2,399,789	47%	2,208,707	46%	2,244,511	58%
Insurance	635,970	12%	495,740	10%	555,827	14%
Professional services and legal services	422,419	8%	425,599	9%	182,749	5%
Management fees	1,007,555	20%	930,479	20%	688,330	18%
Telecommunications	35,290	1%	32,505	1%	38,171	1%
Repairs and maintenance	144,890	3%	114,000	2%	137,565	4%
Vehicles maintenance	78,298	2%	32,665	1%	18,578	0%
Equipment purchases/lease	9,364	0%	18,126	0%	56,507	1%
Supplies/Services	254,360	5%	203,625	4%	169,273	4%
Other expenses	36,556	1%	14,147	0%	16,763	0%
Total Expenses	<u>5,024,492</u>	97%	<u>4,475,593</u>	94%	<u>4,108,276</u>	107%
Operating Profit (Loss)	129,464		282,592		(258,821)	
OPEB and Depreciation Expenses						
Other Post-Employment Benefits (OPEB)	0		0		0	
Depreciation expense	(1,331,501)		(1,127,588)		(912,650)	
NET SURPLUS/(DEFICIT)	<u>(1,202,037)</u>		<u>(844,996)</u>		<u>(1,171,471)</u>	

Roosevelt Island Operating Corporation
Profit and Loss Statement
Month Ending May 31, 2022

	<u>5/31/2022</u>	%	<u>5/31/2021</u>	%	<u>5/31/2020</u>	%
Revenue						
Residential fees	229,888		193,138		164,272	
Ground rent	1,259,814		1,304,258		1,165,871	
Commercial rent	138,321		136,106		131,972	
Tramway revenue	361,290		232,097		81,199	
Public safety reimbursement	164,352		160,876		148,105	
Transport/parking revenue	218,335		232,289		164,947	
Interest income	57,442		6,741		56,971	
Other revenue	30,167		87,814		12,968	
Total Revenue	<u>2,459,609</u>		<u>2,353,318</u>		<u>1,926,305</u>	
Operating expenses						
Salary & Benefits :	1,142,587	46%	1,118,388	48%	1,067,455	55%
Insurance	347,985	14%	282,154	12%	253,923	13%
Professional services and legal services	319,718	13%	261,803	11%	77,060	4%
Management fees	502,375	20%	461,059	20%	341,908	18%
Telecommunications	12,722	1%	6,832	0%	17,196	1%
Repairs and maintenance	37,550	2%	22,580	1%	63,600	3%
Vehicles maintenance	41,719	2%	17,481	1%	5,756	0%
Equipment purchases/lease	4,065	0%	1,247	0%	19,111	1%
Supplies/Services	95,869	4%	110,980	5%	98,392	5%
Other expenses	27,649	1%	12,419	1%	3,256	0%
Total Expenses	<u>2,532,238</u>	103%	<u>2,294,943</u>	98%	<u>1,947,657</u>	101%
Operating Profit (Loss)	(72,629)		58,375		(21,352)	
OPEB and Depreciation Expenses						
Other Post-Employment Benefits (OPEB)	0		0		0	
Depreciation expense	(666,146)		(564,537)		(458,505)	
NET SURPLUS/(DEFICIT)	<u>(738,775)</u>		<u>(506,162)</u>		<u>(479,857)</u>	

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 5/31/22

Revenue	<u>5/31/2022</u>	<u>5/31/2021</u>	<u>5/31/2020</u>
Residential Fees Revenue			
01-40123-5000			
5750 - Southtown Building # 5	36,156	36,156	36,156
5760 - Southtown Building # 6	55,425	55,425	55,425
5770 - Southtown Building # 7	50,400	50,400	50,400
5780 - Southtown Building # 8	120,000	120,000	120,000
01-40401-5000			
5740 - Southtown Building # 4	112	112	112
5750 - Southtown Building # 5	180	180	180
5760 - Southtown Building # 6	277	277	277
5770 - Southtown Building # 7	316	316	316
5780 - Southtown Building # 8	577	577	0
03-40400-5000			
3585 - Island House	34,213	8,731	0
5300 - Rivercross	42,000	9,050	0
5730 - Southtown Building # 3	0	0	6,417
5750 - Southtown Building # 5	31,300	0	0
03-40401-5000			
5740 - Southtown Building # 4	4,481	4,481	4,481
5750 - Southtown Building # 5	7,206	7,206	7,206
5760 - Southtown Building # 6	11,091	11,091	11,091
5770 - Southtown Building # 7	12,640	12,640	12,640
5780 - Southtown Building # 8	23,093	23,093	0
04-40401-5000			
5740 - Southtown Building # 4	6,610	6,610	6,610
5750 - Southtown Building # 5	10,629	10,629	10,629
5760 - Southtown Building # 6	16,359	16,359	16,359
5770 - Southtown Building # 7	18,643	18,643	18,643
5780 - Southtown Building # 8	34,062	34,062	0
Total	<u>515,770</u>	<u>426,038</u>	<u>356,942</u>
Ground rent			
01-40090-5000			
5100 - Eastwood	331,074	300,433	300,433
5200 - Island House	44,808	44,808	44,808
5300 - Rivercross	455,173	416,667	416,667
5400 - Manhattan Park- River Road	1,023,442	1,023,442	1,023,442
5401 - Manhattan Park - Bus Reimbursement	28,000	28,000	28,000
5600 - Westview	54,167	119,172	10,830
5710 - Southtown Building # 1	5,306	5,306	5,306
5720 - Southtown Building # 2	5,063	5,063	5,063
5730 - Southtown Building # 3	10,820	10,820	10,820
5740 - Southtown Building # 4	2,904	2,904	2,904
5750 - Southtown Building # 5	120,163	116,947	113,817
5760 - Southtown Building # 6	183,637	178,722	173,939
5770 - Southtown Building # 7	144,433	140,226	136,142
5780 - Southtown Building # 8	98,880	96,000	48,000
5888 - Octagon	11,759	11,665	11,573
Total	<u>2,519,628</u>	<u>2,500,174</u>	<u>2,331,743</u>
Commercial Rent			
01-40208-4000			
4281 - HCK Recreation- Tennis Bubble	50,000	50,000	45,833

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 5/31/22

Revenue	<u>5/31/2022</u>	<u>5/31/2021</u>	<u>5/31/2020</u>
4282 - HCK Recreation- Parking	4,652	4,430	4,218
4587 - Child School	58,306	58,306	58,306
4895 - Hudson Related	163,462	159,476	155,586
Total Commercial Rent	<u>276,420</u>	<u>272,212</u>	<u>263,944</u>
Tramway Revenue			
01-40020-2900			
2900 - Tramway	773,658	446,698	125,267
01-40021-2900			
2900 - Tramway	23,908	19,071	31,755
Total Tramway Revenue	<u>797,566</u>	<u>465,769</u>	<u>157,022</u>
Public Safety Reimbursement			
01-40080-2100			
0000 - General	3,000	3,000	3,000
5100 - Eastwood	105,084	102,023	99,051
5200 - Island House	35,110	34,088	33,095
5300 - Rivercross	37,248	36,164	35,110
5400 - Manhattan Park- River Road	95,573	92,789	90,086
5600 - Westview	25,543	25,882	24,077
5710 - Southtown Building # 1	6,929	6,727	6,531
5720 - Southtown Building # 2	8,970	8,708	8,455
5730 - Southtown Building # 3	14,333	13,916	13,510
5740 - Southtown Building # 4	14,546	13,987	13,449
5750 - Southtown Building # 5	7,877	7,574	7,283
5760 - Southtown Building # 6	15,498	14,902	14,329
5770 - Southtown Building # 7	13,463	12,945	12,447
5780 - Southtown Building # 8	14,186	13,640	0
5888 - Octagon	26,917	26,390	25,872
Total Public Safety Reimbursement	<u>424,277</u>	<u>412,734</u>	<u>386,296</u>
Transport/ Parking Revenue			
01-40000-5000			
3050 - Main Street	57,853	69,673	12,923
01-40010-5000			
5888 - Octagon	22,431	21,991	21,560
01-40030-6000			
5688 - Motorgate Complex	348,975	360,340	286,171
Total	<u>429,259</u>	<u>452,004</u>	<u>320,654</u>
Interest Income			
01-40050-0000			
0000 - General	112,331	117	(128,557)
03-40050-0000			
0000 - General	42	46	237
04-40050-0000			
0000 - General	774	13,841	109,085
Total Interest Income	<u>113,147</u>	<u>14,003</u>	<u>(19,234)</u>
Other Revenue			
01-40060-2310			
0000 - General	16,462	22,302	0
01-40200-2310			

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 5/31/22

Revenue	<u>5/31/2022</u>	<u>5/31/2021</u>	<u>5/31/2020</u>
3310 - Fields: Fire Fighters Field	180	0	0
3320 - Fields: Octagon Park- Soccer Field	15,600	28,610	0
3330 - Fields: Octagon Park- Pony (Softball) Field	12,100	0	0
3350 - Fields: Capobianco - Softball Field	2,080	2,578	0
01-40203-3400			
3410 - Sportsark Gym	0	2,520	0
01-40205-5000			
0000 - General	1,640	2,000	27,953
3400 - Sportsark	0	107,078	0
3543 - Good Shepherd's Chapel	2,000	625	0
3548 - Cultural Center	240	1,710	0
4281 - HCK Recreation- Tennis Bubble	0	(1,586)	0
5300 - Rivercross	0	1,200	0
01-40212-1500			
0000 - General	23,828	23,301	23,549
01-40300-1000			
0000 - General	2,858	756	587
7032 - Bench Donation	900	156	0
03-40700-1500			
<No Project>	0	24,000	0
Total Other Revenue	<u>77,888</u>	<u>215,250</u>	<u>52,089</u>
Total Revenue	<u>5,153,955</u>	<u>4,758,184</u>	<u>3,849,455</u>

Roosevelt Island Operating Corporation
Statement of Cash Flows
For the Period of April 1, 2022 to May 31, 2022

	<u>FY 2023</u>	<u>FY 2022</u>	<u>FY 2021</u>
Cash flows from operating activities:			
Receipts from tenants and customers	\$ 5,561,817.83	29,319,818.40	29,995,749.47
Payments related to employees (PS)	(2,602,042.82)	(14,596,841.30)	(13,782,787.34)
Payments vendors (OTPS)	(5,959,248.98)	(15,326,608.68)	(14,406,562.18)
	<u>(2,999,473.97)</u>	<u>(603,631.58)</u>	<u>1,806,399.95</u>
Net cash provided by operating activities			
Cash flows from capital and related financing activities:			
Purchase of capital assets	(975,023.93)	(28,464,388.58)	(26,019,432.70)
Purchase of noncurrent investments	(556,581.97) *	26,096,370.92	24,903,263.96
Sale of short-term investments	5,718,140.45	442,877.73	(81,363.76)
	<u>4,186,534.55</u>	<u>(1,925,139.93)</u>	<u>(1,197,532.50)</u>
Net cash provided by (used in) capital and related financing activities			
Net increase in cash	1,187,060.58	(2,528,771.51)	608,867.45
Cash at beginning of year	984,656.85	3,513,428.36	-
Cash at end of year	<u>\$ 2,171,717.43</u>	<u>\$ 984,656.85</u>	<u>\$ 608,867.45</u>
Cash flows from operating activities:			
Operating income	(1,202,037.31)	(5,828,258.83)	(6,427,857.53)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	1,331,500.88	7,304,099.50	5,933,737.99
Loss on disposition of asset	0.00	0.00	0.00
Cumulative effect of change in accounting principle	0.00	0.00	0.00
Changes in:			
Receivables	586,123.78	(505,160.11)	(13,501,404.26)
Prepaid expenses and accrued interest	829,763.60	(232,147.75)	(510,487.04)
Deferred outflows of resources - pensions	0.00	64,783.00	(2,398,350.00)
Accounts payable and accrued expenses	(4,366,563.66)	(315,451.31)	(706,318.12)
Compensated absences	0.00	128,665.50	286,251.12
Unearned revenue	(178,261.26)	(1,069,567.56)	15,817,030.38
Postemployment benefits other than pension	0.00	1,794,864.00	1,436,950.41
Net Pension Liability	0.00	(4,009,758.00)	2,936,311.00
Other liabilities	0.00	(0.02)	0.00
Deferred inflows of resources - pensions	0.00	2,064,300.00	(1,059,464.00)
	<u>(2,999,473.97)</u>	<u>(603,631.58)</u>	<u>1,806,399.95</u>
Net cash provided by operating activities	<u>\$ (2,999,473.97)</u>	<u>\$ (603,631.58)</u>	<u>\$ 1,806,399.95</u>
	\$ -	\$ -	\$ -

* Represents transfers from Cash to Investment accounts

Roosevelt Island Operating Corporation Income Statement 5/31/22

	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	120,731	0	0	0	0	0	120,731	0	66,005	43,151	229,888
Ground rent	1,259,814	0	0	0	0	0	1,259,814	0	0	0	1,259,814
Commercial Rent	138,321	0	0	0	0	0	138,321	0	0	0	138,321
Tramway Revenue	0	0	0	0	0	361,290	361,290	0	0	0	361,290
Public Safety Reimbursement	0	164,352	0	0	0	0	164,352	0	0	0	164,352
Transport/ Parking Revenue	0	0	11,216	207,119	0	0	218,335	0	0	0	218,335
Interest Income	57,088	0	0	0	0	0	57,088	0	35	319	57,442
Other Revenue	16,205	0	0	0	13,962	0	30,167	0	0	0	30,167
Total Revenue	1,592,159	164,352	11,216	207,119	13,962	361,290	2,350,098	0	66,041	43,471	2,459,609
Expenses											
Salary & Benefits :											
Salaries	429,259	276,372	78,749	0	25,834	0	810,213	0	0	0	810,213
Temporary Employees	21,336	0	0	0	0	0	21,336	0	0	0	21,336
Employee Benefits	91,031	163,754	39,729	0	16,523	0	311,037	0	0	0	311,037
Total Salary & Benefits	541,626	440,126	118,478	0	42,357	0	1,142,587	0	0	0	1,142,587
Other :											
Insurance	340,140	0	0	0	0	7,845	347,985	0	0	0	347,985
Professional Services	113,874	0	0	0	19,850	0	133,724	0	0	0	133,724
Management Fees	0	0	0	92,201	0	410,174	502,375	0	0	0	502,375
Legal Services	185,995	0	0	0	0	0	185,995	0	0	0	185,995
Telecommunications	12,722	0	0	0	0	0	12,722	0	0	0	12,722
Rent	16,542	0	0	0	0	0	16,542	0	0	0	16,542
Repairs & Maintenance	13,065	0	7,943	0	0	0	21,008	0	0	0	21,008
Vehicles Maintenance	5,353	9,426	26,883	0	57	0	41,719	0	0	0	41,719
Equipment Purchases/ Lease	3,579	0	485	0	0	0	4,065	0	0	0	4,065
Supplies/ Services	43,772	6,430	6,032	5,534	10,846	23,254	95,869	0	0	0	95,869
Other Expenses	13,816	2	1,330	0	0	0	15,149	12,500	0	0	27,649
Total Other Than Personal Services (OTPS)	748,859	15,858	42,673	97,735	30,753	441,273	1,377,151	12,500	0	0	1,389,651
Total Expenses	1,290,485	455,984	161,151	97,735	73,110	441,273	2,519,738	12,500	0	0	2,532,238
Depreciation											
Depreciation Expenses											
Depreciation Expenses	0	0	0	0	0	0	0	0	666,146	0	666,146
Total Depreciation Expenses	0	0	0	0	0	0	0	0	666,146	0	666,146
Total	1,290,485	455,984	161,151	97,735	73,110	441,273	2,519,738	12,500	666,146	0	3,198,385
NET SURPLUS/(DEFICIT)	301,674	(291,632)	(149,936)	109,384	(59,148)	(79,983)	(169,640)	(12,500)	(600,106)	43,471	(738,775)

Roosevelt Island Operating Corporation
Income Statement - For the Two Months Ending 5/31/2022

	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	263,443	0	0	0	0	0	263,443	0	166,024	86,303	515,770
Ground rent	2,519,628	0	0	0	0	0	2,519,628	0	0	0	2,519,628
Commercial Rent	276,420	0	0	0	0	0	276,420	0	0	0	276,420
Tramway Revenue	0	0	0	0	0	797,566	797,566	0	0	0	797,566
Public Safety Reimbursement	0	424,277	0	0	0	0	424,277	0	0	0	424,277
Transport/ Parking Revenue	0	0	22,431	406,828	0	0	429,259	0	0	0	429,259
Interest Income	112,331	0	0	0	0	0	112,331	0	42	774	113,147
Other Revenue	31,466	0	0	0	46,422	0	77,888	0	0	0	77,888
Total Revenue	3,203,289	424,277	22,431	406,828	46,422	797,566	4,900,813	0	166,066	87,076	5,153,955
Expenses											
Salary & Benefits :											
Salaries	944,164	582,181	199,136	0	56,655	0	1,782,136	0	0	0	1,782,136
Temporary Employees	33,202	0	0	0	0	0	33,202	0	0	0	33,202
Employee Benefits	188,601	309,035	58,196	0	28,618	0	584,451	0	0	0	584,451
Total Salary & Benefits	1,165,968	891,216	257,332	0	85,273	0	2,399,789	0	0	0	2,399,789
Other :											
Insurance	620,280	0	0	0	0	15,690	635,970	0	0	0	635,970
Professional Services	200,722	0	0	0	19,850	0	220,572	0	0	0	220,572
Management Fees	0	0	0	187,207	0	820,348	1,007,555	0	0	0	1,007,555
Legal Services	201,847	0	0	0	0	0	201,847	0	0	0	201,847
Telecommunications	35,290	0	0	0	0	0	35,290	0	0	0	35,290
Rent	100,001	0	0	0	0	0	100,001	0	0	0	100,001
Repairs & Maintenance	35,496	0	7,943	0	0	1,450	44,889	0	0	0	44,889
Vehicles Maintenance	11,482	17,687	48,900	0	229	0	78,298	0	0	0	78,298
Equipment Purchases/ Lease	8,772	0	592	0	0	0	9,364	0	0	0	9,364
Supplies/ Services	131,935	14,625	12,685	13,286	23,804	58,025	254,360	0	0	0	254,360
Other Expenses	21,240	45	1,380	0	1,391	0	24,056	12,500	0	0	36,556
Total Other Than Personal Services (OTPS)	1,367,064	32,357	71,500	200,493	45,274	895,513	2,612,203	12,500	0	0	2,624,703
Total Expenses	2,533,032	923,574	328,832	200,493	130,547	895,513	5,011,992	12,500	0	0	5,024,492
Depreciation											
Depreciation Expenses											
Depreciation Expenses	0	0	0	0	0	0	0	0	1,331,501	0	1,331,501
Total Depreciation Expenses	0	0	0	0	0	0	0	0	1,331,501	0	1,331,501
Total	2,533,032	923,574	328,832	200,493	130,547	895,513	5,011,992	12,500	1,331,501	0	6,355,993
NET SURPLUS/(DEFICIT)	670,257	(499,297)	(306,401)	206,334	(84,125)	(97,947)	(111,179)	(12,500)	(1,165,435)	87,076	(1,202,037)

Roosevelt Island Operating Corporation
Budget Variance Report
For the Two Months Ending May 31, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
Revenue					
Residential Fees Revenue					
01-40123-5000	TEP	261,981	410,750	(148,769)	-36%
01-40400-5000	CONDO ADDITIONAL SALES - PM: Housing	0	16,668	(16,668)	-100%
01-40401-5000	NET PRESENT VALUE - Operating	1,463	832	631	76%
03-40400-5000	CONDO/CO-OP ADDITIONAL SALES	107,513	26,002	81,511	313%
03-40401-5000	NET PRESENT VALUE - Capital	58,510	35,504	23,006	65%
04-40401-5000	NET PRESENT VALUE - Capital Reserved	86,303	52,168	34,135	65%
Total		515,770	541,924	(26,154)	-5%
Ground rent					
01-40090-5000	GROUND RENT	2,519,628	2,568,332	(48,704)	-2%
Total		2,519,628	2,568,332	(48,704)	-2%
Commercial Rent					
01-40208-4000	COMMERCIAL RENT	276,420	275,164	1,256	0%
Total Commercial Rent		276,420	275,164	1,256	0%
Tramway Revenue					
01-40020-2900	TRAMWAY REVENUE	773,658	743,500	30,158	4%
01-40021-2900	TRAMWAY REDUCED FARE REIMBURSEMENT	23,908	40,250	(16,342)	-41%
Total Tramway Revenue		797,566	783,750	13,816	2%
Public Safety Reimbursement					
01-40080-2100	PUBLIC SAFETY REIMBURSEMENT	424,277	423,672	605	0%
Total Public Safety Reimbursement		424,277	423,672	605	0%
Transport/ Parking Revenue					
01-40000-5000	MAIN STREET PARKING	57,853	53,000	4,853	9%
01-40010-5000	BUS REVENUE - Octagon	22,431	22,668	(237)	-1%
01-40030-6000	MOTORGATE	348,975	461,332	(112,357)	-24%
Total		429,259	537,000	(107,741)	-20%
Interest Income					
01-40050-0000	INTEREST INCOME - Operating	112,331	117,500	(5,169)	-4%
03-40050-0000	INTEREST INCOME - Capital	42	168	(126)	-75%
04-40050-0000	INTEREST INCOME - Capital Reserved	774	15,834	(15,060)	-95%
Total Interest Income		113,147	133,502	(20,355)	-15%
Other Revenue					
01-40060-2310	FILMING	16,462	17,500	(1,038)	-6%
01-40100-2310	SPECIAL EVENTS PERMITS	0	1,000	(1,000)	-100%
01-40200-2310	SPORTS FIELD RENTAL	29,960	64,500	(34,540)	-54%
01-40203-3400	SPORTSPARK	0	44,500	(44,500)	-100%
01-40205-5000	PERMIT REVENUES	3,880	33,004	(29,124)	-88%
01-40212-1500	TELEPHONE COMMISSION	23,828	50,832	(27,004)	-53%
01-40300-1000	MISCELLANEOUS REVENUE	3,758	11,168	(7,410)	-66%
02-40411-0000	CONTRIBUTED RENTAL INCOME - PP	0	57,000	(57,000)	-100%
Total Other Revenue		77,888	279,504	(201,616)	-72%
Total Revenue		5,153,955	5,542,848	(388,893)	-7%
Expenses					
Personal Services (PS) :					
Salaries					
01-60010-1050	SALARIES - Administrative Services	20,982	25,140	4,158	17%
01-60010-1100	SALARIES - Executive	182,785	164,035	(18,750)	-11%
01-60010-1300	SALARIES - Finance	114,443	112,529	(1,914)	-2%
01-60010-1400	SALARIES - Human Resources	41,557	73,017	31,460	43%
01-60010-1500	SALARIES - Information Technology	56,817	66,122	9,305	14%
01-60010-1600	SALARIES - Legal	47,004	71,447	24,443	34%
01-60010-1800	SALARIES - Community Relations	22,052	57,909	35,857	62%
01-60010-2000	SALARIES - Operations	90,132	105,912	15,780	15%
01-60010-2050	SALARIES - Capital Projects & Planning	35,553	35,500	(53)	0%
01-60010-2100	SALARIES - Public Safety	505,740	509,106	3,366	1%
01-60010-2210	SALARIES - Grounds	118,655	127,824	9,169	7%
01-60010-2220	SALARIES - Maintenance	56,761	76,797	20,036	26%
01-60010-2230	SALARIES - Warehouse	12,801	12,575	(226)	-2%
01-60010-2240	SALARIES - Bus Operations	166,365	139,407	(26,958)	-19%
01-60010-2250	SALARIES - Motor Pool	74,615	54,449	(20,166)	-37%
01-60010-3400	SALARIES - Sportspark	34,543	30,226	(4,317)	-14%
01-60010-3500	SALARIES - Youth Center	87,695	130,233	42,538	33%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Two Months Ending May 31, 2022

				Favorable (Unfavorable)	
		Actual	Budget	Variance	Percent
Total Salaries		1,668,500	1,792,228	123,728	7%
Salaries OT					
01-60030-1300	SALARIES HOURLY OT - Finance	0	834	834	100%
01-60030-1500	SALARIES HOURLY OT - Information Technology	0	335	335	100%
01-60030-1800	SALARIES HOURLY OT - Community Relations	0	500	500	100%
01-60030-2050	SALARIES HOURLY OT - Capital Projects & Planning	0	335	335	100%
01-60030-2100	SALARIES HOURLY OT - Public Safety	76,442	4,940	(71,502)	-1447%
01-60030-2210	SALARIES HOURLY OT - Grounds	492	4,832	4,340	90%
01-60030-2220	SALARIES HOURLY OT - Maintenance	3,748	5,500	1,752	32%
01-60030-2230	SALARIES HOURLY OT - Warehouse	124	335	211	63%
01-60030-2240	SALARIES HOURLY OT - Bus Operations	32,771	14,168	(18,603)	-131%
01-60030-2250	SALARIES HOURLY OT - Motor Pool	0	1,001	1,001	100%
01-60030-3400	SALARIES HOURLY OT - Sportspark	60	0	(60)	0%
Total Salaries OT		113,637	32,780	(80,857)	-247%
Temporary Employees					
01-60100-1000	TEMPORARY EMPLOYEE - Administrative	5,358	0	(5,358)	0%
01-60100-2210	TEMPORARY EMPLOYEE - Grounds	565	0	(565)	0%
01-60100-2220	TEMPORARY EMPLOYEE - Maintenance	2,795	0	(2,795)	0%
01-60100-3500	TEMPORARY EMPLOYEE - Youth Center	24,484	0	(24,484)	0%
Total Temporary Employees		33,202	0	(33,202)	0%
Workers Compensation & Disability					
01-60070-1000	DISABILITY INSURANCE - Administrative	(750)	2,500	3,250	130%
Total Workers Compensation & Disability		(750)	2,500	3,250	130%
ER Payroll Taxes					
01-60071-1000	MCTMT TAXES - Administrative	635	0	(635)	0%
01-60071-1050	MCTMT TAXES - Administrative Services	0	85	85	100%
01-60071-1100	MCTMT TAXES - Executive	269	558	289	52%
01-60071-1300	MCTMT TAXES - Finance	201	386	185	48%
01-60071-1400	MCTMT TAXES - Human Resources	61	248	187	75%
01-60071-1500	MCTMT TAXES - Information Technology	84	226	142	63%
01-60071-1600	MCTMT TAXES - Legal	74	242	168	70%
01-60071-1800	MCTMT TAXES - Community Relations	38	199	161	81%
01-60071-2000	MCTMT TAXES - Operations	133	360	227	63%
01-60071-2050	MCTMT TAXES - Capital Projects & Planning	53	130	77	60%
01-60071-2100	MCTMT TAXES - Public Safety	861	1,747	886	51%
01-60071-2210	MCTMT TAXES - Grounds	172	482	310	64%
01-60071-2220	MCTMT TAXES - Maintenance	89	311	222	71%
01-60071-2230	MCTMT TAXES - Warehouse	19	43	24	56%
01-60071-2240	MCTMT TAXES - Bus Operations	302	527	225	43%
01-60071-2250	MCTMT TAXES - Motor Pool	96	189	93	49%
01-60071-3400	MCTMT TAXES - Sportspark	51	111	60	54%
01-60071-3500	MCTMT TAXES - Youth Center	175	451	276	61%
01-60080-1050	ER PAYROLL TAXES - Administrative Services	1,588	2,017	429	21%
01-60080-1100	ER PAYROLL TAXES - Executive	13,986	9,044	(4,942)	-55%
01-60080-1300	ER PAYROLL TAXES - Finance	9,424	9,264	(160)	-2%
01-60080-1400	ER PAYROLL TAXES - Human Resources	3,721	5,728	2,007	35%
01-60080-1500	ER PAYROLL TAXES - Information Technology	4,310	5,272	962	18%
01-60080-1600	ER PAYROLL TAXES - Legal	3,934	5,606	1,672	30%
01-60080-1800	ER PAYROLL TAXES - Community Relations	1,687	4,610	2,923	63%
01-60080-2000	ER PAYROLL TAXES - Operations	6,853	7,796	943	12%
01-60080-2050	ER PAYROLL TAXES - Capital Projects & Planning	2,707	3,076	369	12%
01-60080-2100	ER PAYROLL TAXES - Public Safety	45,765	41,777	(3,988)	-10%
01-60080-2210	ER PAYROLL TAXES - Grounds	9,533	11,753	2,220	19%
01-60080-2220	ER PAYROLL TAXES - Maintenance	5,105	7,666	2,561	33%
01-60080-2230	ER PAYROLL TAXES - Warehouse	985	1,035	50	5%
01-60080-2240	ER PAYROLL TAXES - Bus Operations	15,352	12,515	(2,837)	-23%
01-60080-2250	ER PAYROLL TAXES - Motor Pool	5,993	4,477	(1,516)	-34%
01-60080-3400	ER PAYROLL TAXES - Sportspark	2,825	2,749	(76)	-3%
01-60080-3500	ER PAYROLL TAXES - Youth Center	9,508	10,722	1,214	11%
Total ER Payroll Taxes		146,589	151,402	4,813	3%
Health Insurance					
01-60090-1050	HEALTH INSURANCE - Administrative Services	0	3,855	3,855	100%
01-60090-1100	HEALTH INSURANCE - Executive	10,424	22,924	12,500	55%
01-60090-1300	HEALTH INSURANCE - Finance	8,301	20,086	11,785	59%
01-60090-1400	HEALTH INSURANCE - Human Resources	(11,008)	19,070	30,078	158%
01-60090-1500	HEALTH INSURANCE - Information Technology	16,187	16,232	45	0%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Two Months Ending May 31, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60090-1600	HEALTH INSURANCE - Legal	0	11,464	11,464	100%
01-60090-1800	HEALTH INSURANCE - Community Relations	19,584	11,464	(8,120)	-71%
01-60090-2000	HEALTH INSURANCE - Operations	0	18,156	18,156	100%
01-60090-2050	HEALTH INSURANCE - Capital Projects & Planning	0	6,694	6,694	100%
01-60090-2100	HEALTH INSURANCE - Public Safety	233,726	154,318	(79,408)	-51%
01-60090-2200	HEALTH INSURANCE - Island Operations	(2,752)	0	2,752	0%
01-60090-2210	HEALTH INSURANCE - Grounds	36,980	48,964	11,984	24%
01-60090-2220	HEALTH INSURANCE - Maintenance	13,385	16,288	2,903	18%
01-60090-2230	HEALTH INSURANCE - Warehouse	0	6,622	6,622	100%
01-60090-2240	HEALTH INSURANCE - Bus Operations	29,149	36,182	7,033	19%
01-60090-2250	HEALTH INSURANCE - Motor Pool	6,300	9,072	2,772	31%
01-60090-3400	HEALTH INSURANCE - Sportspark	2,665	9,178	6,513	71%
01-60090-3500	HEALTH INSURANCE - Youth Center	(2,037)	17,244	19,281	112%
Total Health Insurance		360,904	427,813	66,909	16%
Dental/Vision					
01-60091-1050	DENTAL/ VISION - Administrative Services	0	190	190	100%
01-60091-1100	DENTAL/ VISION - Executive	1,548	1,220	(328)	-27%
01-60091-1300	DENTAL/ VISION - Finance	2,044	1,095	(949)	-87%
01-60091-1400	DENTAL/ VISION - Human Resources	476	1,026	550	54%
01-60091-1500	DENTAL/ VISION - Information Technology	1,406	1,027	(379)	-37%
01-60091-1600	DENTAL/ VISION - Legal	449	288	(161)	-56%
01-60091-1800	DENTAL/ VISION - Community Relations	402	288	(114)	-40%
01-60091-2000	DENTAL/ VISION - Operations	1,284	694	(590)	-85%
01-60091-2050	DENTAL/ VISION - Capital Projects & Planning	402	94	(308)	-328%
01-60091-2100	DENTAL/ VISION - Public Safety	7,470	6,536	(934)	-14%
01-60091-2210	DENTAL/ VISION - Grounds	366	190	(176)	-93%
01-60091-2220	DENTAL/ VISION - Maintenance	0	94	94	100%
01-60091-2230	DENTAL/ VISION - Warehouse	136	94	(42)	-45%
01-60091-2240	DENTAL/ VISION - Bus Operations	266	186	(80)	-43%
01-60091-2250	DENTAL/ VISION - Motor Pool	65	94	29	31%
01-60091-3400	DENTAL/ VISION - Sportspark	675	376	(299)	-80%
01-60091-3500	DENTAL/ VISION - Youth Center	417	884	467	53%
Total Dental/Vision		17,404	14,376	(3,028)	-21%
Pension					
01-60092-2100	PENSION - Public Safety	14,502	16,014	1,512	9%
01-60092-2210	PENSION - Grounds	8,112	12,022	3,910	33%
01-60092-2220	PENSION - Maintenance	4,580	5,964	1,384	23%
01-60092-2240	PENSION - Bus Operations	10,084	10,224	140	1%
01-60092-2250	PENSION - Motor Pool	3,640	3,408	(232)	-7%
Total Pension		40,918	47,632	6,714	14%
Other Employee Benefits					
01-60093-2210	FRINGE BENEFITS ANNUITY - Grounds	728	1,186	458	39%
01-60094-2210	LEGAL SERVICES - Grounds	333	372	39	11%
01-60094-2220	LEGAL SERVICES - Maintenance	250	350	100	29%
01-60094-2240	LEGAL SERVICES - Bus Operations	550	650	100	15%
01-60094-2250	LEGAL SERVICES - Motor Pool	200	200	0	0%
01-60095-1000	OTHER POST EMPLOYMENT BENEFIT	0	50,000	50,000	100%
01-60096-1050	TERM LIFE/ LTD - Administrative Services	0	212	212	100%
01-60096-1100	TERM LIFE/ LTD - Executive	954	666	(288)	-43%
01-60096-1300	TERM LIFE/ LTD - Finance	1,001	660	(341)	-52%
01-60096-1400	TERM LIFE/ LTD - Human Resources	418	422	4	1%
01-60096-1500	TERM LIFE/ LTD - Information Technology	399	422	23	6%
01-60096-1600	TERM LIFE/ LTD - Legal	340	358	18	5%
01-60096-1800	TERM LIFE/ LTD - Community Relations	184	332	148	45%
01-60096-2000	TERM LIFE/ LTD - Operations	895	509	(386)	-76%
01-60096-2050	TERM LIFE/ LTD - Capital Projects & Planning	380	92	(288)	-313%
01-60096-2100	TERM LIFE/ LTD - Public Safety	6,711	4,270	(2,441)	-57%
01-60096-2210	TERM LIFE/ LTD - Grounds	212	236	24	10%
01-60096-2220	TERM LIFE/ LTD - Maintenance	0	110	110	100%
01-60096-2230	TERM LIFE/ LTD - Warehouse	159	82	(77)	-93%
01-60096-2240	TERM LIFE/ LTD - Bus Operations	183	120	(63)	-53%
01-60096-2250	TERM LIFE/ LTD - Motor Pool	116	96	(20)	-21%
01-60096-3400	TERM LIFE/ LTD - Sportspark	507	251	(256)	-102%
01-60096-3500	TERM LIFE/ LTD - Youth Center	665	664	(1)	0%
01-60098-2220	SCHOLARSHIP AND EDUCATION - Maintenance	250	350	100	29%
01-60098-2240	SCHOLARSHIP AND EDUCATION - Bus Operations	550	650	100	15%
01-60098-2250	SCHOLARSHIP AND EDUCATION - Motor Pool	200	200	0	0%
01-60099-2220	SUPPLEMENTAL BENEFITS - Maintenance	800	1,120	320	29%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Two Months Ending May 31, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60099-2240	SUPPLEMENTAL BENEFITS - Bus Operations	1,760	2,080	320	15%
01-60099-2250	SUPPLEMENTAL BENEFITS - Motor Pool	640	800	160	20%
Total Other Employee Benefits		19,384	67,460	48,076	71%
Total Personal Services (PS)		2,399,789	2,536,191	136,402	5%
Other Than Personal Services (OTPS) :					
Insurance					
01-60200-1000	INSURANCE - General	620,280	618,700	(1,580)	0%
01-60200-2900	INSURANCE - Tramway	15,690	16,668	978	6%
Total Insurance		635,970	635,368	(602)	0%
Professional Services					
01-60220-1000	PROFESSIONAL SERVICES - Administrative	6,227	0	(6,227)	0%
01-60220-1050	PROFESSIONAL SERVICES - Administrative Services	100,800	95,000	(5,800)	-6%
01-60220-1300	PROFESSIONAL SERVICES - Finance	12,000	18,332	6,332	35%
01-60220-1400	PROFESSIONAL SERVICES - ADP Payroll	25,081	16,668	(8,413)	-50%
01-60220-1500	PROFESSIONAL SERVICES - Information Technology	20,986	14,166	(6,820)	-48%
01-60220-1600	PROFESSIONAL SERVICES - Legal	0	29,168	29,168	100%
01-60220-1800	PROFESSIONAL SERVICES - Community Relations	19,850	13,332	(6,518)	-49%
01-60220-2050	PROFESSIONAL SERVICES - Capital Projects & Planning	5,472	582	(4,890)	-840%
01-60220-2100	PROFESSIONAL SERVICES - Public Safety	0	60	60	100%
01-60220-2200	PROFESSIONAL SERVICES - Island Operations	310	0	(310)	0%
01-60220-2220	PROFESSIONAL SERVICES - Maintenance	0	12,500	12,500	100%
01-60220-2240	PROFESSIONAL SERVICES - Bus Operations	2,168	0	(2,168)	0%
01-60220-2800	PROFESSIONAL SERVICES - AVAC	0	418	418	100%
01-60220-2900	PROFESSIONAL SERVICES - Tramway	0	12,500	12,500	100%
01-60220-3500	PROFESSIONAL SERVICES - Youth Center	6,402	0	(6,402)	0%
Total Professional Services		199,295	212,726	13,431	6%
Marketing / Advertising					
01-60540-1000	MARKETING/ ADVERTISING - Administrative	21,277	5,000	(16,277)	-326%
01-60540-1800	MARKETING/ ADVERTISING - Community Relations	0	3,332	3,332	100%
01-60540-3500	MARKETING/ ADVERTISING - Youth Center	0	3,000	3,000	100%
Total Marketing / Advertising		21,277	11,332	(9,945)	-88%
Management Fees					
01-60210-2900	MANAGEMENT FEES - Tramway	820,348	794,150	(26,198)	-3%
01-60210-6000	MANAGEMENT FEES - Motorgate	187,207	164,800	(22,407)	-14%
01-60310-2900	FRANCHISE FEE - Tramway	0	1,668	1,668	100%
Total Management Fees		1,007,555	960,618	(46,937)	-5%
Legal Services					
01-60240-1600	LEGAL SERVICES - Legal General	103,067	4,168	(98,899)	-2373%
01-60241-1600	LEGAL SERVICES - Employment Matters	98,677	5,832	(92,845)	-1592%
01-60242-1600	LEGAL SERVICES - Commercial	0	2,500	2,500	100%
01-60243-1600	LEGAL SERVICES - Residential	104	16,668	16,564	99%
01-60244-1600	LEGAL SERVICES - Development/Residential	0	33,332	33,332	100%
01-60246-1600	LEGAL SERVICES - LITIGATION/SETTLEMENT	0	8,332	8,332	100%
Total Legal Services		201,847	70,832	(131,015)	-185%
Telecommunications					
01-60400-1500	TELEPHONE	1,956	4,168	2,212	53%
01-60402-1500	TELEPHONE - CELL	7,604	8,332	728	9%
01-60404-1500	INTERNET SERVICE PROVIDER - DATA LINE	25,486	24,168	(1,318)	-5%
01-60690-1500	WEB SITE HOSTING	244	0	(244)	0%
01-60700-1500	TV CABLE SERVICES	0	154	154	100%
Total Telecommunications		35,290	36,822	1,532	4%
Island Improvements/ Capital Plan					
01-61081-1000	COMMERCIAL SPACE RENT - 591 Main Office	18,500	0	(18,500)	0%
01-61081-5100	COMMERCIAL SPACE RENT - Eastwood	66,916	67,000	84	0%
01-61081-5200	COMMERCIAL SPACE RENT - Island House	13,908	14,000	92	1%
01-61081-5600	COMMERCIAL SPACE RENT - Westview	677	800	123	15%
Total Island Improvements		100,001	81,800	(18,201)	-22%
Repairs & Maintenance					
01-60407-5000	REPAIR & MAINT PARKING METER - PM: Housing	5,765	0	(5,765)	0%
01-60410-2240	REPAIRS & MAINT SEWERS - Bus Operations	0	40	40	100%
01-60410-2900	REPAIRS & MAINT SEWERS - Tramway	0	418	418	100%
01-60411-2220	REPAIR & MAINT ISLAND FIXTURES - Maintenance	0	582	582	100%
01-60412-0000	REPAIRS & MAINT BUILDING - General	0	332	332	100%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Two Months Ending May 31, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60412-1000	REPAIRS & MAINT BUILDING - Administrative	0	382	382	100%
01-60412-2100	REPAIRS & MAINT BUILDING - Public Safety	0	500	500	100%
01-60412-2200	REPAIRS & MAINT BUILDING - Island Operations	1,250	0	(1,250)	0%
01-60412-2220	REPAIRS & MAINT BUILDING - Maintenance	3,341	2,025	(1,316)	-65%
01-60412-2240	REPAIRS & MAINT BUILDING - Bus Operations	0	582	582	100%
01-60412-2800	REPAIRS & MAINT BUILDING - AVAC	0	418	418	100%
01-60412-2900	REPAIRS & MAINT BUILDING - Tramway	1,450	500	(950)	-190%
01-60412-3000	REPAIRS & MAINT BUILDING - RI Locations Points	0	1,668	1,668	100%
01-60413-2050	REPAIR & MAINT ELEVATORS - Capital Projects & Planning	6,373	0	(6,373)	0%
01-60413-2220	REPAIR & MAINT ELEVATORS - Maintenance	0	10,832	10,832	100%
01-60414-2220	REPAIRS & MAINT OTHER - Maintenance	0	8,332	8,332	100%
01-60414-2240	REPAIRS & MAINT OTHER - Bus Operations	0	168	168	100%
01-60415-2220	REPAIR & MAINT HVAC - Maintenance	0	10,834	10,834	100%
01-60416-2220	REPAIR & MAINT BMS - Maintenance	0	8,332	8,332	100%
01-60417-2220	REPAIR & MAINT ELECTRICAL - Maintenance	4,537	18,334	13,797	75%
01-60419-2220	REPAIR & MAINT PLUMBING - Maintenance	0	10,000	10,000	100%
01-60422-2220	REPAIR & MAINT SPRINKLER/ - Maintenance	0	1,668	1,668	100%
01-60423-2220	REPAIR & MAINT FIRE ALARM - Maintenance	6,581	1,668	(4,913)	-295%
01-60424-2220	REPAIR & MAINT FIRE EXTIN - Maintenance	0	1,332	1,332	100%
01-60425-2220	REPAIR & MAINT PREVENTION - Maintenance	0	832	832	100%
Total Repairs & Maintenance		29,297	79,779	50,482	63%
Repairs & Maintenance Equipment					
01-60440-1000	REPAIRS & MAINT EQUIP - Administrative	0	168	168	100%
01-60440-1500	REPAIRS & MAINT EQUIPMENT - Information Technology	0	500	500	100%
01-60440-2100	REPAIRS & MAINT EQUIPMENT - Public Safety	0	832	832	100%
01-60440-2210	REPAIRS & MAINT EQUIP -Grounds	3,073	0	(3,073)	0%
01-60440-2220	REPAIRS & MAINT EQUIPMENT - Maintenance	0	832	832	100%
01-60440-2240	REPAIRS & MAINT EQUIP - Bus Operations	7,943	2,500	(5,443)	-218%
01-60440-2250	REPAIRS & MAINT EQUIPMENT - Motor Pool	0	82	82	100%
01-60440-2800	REPAIRS & MAINT EQUIPMENT - AVAC	0	418	418	100%
01-60440-2900	REPAIRS & MAINT EQUIPMENT - Tramway	0	168	168	100%
Total Repairs & Maintenance Equipment		11,016	5,500	(5,516)	-100%
Other Repairs & Maintenance					
01-60490-2210	TREES, SHRUBS & SOD- Grounds	4,576	54,166	49,590	92%
01-60620-2210	SNOW REMOVAL - Grounds	0	832	832	100%
Total Other Repairs & Maintenance		4,576	54,998	50,422	92%
Vehicles Gas					
01-60450-1050	VEHICLES GAS - Administrative Services	34	82	48	58%
01-60450-2100	VEHICLES GAS - Public Safety	3,478	1,000	(2,478)	-248%
01-60450-2210	VEHICLES GAS - Grounds	3,462	832	(2,630)	-316%
01-60450-2220	VEHICLES GAS - Maintenance	984	418	(566)	-135%
01-60450-2230	VEHICLES GAS - Warehouse	81	150	69	46%
01-60450-2240	VEHICLES GAS - Bus Operations	30,891	8,332	(22,559)	-271%
01-60450-3400	VEHICLES GAS - Sportspark	229	0	(229)	0%
Total Vehicles Gas		39,160	10,814	(28,346)	-262%
Vehicles Repair & Maintenance					
01-60500-1000	VEHICLE REPAIR & MAINT - Administrative	0	168	168	100%
01-60500-1050	VEHICLE REPAIRS & MAINT - Administrative Services	0	168	168	100%
01-60500-2100	VEHICLE REPAIR & MAINT- Public Safety	14,209	832	(13,377)	-1608%
01-60500-2210	VEHICLE REPAIR & MAINT- Grounds	6,920	500	(6,420)	-1284%
01-60500-2220	VEHICLE REPAIRS & MAINT. - Maintenance	0	250	250	100%
01-60500-2240	VEHICLE REPAIR & MAINT- Bus Operations	18,009	8,332	(9,677)	-116%
01-60500-2250	VEHICLE REPAIRS & MAINT - Motor Pool	0	832	832	100%
Total Vehicles Repair & Maintenance		39,138	11,082	(28,056)	-253%
Vehicles Parts					
01-60640-2100	VEHICLES PARTS - Public Safety	0	250	250	100%
01-60640-2210	VEHICLES PARTS - Grounds	0	418	418	100%
01-60640-2220	VEHICLES PARTS - Maintenance	0	134	134	100%
01-60640-2240	VEHICLES PARTS - Bus Operations	0	6,668	6,668	100%
01-60640-2250	VEHICLES PARTS - Motor Pool	0	3,332	3,332	100%
Total Vehicles Parts		0	10,802	10,802	100%
Equipment Lease					
01-60300-1000	LEASED EQUIPMENT - General	2,480	2,332	(148)	-6%
01-60300-2210	LEASED EQUIPMENT - Grounds	0	666	666	100%
01-60300-2220	LEASED EQUIPMENT - Maintenance	1,836	832	(1,004)	-121%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Two Months Ending May 31, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60300-2230	LEASED EQUIPMENT - Warehouse	0	582	582	100%
01-60300-2240	LEASED EQUIPMENT - Bus Operations	212	250	38	15%
01-60300-2250	LEASED EQUIPMENT - Motor Pool	0	250	250	100%
01-60300-2900	LEASED EQUIPMENT - Tramway	0	418	418	100%
Total Equipment Lease		4,527	5,330	803	15%
Office Equipment Purchase					
01-60470-0000	OFFICE EQUIP PURCHASE - General	0	250	250	100%
01-60470-1000	OFFICE EQUIP PURCHASE - Administrative	0	168	168	100%
01-60470-1500	OFFICE EQUIP PURCH - Information Technology	590	2,500	1,910	76%
01-60470-2050	OFFICE EQUIP PURCHASE - Capital Projects & Planning	0	168	168	100%
01-60470-2100	OFFICE EQUIP PURCH - Public Safety	0	168	168	100%
01-60470-2250	OFFICE EQUIP PURCHASE - Motor Pool	0	168	168	100%
01-60470-3500	OFFICE EQUIP PURCHASE - Youth Center	0	168	168	100%
Total Office Equipment Purchase		590	3,590	3,000	84%
Equipment Purchases					
01-60510-1050	EQUIPMENT PURCHASE - Administrative Services	0	168	168	100%
01-60510-1500	EQUIPMENT PURCHASE - Information Technology	2,009	832	(1,177)	-142%
01-60510-2100	EQUIPMENT PURCHASE - Public Safety	0	1,332	1,332	100%
01-60510-2210	EQUIPMENT PURCHASE - Grounds	1,281	1,332	51	4%
01-60510-2220	EQUIPMENT PURCHASE - Maintenance	0	832	832	100%
01-60510-2230	EQUIPMENT PURCHASE - Warehouse	0	168	168	100%
01-60510-2240	EQUIPMENT PURCHASE- Bus Operations	381	250	(131)	-52%
01-60510-2800	EQUIPMENT PURCHASE - AVAC	0	832	832	100%
01-60510-2900	EQUIPMENT PURCHASE - Tramway	0	418	418	100%
Total Equipment Purchases		3,671	6,164	2,493	40%
Other Equipment Purchases					
01-60660-1500	COMPUTER PURCHASE SOFTWARE	576	5,000	4,424	88%
Total Other Equipment Purchases		576	5,000	4,424	88%
Exterminator					
01-60250-1000	EXTERMINATOR - Administrative	134	250	116	47%
01-60250-2100	EXTERMINATOR - Public Safety	134	250	116	47%
01-60250-2210	EXTERMINATOR - Grounds	0	50	50	100%
01-60250-2230	EXTERMINATOR - Warehouse	0	50	50	100%
01-60250-2240	EXTERMINATOR - Bus Operations	134	42	(92)	-218%
01-60250-2250	EXTERMINATOR - Motor Pool	0	168	168	100%
01-60250-2900	EXTERMINATOR - Tramway	134	168	34	20%
01-60250-3000	EXTERMINATOR - RI Locations Points	401	582	181	31%
01-60250-3400	EXTERMINATOR - Sportspark	134	0	(134)	0%
Total Exterminator		1,070	1,560	490	31%
Uniforms					
01-60290-1000	UNIFORMS - Administrative	0	168	168	100%
01-60290-2100	UNIFORMS - Public Safety	5,480	4,000	(1,480)	-37%
01-60290-2210	UNIFORMS - Grounds	0	418	418	100%
01-60290-2220	UNIFORMS - Maintenance	0	500	500	100%
01-60290-2230	UNIFORMS - Warehouse	0	26	26	100%
01-60290-2240	UNIFORMS - Bus Operations	0	832	832	100%
01-60290-2250	UNIFORMS - Motor Pool	0	82	82	100%
01-60290-3500	UNIFORMS - Youth Center	0	2,832	2,832	100%
01-60291-1000	UNIFORMS CLEANING - Administrative	206	168	(38)	-23%
01-60291-2100	UNIFORMS CLEANING - Public Safety	3,592	1,500	(2,092)	-139%
01-60291-2210	UNIFORMS CLEANING - Grounds	478	582	104	18%
01-60291-2220	UNIFORMS CLEANING - Maintenance	1,296	832	(464)	-56%
01-60291-2230	UNIFORMS CLEANING - Warehouse	0	58	58	100%
01-60291-2240	UNIFORMS CLEANING - Bus Operations	428	168	(260)	-155%
01-60291-2250	UNIFORMS CLEANING - Motor Pool	0	82	82	100%
Total Uniforms		11,479	12,248	769	6%
Light, Power, Heat					
01-60320-1000	LIGHT, POWER, HEAT - Admin	(11,887)	5,168	17,055	330%
01-60320-2100	LIGHT, POWER, HEAT - Public Safety	4,448	3,332	(1,116)	-34%
01-60320-2220	LIGHT, POWER, HEAT - Maintenance	0	2,250	2,250	100%
01-60320-2230	LIGHT, POWER, HEAT - Warehouse	4,316	0	(4,316)	0%
01-60320-2240	LIGHT, POWER, HEAT - Bus Operations	9,448	9,168	(280)	-3%
01-60320-2800	LIGHT, POWER, HEAT - AVAC	30,872	6,668	(24,204)	-363%
01-60320-2900	LIGHT, POWER, HEAT - Tramway	55,400	29,168	(26,232)	-90%
01-60320-3000	LIGHT, POWER, HEAT - RI Locations Points	43,012	33,000	(10,012)	-30%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Two Months Ending May 31, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60320-3400	LIGHT, POWER, HEAT - Sportspark	18,959	23,334	4,375	19%
01-60320-6000	LIGHT, POWER, HEAT - Motorgate	13,286	8,332	(4,954)	-59%
Total Light, Power, Heat		167,854	120,420	(47,434)	-39%
Water & Sewer					
01-60322-2220	WATER & SEWER - Maintenance	2,011	418	(1,593)	-381%
01-60322-2900	WATER & SEWER - Tramway	499	500	1	0%
01-60322-3400	WATER & SEWER - Sportspark	0	1,668	1,668	100%
Total Water & Sewer		2,510	2,586	76	3%
Office Supplies					
01-60420-1000	OFFICE SUPPLIES - Administrative	3,034	3,332	298	9%
01-60420-1050	OFFICE SUPPLIES - Administrative Services	0	82	82	100%
01-60420-1500	OFFICE SUPPLIES - Information Technology	0	332	332	100%
01-60420-1800	OFFICE SUPPLIES - Community Relations	0	168	168	100%
01-60420-2050	OFFICE SUPPLIES - Capital Projects & Planning	0	82	82	100%
01-60420-2100	OFFICE SUPPLIES - Public Safety	972	1,000	28	3%
01-60420-2220	OFFICE SUPPLIES - Maintenance	0	50	50	100%
01-60420-2230	OFFICE SUPPLIES - Warehouse	0	50	50	100%
01-60420-2240	OFFICE SUPPLIES - Bus Operations	0	168	168	100%
Total Office Supplies		4,006	5,264	1,258	24%
Parts & Supplies					
01-60430-1000	PARTS & SUPPLIES - Administrative	0	168	168	100%
01-60430-1050	PARTS & SUPPLIES - Administrative Services	0	332	332	100%
01-60430-1500	PARTS & SUPPLIES - Information Technology	429	832	403	48%
01-60430-1514	PARTS & SUPPLIES - Access Control	0	1,082	1,082	100%
01-60430-1800	PARTS & SUPPLIES - Community Relations	519	832	313	38%
01-60430-2050	PARTS & SUPPLIES - Capital Projects & Planning	0	168	168	100%
01-60430-2100	PARTS & SUPPLIES - Public Safety	0	832	832	100%
01-60430-2210	PARTS & SUPPLIES - Grounds	23,424	6,668	(16,756)	-251%
01-60430-2220	PARTS & SUPPLIES - Maintenance	5,707	10,832	5,125	47%
01-60430-2230	PARTS & SUPPLIES - Warehouse	7,848	6,668	(1,180)	-18%
01-60430-2240	PARTS & SUPPLIES - Bus Operations	3,103	1,668	(1,435)	-86%
01-60430-2250	PARTS & SUPPLIES - Motor Pool	0	832	832	100%
01-60430-2800	PARTS & SUPPLIES - AVAC	9,092	5,834	(3,258)	-56%
01-60430-2900	PARTS & SUPPLIES - Tramway	1,992	250	(1,742)	-697%
01-60430-3400	PARTS & SUPPLIES - Sportspark	3,282	0	(3,282)	0%
01-60430-3500	PARTS & SUPPLIES - Youth Center	7,831	2,668	(5,163)	-194%
Total Parts & Supplies		63,228	39,666	(23,562)	-59%
Service Maintenance Agreement					
01-60750-1500	SERVICE MAINTENANCE AGREEMENT- IT	2,913	12,748	9,835	77%
01-60750-1514	SERVICE MAINTENANCE AGREE - Access Control	0	918	918	100%
01-60750-1800	SERVICE MAINTENANCE AGREE - Community Relations	0	6,668	6,668	100%
01-60750-2050	SERVICE MAINTENANCE AGREE - Capital Projects & Planning	0	168	168	100%
01-60750-2100	SERVICE MAINTENANCE AGREE - Public Safety	0	168	168	100%
01-60750-2240	SERVICE MAINTENANCE AGREE - Bus Operations	0	832	832	100%
01-60750-2250	SERVICE MAINTENANCE AGREE - Motor Pool	390	500	110	22%
01-60750-2900	SERVICE MAINTENANCE AGREE - Tramway	0	2,500	2,500	100%
01-60750-3000	SERVICE MAINTENANCE AGREE - RI Locations Points	0	3,332	3,332	100%
01-60750-3400	SERVICE MAINTENANCE AGREE - Sportspark	910	250	(660)	-264%
Total Service Maintenance Agreement		4,213	28,084	23,871	85%
Employee Travel & Meal					
01-60520-1000	EMPL TRV & MEAL - Administrative	0	168	168	100%
01-60520-1100	EMPL TRV & MEAL- Executive	0	82	82	100%
01-60520-1300	EMPL TRV & MEAL- Finance	0	212	212	100%
01-60520-1400	EMPL TRV & MEAL- Human Resources	112	126	14	11%
01-60520-1600	EMPL TRV & MEAL- Legal	0	82	82	100%
01-60520-2100	EMPL TRV & MEAL- Public Safety	0	250	250	100%
01-60520-2210	EMPL TRV & MEAL- Grounds	0	40	40	100%
01-60520-2220	EMPL TRV & MEAL- Maintenance	0	60	60	100%
01-60520-2240	EMPL TRV & MEAL- Bus Operations	100	82	(18)	-22%
01-60520-3400	EMPL TRV & MEAL - Sportspark	0	32	32	100%
01-60520-3500	EMPL TRV & MEAL - Youth Center	0	200	200	100%
Total Employee Travel & Meal		212	1,334	1,122	84%
Employee Training					
01-60530-1000	EMPLOYEE TRAINING - Administrative	0	832	832	100%
01-60530-1400	EMPLOYEE TRAINING - Human Resources	0	11,666	11,666	100%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Two Months Ending May 31, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60530-1500	EMPLOYEE TRAINING - Information Technology	7,140	0	(7,140)	0%
01-60530-1600	EMPLOYEE TRAINING - Legal	0	1,668	1,668	100%
01-60530-1800	EMPLOYEE TRAINING - Community Relations	0	1,000	1,000	100%
01-60530-2050	EMPLOYEE TRAINING - Capital Projects & Planning	799	0	(799)	0%
01-60530-2100	EMPLOYEE TRAINING - Public Safety	0	15	15	100%
01-60530-2210	EMPLOYEE TRAINING - Grounds	283	418	135	32%
01-60530-2220	EMPLOYEE TRAINING - Maintenance	0	82	82	100%
01-60530-2240	EMPLOYEE TRAINING - Bus Operations	1,280	82	(1,198)	-1461%
01-60530-3400	EMPLOYEE TRAINING - Sportspark	95	250	155	62%
01-60530-3500	EMPLOYEE TRAINING - Programming & Partnership/Yout	0	1,500	1,500	100%
Total Employee Training		9,597	17,513	7,916	45%
Shipping					
01-60550-1000	POSTAGE - Administrative	0	1,000	1,000	100%
01-60550-2100	POSTAGE - Public Safety	0	16	16	100%
01-60551-1050	SHIPPING - Administrative Services	0	82	82	100%
01-60551-2050	SHIPPING - Capital Projects & Planning	0	40	40	100%
01-60551-2100	SHIPPING - Public Safety	45	200	155	77%
01-60551-2210	SHIPPING - Grounds	931	82	(849)	-1035%
01-60551-2220	SHIPPING - Maintenance	100	60	(40)	-67%
01-60551-2230	SHIPPING - Warehouse	2	332	330	99%
01-60551-2240	SHIPPING - Bus Operations	0	82	82	100%
01-60551-2250	SHIPPING - Motor Pool	0	82	82	100%
01-60551-2800	SHIPPING - AVAC	950	332	(618)	-186%
01-60551-2900	SHIPPING - Tramway	0	24	24	100%
01-60551-3400	SHIPPING - Sportspark	0	50	50	100%
01-60552-1000	UPS SHIPPING - Administrative	0	250	250	100%
Total Shipping		2,028	2,632	604	23%
Subscriptions / Membership					
01-60560-1000	SUBSCRIPTIONS / MEMBERSHIP - Administrative	0	426	426	100%
01-60560-1050	SUBSCRIPTIONS/ MEMBERSHIP - Administrative Services	0	82	82	100%
01-60560-1500	SUBSCRIPTIONS/ MEMBERSHIP - Information Technology	500	168	(332)	-198%
01-60560-1600	SUBSCRIPTIONS/ MEMBERSHIP - Legal	4,970	4,168	(802)	-19%
01-60560-2100	SUBSCRIPTIONS/ MEMBERSHIP - Public Safety	0	168	168	100%
01-60560-3500	SUBSCRIPTIONS/ MEMBERSHIP - Youth Center	190	100	(90)	-90%
Total Subscriptions / Membership		5,660	5,112	(548)	-11%
Other Expenses					
01-60570-0000	BANK CHARGES - General	1,463	3,668	2,205	60%
01-60580-1000	MISCELLANEOUS - Administrative	604	1,710	1,106	65%
01-60580-1500	MISCELLANEOUS - Information Technology	153	0	(153)	0%
01-60580-2100	MISCELLANEOUS - Public Safety	0	168	168	100%
01-60580-2210	MISCELLANEOUS - Grounds	0	41,668	41,668	100%
01-60580-2230	MISCELLANEOUS - Warehouse	146	0	(146)	0%
01-60580-2240	MISCELLANEOUS - Bus Operations	0	82	82	100%
01-60580-3400	MISCELLANEOUS - Sportspark	0	82	82	100%
01-60580-3500	MISCELLANEOUS - Youth Center	236	668	432	65%
01-60600-1000	PUBLIC WORK ENFORCEMENT F - Administrative	0	5,000	5,000	100%
01-60790-1400	MTA METRO CARD PURCHASE- HR	2,660	3,500	840	24%
02-61701-0000	CONTRIBUTED RENT EXPENSE - PP	0	55,000	55,000	100%
02-61750-1000	PUBLIC PURPOSE GRANTS	12,500	58,332	45,832	79%
Total Other Expenses		17,763	169,878	152,115	90%
Island Evenst - Community Relations					
01-60681-1800	ISLAND EVENTS - Community Relations	1,296	6,000	4,704	78%
01-60681-2100	ISLAND EVENTS - Public Safety	0	1,200	1,200	100%
Total Island Evenst - Community Relations		1,296	7,200	5,904	82%
Total Other Than Personal Services (OTPS)		2,762,203	2,616,054	(146,149)	-6%
Total Expenses		5,161,992	5,152,245	(9,747)	0%
Depreciation Expenses					
03-70000-0000	DEPRECN EXPENSE OFFICE FURNITURE, FIXTURES, EQUIP	16,827	3,275	(13,552)	-414%
03-70010-0000	DEPRCN EXPENSES BUILDINGS	42,358	149,302	106,944	72%
03-70020-0000	DEPRCN EXPENSES BUILDINGS IMPROVEMENTS	780,444	147,256	(633,188)	-430%
03-70030-0000	DEPRECN EXPENSES INFRASTRUCTURE	292,000	258,258	(33,742)	-13%
03-70040-0000	DEPRECN EXPENSES SEAWALL	34,509	11,880	(22,629)	-190%
03-70100-0000	DEPRECN EXPENSE VEHICLES	6,316	12,902	6,586	51%
03-70400-0000	DEPRECN EXPENSE BUSES	28,811	81,306	52,495	65%
03-70500-0000	DEPRECN EXPENSE LEASEHOLD IMPROVEMENT	4,981	1,024	(3,957)	-386%
03-70600-0000	DEPRECN EXPENSE LANDMARKS	58,669	66,970	8,301	12%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Two Months Ending May 31, 2022

	Actual	Budget	Favorable (Unfavorable)	
			Variance	Percent
03-70800-0000 DEPRECN EXPENSE EQUIPMENT	66,585	38,298	(28,287)	-74%
Total Depreciation Expenses	<u>1,331,501</u>	<u>770,471</u>	<u>(561,030)</u>	<u>-73%</u>
BEGINNING NET ASSETS	0	0	0	0%
NET SURPLUS/(DEFICIT)	(1,202,037)	(379,868)	(822,169)	-216%
ENDING NET ASSETS	<u>(1,202,037)</u>	<u>(379,868)</u>	<u>(822,169)</u>	<u>-216%</u>

The Roosevelt Island Operating Corporation (RIOC)
 UNAUDITED CAPITAL IMPROVEMENTS 2022/2023
 For The 2 Months Ending May 31, 2022

	Approved Budget FY 2022	Projected Actual FY 2021	Actual FY 2022	Balance 3/31/22	Approved Budget FY 2023	Projected Actual FY 2023	Expenditures as of May 31, 2022
1	Sports Fields/Parks	2,600	0	4,713,964	(4,711,364)	3,596	519,058
	Blackwell Pk Repairs		563,574	(563,574)			
	Blackwell Pk East - inc Kallos (Design)		214,280	(214,280)			65,300
	Blackwell pk playground reno (Construction)		340,338	(340,338)			
	Lighthouse Park Expansion & Partial Reconstruction		714,704	(714,704)			
	Light House Park - Tower		475,261	(475,261)			453,758
	Nellie Bly Monument	100	314,051	(313,951)			
	Octagon Sports field & Comfort station (Design)		437,989	(437,989)			
	Octagon Sports field (Construction Soccer Field)		1,248,105	(1,248,105)			
	Octagon Park - Turf Replacement		2,050	(2,050)			
	Sport Park renovation (Construction)	2,500	403,612	(401,112)	3,596		
2	Historic & Landmark Structures	0	0	1,007,998	(1,007,998)	0	0
	Blackwell House Renovation (Construction)		257,096	(257,096)			
	Hope Memorial (Construction/Granite procurement)		34,940	(34,940)			
	Lighthouse Restoration (Construction)		675,610	(675,610)			
	Lighthouse Restoration (Design)		40,000	(40,000)			
	Smallpox Hospital (Design)		353	(353)			
	Miscellaneous Upgrades & Improvements - Reserve						
3	Infrastructure Improvements	4,010	0	10,773,655	(10,769,645)	2,704	275,605
	AVAC Upgrades (Construction)		42,122	(42,122)			
	Bike Ramp & Lane (Construction)				554		
	Bike Ramp & Lane (Design)	425	354,098	(353,673)			165,131
	Blackwell Plaza & Sidewalk renovation (Construction)	1,706		1,706			
	Bus Shelter - Main Street		16,498	(16,498)			60,125
	Good Shepherd - HVAC		8,080	(8,080)			8,050
	Helix Ramp Traffic Study	250		250			
	Helix Ramp & Flat Plaza Repairs (Design)		60,185	(60,185)			
	Island-wide Data Replacements	50		50			
	Island wide Main Street Trees & Sidewalks	333		333			
	Island-wide Security Improvements	100		100			
	Island wide Site Furnishings and Wayfinding	300		300			
	Main Street - Yellow Line Painting		71,181	(71,181)			
	Motorgate - Repairs		3,809	(3,809)			
	Motorgate Repairs PHASE 1 (Construction)		4,160,873	(4,160,873)			
	Motorgate Repairs PHASE 1 (Design)		63,800	(63,800)			
	Motor-Pool - Striping Project		19,608	(19,608)			
	PSD Ferry Area Capobianco						10,167
	RIOC Elevator/ Escalator /Conveyance Capital Repairs (Design) - PH 1	200		200			
	Seawall - Special Inspection		5,055	(5,055)			14,664
	Southpoint Open Space Park - Seawall (Construction)	646	5,697,238	(5,696,592)			
	Southpoint Open Space Park - Seawall (Design)						9,100
	Steam Tunnel(Design)				1,150		
	Steam Tunnel		147,254	(147,254)			
	Tram Rope Replacement/Stairs				1,000		
	Water Distribution System Study						8,368
	Miscellaneous Repairs		123,855	(123,855)			
4	Facilities & Offices	60	0	7,534,698	(7,534,638)	0	137,650
	524 Main Street - Office Relocation		151,413	(151,413)			
	AVAC - General Repair Reserve		501,626	(501,626)			
	AVAC - Improvements		14,713	(14,713)			86,795
	AVAC - Waste Collection System						38,500
	AVAC - Mechanical/Piping	60		60			
	Bus Garage Warehouse Rehabilitation		16,828	(16,828)			12,355
	Cultural Center - Renovation		16,296	(16,296)			
	Motorgate Garage South - Restoration		56,578	(56,578)			
	Moter Pool		15,000	(15,000)			
	Sportspark - Renovation (Construction)		6,307,175	(6,307,175)			
	Sportspark - Design		157,150	(157,150)			
	Warehouse/Bus Garage Rehabilitation		35,117	(35,117)			
	Youth Center Refurbishment (Construction)		134,065	(134,065)			
	Youth Center Refurbishment (Design)		13,431	(13,431)			
	Miscellaneous Facilities & Offices - Reserve		115,306	(115,306)			

The Roosevelt Island Operating Corporation (RIOCC)
 UNAUDITED CAPITAL IMPROVEMENTS 2022/2023
 For The 2 Months Ending May 31, 2022

	Approved Budget FY 2022	Projected Actual FY 2021	Actual FY 2022	Balance 3/31/22	Approved Budget FY 2023	Projected Actual FY 2023	Expenditures as of May 31, 2022	
5	Equipment & Vehicles	715	0	536,679	(535,964)	515	0	42,711
	Bus Operations - Sweeper Truck Repairs			32,957	(32,957)			
	Grounds - Misc Equipment			40,040	(40,040)			
	IT - CPU & Monitor (Workstations)	15			15	15		
	IT - Dark Fiber	200		179,593	(179,393)			
	IT - Dell Optiplex Workstation							30,000
	IT - Disaster Recovery (on/offsite data storage)	45			45	45		
	IT - Firewall (Sonicwall & Implementation Prof Services)	15			15	15		
	IT - Lap Tops							
	IT - Security (access control - Camera)	60			60	60		
	IT - Security (access control - Swipe Cards)	15			15	15		
	IT - Servers Infrastructure	75			75	75		
	IT - Software Upgrades	30			30	30		
	IT - Storage System (Hardware)	30			30	30		
	IT - Telecom (Cables/Fiber to Connect to Data Center)	75		193,812	(193,737)	75		
	IT - Telecommunication (New Phone System)	25			25	25		
	IT - Upgrade of Network Switches & Hubs	50			50	50		
	IT - Wireless Access Point	5			5	5		
	P.S. - Misc. Equipment	25			25	25		
	P.S. - Misc. Equipment			19,560	(19,560)			12,711
	P.S. - Barricades			9,775	(9,775)			
	P.S. - Vehicles	50			50	50		
	Sportspark - Outdoor Athletic Field Signage			6,320	(6,320)			
	Warehouse - File Cabinets			3,173	(3,173)			
	Youth Center - Equipment			25,436	(25,436)			
	Misc. Reserve			11,964	(11,964)			
	- Warehouse - Portable A/C Unit			14,050	(14,050)			
6	Special Projects	0	0	20,799	(20,799)	0	0	0
	NY Public Library - Covid Testing				0			
	NY Public Library - Call Box Installation			20,799	(20,799)			
7	Lighting & Signage	0	0	67,163	(67,163)	0	0	0
	Signage & Traffic Analysis (Construction)							
	Signage & Traffic Analysis (Design)							
	Main Street Lighting			67,163	(67,163)			
8	Tram	1,725	0	3,694,829	(3,693,104)	0	0	0
	Tram - Elevator Manhattan Station (Construction)	1,520		2,208,534	(2,207,014)			
	Tram - Long Term Overhaul Projects			226,256	(226,256)			
	Tram Plaza - Roosevelt Island	205			205			
	Tram Construction Project			1,260,040	(1,260,040)			
9	Southpoint Park	0	0	0	0	0	0	0
	Southpoint Park - Community Plan Facilitator							
	RESERVE				0			
	Miscellaneous	2,800	0	114,603	(112,803)	1,000	0	0
	Reserve				0			
	Capital Improvement Project CONTINGENCY			18,615	(18,615)			
	Owner's Representative (allocation to Capital Project)	1,800		95,988	(94,188)	1,000		
	Contingency	1,000						
	TOTAL CAPITAL IMPROVEMENTS	11,910	0	28,464,389	(28,453,479)	7,815	0	975,024