

Roosevelt Island Operating Corporation

Balance Sheet

	9/30/2022	9/30/2021	9/30/2020
Assets			
Cash	3,430,518	4,353,915	1,239,185
Investments	14,592,653	17,602,093	48,632,712
Accounts Receivable	730,516	18,857,600	4,559,031
Due From Other Funds	20,040,656	27,600,925	10,738,537
Capital Assets Net	158,271,255	144,194,582	118,703,116
Other Assets	2,076,960	1,855,557	1,562,206
Deferred Outflows of Resources	5,378,301	5,443,084	3,044,734
Total Assets	204,520,860	219,907,756	188,479,521
Liabilities & Fund Balance			
Liabilities :			
Total Accounts Payable & Accrued Expenses	2,345,103	1,881,387	1,080,617
Deferred Revenue	49,467,491	50,537,058	34,893,224
Compensated Absences	1,161,688	1,033,023	746,772
Other Post Employment Benefit	13,930,488	12,249,057	10,806,771
Due to Other Funds	20,040,656	27,600,925	10,738,537
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	92,500,341	100,801,822	63,889,447
Net Assets/ Fund Balance :			
Fund Balance	(17,848,936)	(14,896,123)	(2,984,329)
Restricted for Capital Projects	129,869,455	134,002,057	127,574,403
Total Fund Balance	112,020,518	119,105,933	124,590,074
Total Liabilities & Fund Balance	204,520,860	219,907,756	188,479,521
BEGINNING BALANCE WITH CURRENT YEAR ADJUSTMENTS	115,887,443	121,565,702	128,104,226
NET SURPLUS/(DEFICIT)	(3,866,925)	(2,459,769)	(3,514,152)
ENDING NET ASSETS	112,020,518	119,105,933	124,590,074

Roosevelt Island Operating Corporation
Profit and Loss Statement
Six Months Ending September 30, 2022

	<u>9/30/2022</u>	%	<u>9/30/2021</u>	%	<u>9/30/2020</u>	%
Revenue						
Residential fees	1,557,035		1,451,675		717,790	
Ground rent	7,566,106		8,226,524		7,004,798	
Commercial rent	888,348		875,623		851,039	
Tramway revenue	2,242,555		1,506,400		763,646	
Public safety reimbursement	1,179,253		1,145,167		1,070,014	
Transport/parking revenue	1,271,423		1,358,119		1,107,406	
Interest income	216,448		363,926		349,340	
Other revenue	271,405		511,968		164,651	
Total Revenue	<u>15,192,571</u>		<u>15,439,401</u>		<u>12,028,684</u>	
Operating expenses						
Salary & Benefits :	7,273,684	48%	7,159,294	46%	6,522,148	54%
Insurance	1,781,516	12%	1,622,925	11%	1,559,990	13%
Professional services and legal services	1,073,225	7%	1,309,013	8%	648,910	5%
Management fees	3,031,398	20%	2,791,737	18%	2,346,944	20%
Telecommunications	94,510	1%	108,879	1%	113,928	1%
Repairs and maintenance	598,171	4%	490,422	3%	849,168	7%
Vehicles maintenance	226,541	1%	121,550	1%	79,808	1%
Equipment purchases/lease	71,782	0%	89,271	1%	108,944	1%
Supplies/Services	661,531	4%	557,816	4%	439,516	4%
Other expenses	231,349	2%	153,491	1%	69,777	1%
Total Expenses	<u>15,043,706</u>	99%	<u>14,404,398</u>	93%	<u>12,739,134</u>	106%
Operating Profit (Loss)	148,865		1,035,003		(710,450)	
OPEB and Depreciation Expenses						
Other Post-Employment Benefits (OPEB)	0		0		0	
Depreciation expense	(4,015,790)		(3,494,772)		(2,803,702)	
NET SURPLUS/(DEFICIT)	<u>(3,866,925)</u>		<u>(2,459,769)</u>		<u>(3,514,152)</u>	

Roosevelt Island Operating Corporation
Profit and Loss Statement
Month Ending September 30, 2022

	<u>9/30/2022</u>	%	<u>9/30/2021</u>	%	<u>9/30/2020</u>	%
Revenue						
Residential fees	123,024		518,027		44,272	
Ground rent	1,263,373		2,067,432		1,169,874	
Commercial rent	140,253		138,099		134,023	
Tramway revenue	352,754		257,565		165,622	
Public safety reimbursement	165,318		160,362		148,740	
Transport/parking revenue	201,423		224,883		204,183	
Interest income	8,469		57,124		40,783	
Other revenue	74,060		41,075		39,629	
Total Revenue	<u>2,328,674</u>		<u>3,464,568</u>		<u>1,947,125</u>	
Operating expenses						
Salary & Benefits :	1,203,922	52%	1,124,602	32%	1,050,353	54%
Insurance	360,714	15%	283,593	8%	242,232	12%
Professional services and legal services	183,437	8%	203,327	6%	81,782	4%
Management fees	506,432	22%	458,342	13%	442,053	23%
Telecommunications	16,727	1%	16,883	0%	20,795	1%
Repairs and maintenance	3,558	0%	136,561	4%	107,665	6%
Vehicles maintenance	27,720	1%	22,279	1%	21,391	1%
Equipment purchases/lease	15,309	1%	10,105	0%	14,210	1%
Supplies/Services	85,748	4%	88,333	3%	86,141	4%
Other expenses	36,404	2%	29,466	1%	13,675	1%
Total Expenses	<u>2,439,973</u>	105%	<u>2,373,492</u>	69%	<u>2,080,298</u>	107%
Operating Profit (Loss)	(111,299)		1,091,076		(133,173)	
OPEB and Depreciation Expenses						
Other Post-Employment Benefits (OPEB)	0		0		0	
Depreciation expense	(675,688)		(605,045)		(483,540)	
NET SURPLUS/(DEFICIT)	<u>(786,987)</u>		<u>486,031</u>		<u>(616,713)</u>	

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 9/30/22

Revenue	<u>9/30/2022</u>	<u>9/30/2021</u>	<u>9/30/2020</u>
Residential Fees Revenue			
01-40123-5000			
5750 - Southtown Building # 5	271,840	72,312	72,312
5760 - Southtown Building # 6	401,750	110,850	110,850
5770 - Southtown Building # 7	100,800	100,800	100,800
5780 - Southtown Building # 8	120,000	120,000	120,000
01-40401-5000			
5740 - Southtown Building # 4	336	336	336
5750 - Southtown Building # 5	540	540	540
5760 - Southtown Building # 6	832	832	832
5770 - Southtown Building # 7	948	948	948
5780 - Southtown Building # 8	1,732	1,732	0
03-40400-5000			
3585 - Island House	49,533	35,134	0
5200 - Island House	0	20,143	0
5300 - Rivercross	102,328	74,990	35,450
5600 - Westview	0	391,293	0
5730 - Southtown Building # 3	18,630	3,000	12,747
5740 - Southtown Building # 4	22,026	0	0
5750 - Southtown Building # 5	31,300	84,325	0
03-40401-5000			
5740 - Southtown Building # 4	13,444	13,444	13,444
5750 - Southtown Building # 5	21,617	21,617	21,617
5760 - Southtown Building # 6	33,273	33,273	33,273
5770 - Southtown Building # 7	37,919	37,919	37,919
5780 - Southtown Building # 8	69,278	69,278	0
04-40401-5000			
5740 - Southtown Building # 4	19,830	19,830	19,830
5750 - Southtown Building # 5	31,886	31,886	31,886
5760 - Southtown Building # 6	49,078	49,078	49,078
5770 - Southtown Building # 7	55,930	55,930	55,930
5780 - Southtown Building # 8	102,186	102,186	0
Total	<u>1,557,035</u>	<u>1,451,675</u>	<u>717,790</u>
Ground rent			
01-40090-5000			
5100 - Eastwood	993,221	901,299	901,299
5200 - Island House	134,425	134,425	134,425
5300 - Rivercross	1,359,069	1,245,260	1,250,000
5400 - Manhattan Park- River Road	3,070,325	3,070,325	3,070,325
5401 - Manhattan Park - Bus Reimbursement	84,000	84,000	84,000
5600 - Westview	162,500	227,505	32,490
5710 - Southtown Building # 1	15,918	15,918	15,918
5720 - Southtown Building # 2	15,189	15,189	15,189
5730 - Southtown Building # 3	32,460	32,460	32,460
5740 - Southtown Building # 4	8,712	8,712	8,712
5750 - Southtown Building # 5	365,446	355,665	346,146
5760 - Southtown Building # 6	555,962	541,082	526,601
5770 - Southtown Building # 7	433,298	420,677	408,425
5780 - Southtown Building # 8	300,228	1,138,939	144,000
5888 - Octagon	35,353	35,068	34,810
Total	<u>7,566,106</u>	<u>8,226,524</u>	<u>7,004,798</u>

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 9/30/22

Revenue	<u>9/30/2022</u>	<u>9/30/2021</u>	<u>9/30/2020</u>
Commercial Rent			
01-40208-4000			
4281 - HCK Recreation- Tennis Bubble	150,000	150,000	137,500
4282 - HCK Recreation- Parking	13,955	13,290	12,972
4587 - Child School	174,919	174,919	174,919
4895 - Hudson Related	494,474	482,413	470,647
5600 - Westview	55,000	55,000	55,000
Total Commercial Rent	<u>888,348</u>	<u>875,623</u>	<u>851,039</u>
Tramway Revenue			
01-40020-2900			
2900 - Tramway	2,187,091	1,460,732	721,874
01-40021-2900			
2900 - Tramway	55,464	45,668	41,772
Total Tramway Revenue	<u>2,242,555</u>	<u>1,506,400</u>	<u>763,646</u>
Public Safety Reimbursement			
01-40080-2100			
0000 - General	9,000	9,000	9,000
5100 - Eastwood	315,251	306,069	297,154
5200 - Island House	105,331	102,263	99,284
5300 - Rivercross	111,745	108,491	105,331
5400 - Manhattan Park- River Road	191,145	185,578	180,173
5600 - Westview	76,628	75,480	72,230
5710 - Southtown Building # 1	20,788	20,182	19,594
5720 - Southtown Building # 2	26,909	26,125	25,364
5730 - Southtown Building # 3	43,215	41,956	40,734
5740 - Southtown Building # 4	43,638	41,960	40,346
5750 - Southtown Building # 5	24,104	23,177	22,285
5760 - Southtown Building # 6	47,114	45,302	43,559
5770 - Southtown Building # 7	40,389	38,836	37,342
5780 - Southtown Building # 8	43,243	41,580	0
5888 - Octagon	80,752	79,169	77,616
Total Public Safety Reimbursement	<u>1,179,253</u>	<u>1,145,167</u>	<u>1,070,014</u>
Transport/ Parking Revenue			
01-40000-5000			
3050 - Main Street	166,970	226,880	110,937
01-40010-5000			
5888 - Octagon	67,293	65,974	64,680
01-40030-6000			
5688 - Motorgate Complex	1,037,160	1,065,265	931,788
Total	<u>1,271,423</u>	<u>1,358,119</u>	<u>1,107,406</u>
Interest Income			
01-40050-0000			
0000 - General	112,437	112,510	(120,816)
5300 - Rivercross	0	0	187,178
5780 - Southtown Building # 8	88,370	224,614	0
03-40050-0000			
0000 - General	6,532	124	711
04-40050-0000			
0000 - General	9,109	26,678	282,266

Roosevelt Island Operating Corporation
Revenue by Building
Y/T/D 9/30/22

Revenue	<u>9/30/2022</u>	<u>9/30/2021</u>	<u>9/30/2020</u>
Total Interest Income	216,448	363,926	349,340
Other Revenue			
01-40060-2310			
0000 - General	49,387	31,402	2,196
01-40100-2310			
0000 - General	0	30	0
01-40200-2310			
3310 - Fields: Fire Fighters Field	6,743	7,934	0
3320 - Fields: Octagon Park- Soccer Field	20,701	38,253	0
3330 - Fields: Octagon Park- Pony (Softball) Field	17,060	0	0
3340 - Fields: Octagon Park- Tennis Courts	7,905	5,000	0
3350 - Fields: Capobianco - Softball Field	2,640	4,408	0
3900 - Lighthouse Park	0	300	0
01-40203-3400			
3400 - Sportspark	5,400	0	0
3410 - Sportspark Gym	0	2,520	0
3420 - Sportspark Pool	0	14,158	0
01-40205-5000			
0000 - General	54,857	34,510	84,383
3400 - Sportspark	0	134,942	0
3543 - Good Shepherd's Chapel	10,065	10,788	0
3548 - Cultural Center	19,197	14,395	0
3900 - Lighthouse Park	300	0	0
4281 - HCK Recreation- Tennis Bubble	0	(1,586)	0
5300 - Rivercross	0	1,200	0
01-40212-1500			
0000 - General	71,793	70,206	70,942
01-40300-1000			
0000 - General	3,933	6,753	7,055
2900 - Tramway	0	84	0
7032 - Bench Donation	1,425	831	75
03-40300-1000			
0000 - General	0	(113,647)	0
5800 - Renwick Ruins	0	225,489	0
03-40700-1500			
<No Project>	0	24,000	0
Total Other Revenue	<u>271,405</u>	<u>511,968</u>	<u>164,651</u>
Total Revenue	<u>15,192,571</u>	<u>15,439,401</u>	<u>12,028,684</u>

Roosevelt Island Operating Corporation
Statement of Cash Flows
For the Period of April 1, 2022 to September 30, 2022

	<u>FY 2023</u>	<u>FY 2022</u>	<u>FY 2021</u>
Cash flows from operating activities:			
Receipts from tenants and customers	\$ 32,750,430.60	29,319,818.40	29,995,749.47
Payments related to employees (PS)	(7,431,869.82)	(14,596,841.30)	(13,782,787.34)
Payments vendors (OTPS)	(9,273,547.18)	(15,326,608.68)	(14,406,562.18)
	<u>16,045,013.60</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	(8,114,469.52)	(28,464,388.58)	(26,019,432.70)
Purchase of noncurrent investments	(11,200,971.35) *	26,096,370.92	24,903,263.96
Sale of short-term investments	5,716,288.77	442,877.73	(81,363.76)
	<u>(13,599,152.10)</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	<u>2,445,861.50</u>	<u>(2,528,771.51)</u>	<u>608,867.45</u>
Cash at beginning of year	<u>984,656.85</u>	<u>3,513,428.36</u>	<u>-</u>
Cash at end of year	<u>\$ 3,430,518.35</u>	<u>\$ 984,656.85</u>	<u>\$ 608,867.45</u>
Cash flows from operating activities:			
Operating income	(3,866,924.98)	(5,828,258.83)	(6,427,857.53)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	4,015,789.77	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	18,092,643.32	(505,160.11)	(13,501,404.26)
Prepaid expenses and accrued interest	2,364,771.91	(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	(3,809,552.01)	(315,451.31)	(706,318.12)
Compensated absences	0.00	128,665.50	286,251.12
Unearned revenue	(534,783.78)	(1,069,567.56)	15,817,030.38
Postemployment benefits other than pension	(216,930.63)	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>\$ 16,045,013.60</u>	<u>\$ (603,631.58)</u>	<u>\$ 1,806,399.95</u>
Net cash provided by operating activities	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* Represents transfers from Cash to Investment accounts

Roosevelt Island Operating Corporation
Income Statement 9/30/22

	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	79,141	43,151	123,024
Ground rent	1,263,373	0	0	0	0	0	1,263,373	0	0	0	1,263,373
Commercial Rent	140,253	0	0	0	0	0	140,253	0	0	0	140,253
Tramway Revenue	0	0	0	0	0	352,754	352,754	0	0	0	352,754
Public Safety Reimbursement	0	165,318	0	0	0	0	165,318	0	0	0	165,318
Transport/ Parking Revenue	0	0	11,216	190,207	0	0	201,423	0	0	0	201,423
Interest Income	38	0	0	0	0	0	38	0	3,282	5,149	8,469
Other Revenue	51,635	0	0	0	22,425	0	74,060	0	0	0	74,060
Total Revenue	1,456,031	165,318	11,216	190,207	22,425	352,754	2,197,951	0	82,423	48,300	2,328,674
Expenses											
Salary & Benefits :											
Salaries	401,305	267,054	85,851	0	33,717	0	787,927	0	0	0	787,927
Temporary Employees	20,838	0	0	0	0	0	20,838	0	0	0	20,838
Employee Benefits	168,326	178,254	42,521	0	6,056	0	395,157	0	0	0	395,157
Total Salary & Benefits	590,468	445,308	128,372	0	39,773	0	1,203,922	0	0	0	1,203,922
Other :											
Insurance	258,015	0	0	0	0	102,700	360,714	0	0	0	360,714
Professional Services	91,633	0	0	0	0	0	91,633	0	0	0	91,633
Management Fees	0	0	0	96,258	0	410,174	506,432	0	0	0	506,432
Legal Services	91,803	0	0	0	0	0	91,803	0	0	0	91,803
Telecommunications	16,727	0	0	0	0	0	16,727	0	0	0	16,727
Rent	9,588	0	0	0	0	0	9,588	0	0	0	9,588
Repairs & Maintenance	38,637	0	4,950	(52,904)	3,286	0	(6,030)	0	0	0	(6,030)
Vehicles Maintenance	2,967	1,691	23,004	0	59	0	27,720	0	0	0	27,720
Equipment Purchases/ Lease	14,884	0	425	0	0	0	15,309	0	0	0	15,309
Supplies/ Services	39,769	4,403	4,498	7,160	9,289	20,630	85,748	0	0	0	85,748
Other Expenses	6,899	1,189	75	0	15,741	0	23,904	12,500	0	0	36,404
Total Other Than Personal Services (OTPS)	570,923	7,283	32,952	50,515	28,375	533,503	1,223,550	12,500	0	0	1,236,050
Total Expenses	1,161,391	452,591	161,325	50,515	68,148	533,503	2,427,473	12,500	0	0	2,439,973
Depreciation											
Depreciation Expenses											
Depreciation Expenses	0	0	0	0	0	0	0	0	675,688	0	675,688
Total Depreciation Expenses	0	0	0	0	0	0	0	0	675,688	0	675,688
Total	1,161,391	452,591	161,325	50,515	68,148	533,503	2,427,473	12,500	675,688	0	3,115,661
NET SURPLUS/(DEFICIT)	294,639	(287,273)	(150,109)	139,692	(45,723)	(180,749)	(229,522)	(12,500)	(593,265)	48,300	(786,987)

Roosevelt Island Operating Corporation
Income Statement - For the Six Months Ending 9/30/2022

	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	898,778	0	0	0	0	0	898,778	0	399,348	258,909	1,557,035
Ground rent	7,566,106	0	0	0	0	0	7,566,106	0	0	0	7,566,106
Commercial Rent	888,348	0	0	0	0	0	888,348	0	0	0	888,348
Tramway Revenue	0	0	0	0	0	2,242,555	2,242,555	0	0	0	2,242,555
Public Safety Reimbursement	0	1,179,253	0	0	0	0	1,179,253	0	0	0	1,179,253
Transport/ Parking Revenue	0	0	67,293	1,204,129	0	0	1,271,423	0	0	0	1,271,423
Interest Income	200,807	0	0	0	0	0	200,807	0	6,532	9,109	216,448
Other Revenue	161,569	0	0	0	109,836	0	271,405	0	0	0	271,405
Total Revenue	9,715,608	1,179,253	67,293	1,204,129	109,836	2,242,555	14,518,674	0	405,880	268,017	15,192,571
Expenses											
Salary & Benefits :											
Salaries	2,691,669	1,684,939	549,225	0	127,163	0	5,052,995	0	0	0	5,052,995
Temporary Employees	116,140	0	0	0	0	0	116,140	0	0	0	116,140
Employee Benefits	999,842	856,228	192,485	0	55,994	0	2,104,549	0	0	0	2,104,549
Total Salary & Benefits	3,807,650	2,541,167	741,709	0	183,157	0	7,273,684	0	0	0	7,273,684
Other :											
Insurance	1,734,446	0	0	0	0	47,070	1,781,516	0	0	0	1,781,516
Professional Services	626,995	0	0	0	30,493	0	657,487	0	0	0	657,487
Management Fees	0	0	0	553,553	0	2,477,845	3,031,398	0	0	0	3,031,398
Legal Services	415,738	0	0	0	0	0	415,738	0	0	0	415,738
Telecommunications	94,510	0	0	0	0	0	94,510	0	0	0	94,510
Rent	300,002	0	0	0	0	0	300,002	0	0	0	300,002
Repairs & Maintenance	192,782	0	17,905	82,747	3,286	1,450	298,169	0	0	0	298,169
Vehicles Maintenance	29,208	28,122	168,454	0	756	0	226,541	0	0	0	226,541
Equipment Purchases/ Lease	62,172	5,140	4,470	0	0	0	71,782	0	0	0	71,782
Supplies/ Services	359,258	37,891	43,901	34,414	61,586	124,481	661,531	0	0	0	661,531
Other Expenses	88,517	18,379	1,858	0	67,574	0	176,329	55,000	0	20	231,349
Total Other Than Personal Services (OTPS)	3,903,628	89,533	236,587	670,713	163,695	2,650,846	7,715,003	55,000	0	20	7,770,023
Total Expenses	7,711,278	2,630,700	978,297	670,713	346,852	2,650,846	14,988,686	55,000	0	20	15,043,706
Depreciation											
Depreciation Expenses											
Depreciation Expenses	0	0	0	0	0	0	0	0	4,015,790	0	4,015,790
Total Depreciation Expenses	0	0	0	0	0	0	0	0	4,015,790	0	4,015,790
Total	7,711,278	2,630,700	978,297	670,713	346,852	2,650,846	14,988,686	55,000	4,015,790	20	19,059,496
NET SURPLUS/(DEFICIT)	2,004,329	(1,451,447)	(911,003)	533,416	(237,017)	(408,291)	(470,013)	(55,000)	(3,609,910)	267,997	(3,866,925)

Roosevelt Island Operating Corporation
Budget Variance Report
For the Six Months Ending September 30, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
Revenue					
Residential Fees Revenue					
01-40123-5000	TEP	894,390	821,500	72,890	9%
01-40400-5000	CONDO ADDITIONAL SALES - PM: Housing	0	50,004	(50,004)	-100%
01-40401-5000	NET PRESENT VALUE - Operating	4,388	2,498	1,890	76%
03-40400-5000	CONDO/CO-OP ADDITIONAL SALES	223,817	78,004	145,813	187%
03-40401-5000	NET PRESENT VALUE - Capital	175,531	106,506	69,025	65%
04-40401-5000	NET PRESENT VALUE - Capital Reserved	258,909	156,502	102,407	65%
Total		1,557,035	1,215,014	342,021	28%
Ground rent					
01-40090-5000	GROUND RENT	7,566,106	7,734,998	(168,892)	-2%
Total		7,566,106	7,734,998	(168,892)	-2%
Commercial Rent					
01-40208-4000	COMMERCIAL RENT	888,348	880,496	7,852	1%
Total Commercial Rent		888,348	880,496	7,852	1%
Tramway Revenue					
01-40020-2900	TRAMWAY REVENUE	2,187,091	2,230,500	(43,409)	-2%
01-40021-2900	TRAMWAY REDUCED FARE REIMBURSEMENT	55,464	80,500	(25,036)	-31%
Total Tramway Revenue		2,242,555	2,311,000	(68,445)	-3%
Public Safety Reimbursement					
01-40080-2100	PUBLIC SAFETY REIMBURSEMENT	1,179,253	1,175,508	3,745	0%
Total Public Safety Reimbursement		1,179,253	1,175,508	3,745	0%
Transport/ Parking Revenue					
01-40000-5000	MAIN STREET PARKING	166,970	159,000	7,970	5%
01-40010-5000	BUS REVENUE - Octagon	67,293	68,002	(709)	-1%
01-40030-6000	MOTORGATE	1,037,160	1,383,998	(346,838)	-25%
Total		1,271,423	1,611,000	(339,577)	-21%
Interest Income					
01-40050-0000	INTEREST INCOME - Operating	200,807	352,500	(151,693)	-43%
03-40050-0000	INTEREST INCOME - Capital	6,532	502	6,030	1201%
04-40050-0000	INTEREST INCOME - Capital Reserved	9,109	47,502	(38,393)	-81%
Total Interest Income		216,448	400,504	(184,056)	-46%
Other Revenue					
01-40060-2310	FILMING	49,387	52,500	(3,113)	-6%
01-40100-2310	SPECIAL EVENTS PERMITS	0	2,000	(2,000)	-100%
01-40200-2310	SPORTS FIELD RENTAL	55,049	193,500	(138,451)	-72%
01-40203-3400	SPORTSPARK	5,400	133,500	(128,100)	-96%
01-40205-5000	PERMIT REVENUES	84,419	99,006	(14,587)	-15%
01-40212-1500	TELEPHONE COMMISSION	71,793	152,498	(80,705)	-53%
01-40300-1000	MISCELLANEOUS REVENUE	5,358	33,502	(28,144)	-84%
02-40411-0000	CONTRIBUTED RENTAL INCOME - PP	0	57,000	(57,000)	-100%
Total Other Revenue		271,405	723,506	(452,101)	-62%
Total Revenue		15,192,571	16,052,026	(859,455)	-5%
Expenses					
Personal Services (PS) :					
Salaries					
01-60010-1050	SALARIES - Administrative Services	58,096	75,420	17,324	23%
01-60010-1100	SALARIES - Executive	420,399	492,105	71,706	15%
01-60010-1300	SALARIES - Finance	341,712	337,587	(4,125)	-1%
01-60010-1400	SALARIES - Human Resources	124,652	219,059	94,407	43%
01-60010-1500	SALARIES - Information Technology	174,879	198,365	23,486	12%
01-60010-1600	SALARIES - Legal	153,087	214,341	61,254	29%
01-60010-1800	SALARIES - Community Relations	20,342	173,727	153,385	88%
01-60010-2000	SALARIES - Operations	272,823	317,736	44,913	14%
01-60010-2050	SALARIES - Capital Projects & Planning	106,747	106,500	(247)	0%
01-60010-2100	SALARIES - Public Safety	1,573,724	1,527,318	(46,406)	-3%
01-60010-2210	SALARIES - Grounds	370,653	383,472	12,819	3%
01-60010-2220	SALARIES - Maintenance	187,012	230,391	43,379	19%
01-60010-2230	SALARIES - Warehouse	38,909	37,725	(1,184)	-3%
01-60010-2240	SALARIES - Bus Operations	465,618	418,221	(47,397)	-11%
01-60010-2250	SALARIES - Motor Pool	137,007	163,347	26,340	16%
01-60010-3400	SALARIES - Sportspark	106,657	90,678	(15,979)	-18%
01-60010-3500	SALARIES - Youth Center	288,348	390,699	102,351	26%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Six Months Ending September 30, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
Total Salaries		4,840,665	5,376,691	536,026	10%
Salaries OT					
01-60030-1050	SALARIES HOURLY OT - Administrative Services	88	0	(88)	0%
01-60030-1300	SALARIES HOURLY OT - Finance	64	2,505	2,441	97%
01-60030-1500	SALARIES HOURLY OT - Information Technology	0	1,003	1,003	100%
01-60030-1800	SALARIES HOURLY OT - Community Relations	0	1,503	1,503	100%
01-60030-2000	SALARIES HOURLY OT - Operations	487	0	(487)	0%
01-60030-2050	SALARIES HOURLY OT - Capital Projects & Planning	0	1,003	1,003	100%
01-60030-2100	SALARIES HOURLY OT - Public Safety	111,215	14,820	(96,395)	-650%
01-60030-2210	SALARIES HOURLY OT - Grounds	8,428	10,002	1,574	16%
01-60030-2220	SALARIES HOURLY OT - Maintenance	6,294	14,002	7,708	55%
01-60030-2230	SALARIES HOURLY OT - Warehouse	248	1,003	755	75%
01-60030-2240	SALARIES HOURLY OT - Bus Operations	83,607	35,002	(48,605)	-139%
01-60030-2250	SALARIES HOURLY OT - Motor Pool	1,735	3,007	1,272	42%
01-60030-3400	SALARIES HOURLY OT - Sportspark	164	0	(164)	0%
Total Salaries OT		212,330	83,850	(128,480)	-153%
Temporary Employees					
01-60100-1000	TEMPORARY EMPLOYEE - Administrative	14,406	0	(14,406)	0%
01-60100-2050	TEMPORARY EMPLOYEE - Capital Projects & Planning	0	13,000	13,000	100%
01-60100-2210	TEMPORARY EMPLOYEE - Grounds	11,095	40,000	28,905	72%
01-60100-2220	TEMPORARY EMPLOYEE - Maintenance	13,440	40,000	26,560	66%
01-60100-3500	TEMPORARY EMPLOYEE - Youth Center	77,199	0	(77,199)	0%
Total Temporary Employees		116,140	93,000	(23,140)	-25%
Workers Compensation & Disability					
01-60060-0000	WORKERS COMPENSATION - General	24,921	110,000	85,079	77%
01-60070-1000	DISABILITY INSURANCE - Administrative	240	7,500	7,260	97%
Total Workers Compensation & Disability		25,161	117,500	92,339	79%
ER Payroll Taxes					
01-60071-1000	MCTMT TAXES - Administrative	24	0	(24)	0%
01-60071-1050	MCTMT TAXES - Administrative Services	130	255	125	49%
01-60071-1100	MCTMT TAXES - Executive	949	1,674	725	43%
01-60071-1300	MCTMT TAXES - Finance	825	1,158	333	29%
01-60071-1400	MCTMT TAXES - Human Resources	297	744	447	60%
01-60071-1500	MCTMT TAXES - Information Technology	414	676	262	39%
01-60071-1600	MCTMT TAXES - Legal	355	726	371	51%
01-60071-1800	MCTMT TAXES - Community Relations	54	597	543	91%
01-60071-2000	MCTMT TAXES - Operations	653	1,080	427	40%
01-60071-2050	MCTMT TAXES - Capital Projects & Planning	254	390	136	35%
01-60071-2100	MCTMT TAXES - Public Safety	3,949	5,241	1,292	25%
01-60071-2210	MCTMT TAXES - Grounds	936	1,404	468	33%
01-60071-2220	MCTMT TAXES - Maintenance	500	897	397	44%
01-60071-2230	MCTMT TAXES - Warehouse	93	129	36	28%
01-60071-2240	MCTMT TAXES - Bus Operations	1,278	1,542	264	17%
01-60071-2250	MCTMT TAXES - Motor Pool	305	567	262	46%
01-60071-3400	MCTMT TAXES - Sportspark	256	306	50	16%
01-60071-3500	MCTMT TAXES - Youth Center	903	1,329	426	32%
01-60080-1050	ER PAYROLL TAXES - Administrative Services	4,163	6,051	1,888	31%
01-60080-1100	ER PAYROLL TAXES - Executive	30,635	27,132	(3,503)	-13%
01-60080-1300	ER PAYROLL TAXES - Finance	26,641	27,792	1,151	4%
01-60080-1400	ER PAYROLL TAXES - Human Resources	10,788	17,183	6,395	37%
01-60080-1500	ER PAYROLL TAXES - Information Technology	13,358	15,817	2,459	16%
01-60080-1600	ER PAYROLL TAXES - Legal	12,386	16,818	4,432	26%
01-60080-1800	ER PAYROLL TAXES - Community Relations	1,556	13,830	12,274	89%
01-60080-2000	ER PAYROLL TAXES - Operations	20,782	23,388	2,606	11%
01-60080-2050	ER PAYROLL TAXES - Capital Projects & Planning	8,095	9,228	1,133	12%
01-60080-2100	ER PAYROLL TAXES - Public Safety	132,236	125,331	(6,905)	-6%
01-60080-2210	ER PAYROLL TAXES - Grounds	30,510	34,020	3,510	10%
01-60080-2220	ER PAYROLL TAXES - Maintenance	16,635	21,912	5,277	24%
01-60080-2230	ER PAYROLL TAXES - Warehouse	2,984	3,105	121	4%
01-60080-2240	ER PAYROLL TAXES - Bus Operations	42,487	36,660	(5,827)	-16%
01-60080-2250	ER PAYROLL TAXES - Motor Pool	10,899	13,431	2,532	19%
01-60080-3400	ER PAYROLL TAXES - Sportspark	8,339	7,362	(977)	-13%
01-60080-3500	ER PAYROLL TAXES - Youth Center	31,141	31,446	305	1%
Total ER Payroll Taxes		415,813	449,221	33,408	7%
Health Insurance					
01-60090-1050	HEALTH INSURANCE - Administrative Services	8,377	11,563	3,186	28%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Six Months Ending September 30, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60090-1100	HEALTH INSURANCE - Executive	82,361	68,776	(13,585)	-20%
01-60090-1300	HEALTH INSURANCE - Finance	89,414	60,257	(29,157)	-48%
01-60090-1400	HEALTH INSURANCE - Human Resources	18,128	57,210	39,082	68%
01-60090-1500	HEALTH INSURANCE - Information Technology	67,509	48,694	(18,815)	-39%
01-60090-1600	HEALTH INSURANCE - Legal	14,969	34,391	19,423	56%
01-60090-1800	HEALTH INSURANCE - Community Relations	8,127	34,391	26,264	76%
01-60090-2000	HEALTH INSURANCE - Operations	55,501	54,472	(1,029)	-2%
01-60090-2050	HEALTH INSURANCE - Capital Projects & Planning	29,136	20,082	(9,054)	-45%
01-60090-2100	HEALTH INSURANCE - Public Safety	645,997	462,958	(183,039)	-40%
01-60090-2210	HEALTH INSURANCE - Grounds	134,142	146,890	12,748	9%
01-60090-2220	HEALTH INSURANCE - Maintenance	50,429	48,860	(1,569)	-3%
01-60090-2230	HEALTH INSURANCE - Warehouse	29,224	19,866	(9,358)	-47%
01-60090-2240	HEALTH INSURANCE - Bus Operations	109,213	108,542	(671)	-1%
01-60090-2250	HEALTH INSURANCE - Motor Pool	26,803	27,216	413	2%
01-60090-3400	HEALTH INSURANCE - Sportspark	35,485	27,538	(7,947)	-29%
01-60090-3500	HEALTH INSURANCE - Youth Center	54,429	51,732	(2,697)	-5%
Total Health Insurance		1,459,243	1,283,438	(175,805)	-14%
Dental/Vision					
01-60091-1050	DENTAL/ VISION - Administrative Services	273	570	297	52%
01-60091-1100	DENTAL/ VISION - Executive	3,347	3,659	312	9%
01-60091-1300	DENTAL/ VISION - Finance	3,722	3,283	(439)	-13%
01-60091-1400	DENTAL/ VISION - Human Resources	884	3,082	2,198	71%
01-60091-1500	DENTAL/ VISION - Information Technology	2,811	3,083	272	9%
01-60091-1600	DENTAL/ VISION - Legal	585	862	277	32%
01-60091-1800	DENTAL/ VISION - Community Relations	44	862	818	95%
01-60091-2000	DENTAL/ VISION - Operations	2,235	2,081	(154)	-7%
01-60091-2050	DENTAL/ VISION - Capital Projects & Planning	804	285	(519)	-182%
01-60091-2100	DENTAL/ VISION - Public Safety	14,787	19,612	4,825	25%
01-60091-2210	DENTAL/ VISION - Grounds	768	570	(198)	-35%
01-60091-2220	DENTAL/ VISION - Maintenance	469	285	(184)	-64%
01-60091-2230	DENTAL/ VISION - Warehouse	273	285	12	4%
01-60091-2240	DENTAL/ VISION - Bus Operations	531	558	27	5%
01-60091-2250	DENTAL/ VISION - Motor Pool	65	285	220	77%
01-60091-3400	DENTAL/ VISION - Sportspark	1,214	1,129	(85)	-8%
01-60091-3500	DENTAL/ VISION - Youth Center	1,698	2,652	954	36%
Total Dental/Vision		34,512	43,143	8,631	20%
Pension					
01-60092-2100	PENSION - Public Safety	45,687	48,042	2,355	5%
01-60092-2210	PENSION - Grounds	29,406	36,068	6,662	18%
01-60092-2220	PENSION - Maintenance	12,750	17,892	5,142	29%
01-60092-2240	PENSION - Bus Operations	30,724	30,672	(52)	0%
01-60092-2250	PENSION - Motor Pool	8,800	10,224	1,424	14%
Total Pension		127,367	142,898	15,531	11%
Other Employee Benefits					
01-60093-2210	FRINGE BENEFITS ANNUITY - Grounds	2,366	3,556	1,190	33%
01-60094-2210	LEGAL SERVICES - Grounds	956	1,113	157	14%
01-60094-2220	LEGAL SERVICES - Maintenance	725	1,050	325	31%
01-60094-2240	LEGAL SERVICES - Bus Operations	1,700	1,950	250	13%
01-60094-2250	LEGAL SERVICES - Motor Pool	525	600	75	13%
01-60095-1000	OTHER POST EMPLOYMENT BENEFIT	0	150,000	150,000	100%
01-60096-1050	TERM LIFE/ LTD - Administrative Services	348	636	288	45%
01-60096-1100	TERM LIFE/ LTD - Executive	1,739	1,998	259	13%
01-60096-1300	TERM LIFE/ LTD - Finance	1,653	1,984	331	17%
01-60096-1400	TERM LIFE/ LTD - Human Resources	835	1,269	434	34%
01-60096-1500	TERM LIFE/ LTD - Information Technology	797	1,266	469	37%
01-60096-1600	TERM LIFE/ LTD - Legal	566	1,071	505	47%
01-60096-1800	TERM LIFE/ LTD - Community Relations	46	996	950	95%
01-60096-2000	TERM LIFE/ LTD - Operations	1,933	1,529	(404)	-26%
01-60096-2050	TERM LIFE/ LTD - Capital Projects & Planning	718	274	(444)	-162%
01-60096-2100	TERM LIFE/ LTD - Public Safety	13,571	12,809	(762)	-6%
01-60096-2210	TERM LIFE/ LTD - Grounds	425	712	287	40%
01-60096-2220	TERM LIFE/ LTD - Maintenance	0	333	333	100%
01-60096-2230	TERM LIFE/ LTD - Warehouse	317	248	(69)	-28%
01-60096-2240	TERM LIFE/ LTD - Bus Operations	366	359	(7)	-2%
01-60096-2250	TERM LIFE/ LTD - Motor Pool	116	288	172	60%
01-60096-3400	TERM LIFE/ LTD - Sportspark	872	751	(121)	-16%
01-60096-3500	TERM LIFE/ LTD - Youth Center	1,429	1,989	560	28%
01-60098-2220	SCHOLARSHIP AND EDUCATION - Maintenance	225	1,050	825	79%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Six Months Ending September 30, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60098-2240	SCHOLARSHIP AND EDUCATION - Bus Operations	825	1,950	1,125	58%
01-60098-2250	SCHOLARSHIP AND EDUCATION - Motor Pool	200	600	400	67%
01-60099-2220	SUPPLEMENTAL BENEFITS - Maintenance	2,240	3,360	1,120	33%
01-60099-2240	SUPPLEMENTAL BENEFITS - Bus Operations	5,360	6,240	880	14%
01-60099-2250	SUPPLEMENTAL BENEFITS - Motor Pool	1,600	2,400	800	33%
Total Other Employee Benefits		42,453	202,381	159,928	79%
Total Personal Services (PS)		7,273,684	7,792,122	518,439	7%
Other Than Personal Services (OTPS) :					
Insurance					
01-60200-1000	INSURANCE - General	1,734,446	1,856,100	121,654	7%
01-60200-2900	INSURANCE - Tramway	47,070	50,002	2,932	6%
Total Insurance		1,781,516	1,906,102	124,586	7%
Professional Services					
01-60220-1000	PROFESSIONAL SERVICES - Administrative	19,127	0	(19,127)	0%
01-60220-1050	PROFESSIONAL SERVICES - Administrative Services	307,254	285,000	(22,254)	-8%
01-60220-1300	PROFESSIONAL SERVICES - Finance	33,144	54,998	21,854	40%
01-60220-1400	PROFESSIONAL SERVICES - ADP Payroll	110,137	50,002	(60,135)	-120%
01-60220-1500	PROFESSIONAL SERVICES - Information Technology	69,019	42,500	(26,519)	-62%
01-60220-1600	PROFESSIONAL SERVICES - Legal	0	87,502	87,502	100%
01-60220-1800	PROFESSIONAL SERVICES - Community Relations	31,925	39,998	8,073	20%
01-60220-2050	PROFESSIONAL SERVICES - Capital Projects & Planning	20,522	1,748	(18,774)	-1074%
01-60220-2100	PROFESSIONAL SERVICES - Public Safety	0	120	120	100%
01-60220-2200	PROFESSIONAL SERVICES - Island Operations	5,717	0	(5,717)	0%
01-60220-2220	PROFESSIONAL SERVICES - Maintenance	0	37,500	37,500	100%
01-60220-2240	PROFESSIONAL SERVICES - Bus Operations	2,168	0	(2,168)	0%
01-60220-2800	PROFESSIONAL SERVICES - AVAC	0	1,252	1,252	100%
01-60220-2900	PROFESSIONAL SERVICES - Tramway	0	37,500	37,500	100%
01-60220-3400	PROFESSIONAL SERVICES - Sportspark	(1,433)	0	1,433	0%
01-60220-3500	PROFESSIONAL SERVICES - Youth Center	10,802	0	(10,802)	0%
Total Professional Services		608,382	638,120	29,738	5%
Marketing / Advertising					
01-60540-1000	MARKETING/ ADVERTISING - Administrative	37,720	15,000	(22,720)	-151%
01-60540-1400	MARKETING/ ADVERTISING - Human Resources	11,385	0	(11,385)	0%
01-60540-1800	MARKETING/ ADVERTISING - Community Relations	0	9,998	9,998	100%
01-60540-3500	MARKETING/ ADVERTISING - Youth Center	0	9,000	9,000	100%
Total Marketing / Advertising		49,105	33,998	(15,107)	-44%
Management Fees					
01-60210-2900	MANAGEMENT FEES - Tramway	2,477,845	2,382,450	(95,395)	-4%
01-60210-6000	MANAGEMENT FEES - Motorgate	553,553	494,400	(59,153)	-12%
01-60310-2900	FRANCHISE FEE - Tramway	0	5,002	5,002	100%
Total Management Fees		3,031,398	2,881,852	(149,546)	-5%
Legal Services					
01-60240-1600	LEGAL SERVICES - Legal General	238,043	12,502	(225,541)	-1804%
01-60241-1600	LEGAL SERVICES - Employment Matters	124,134	17,498	(106,636)	-609%
01-60242-1600	LEGAL SERVICES - Commercial	0	7,500	7,500	100%
01-60243-1600	LEGAL SERVICES - Residential	804	50,002	49,198	98%
01-60244-1600	LEGAL SERVICES - Development/Residential	2,757	99,998	97,241	97%
01-60246-1600	LEGAL SERVICES - LITIGATION/SETTLEMENT	50,000	24,998	(25,002)	-100%
Total Legal Services		415,738	212,498	(203,240)	-96%
Telecommunications					
01-60400-1500	TELEPHONE	11,797	12,502	705	6%
01-60401-1500	TELEPHONE - LONG DISTANCE	532	0	(532)	0%
01-60402-1500	TELEPHONE - CELL	23,564	24,998	1,434	6%
01-60404-1500	INTERNET SERVICE PROVIDER - DATA LINE	57,862	72,502	14,640	20%
01-60690-1500	WEB SITE HOSTING	755	0	(755)	0%
01-60700-1500	TV CABLE SERVICES	0	464	464	100%
Total Telecommunications		94,510	110,466	15,956	14%
Island Improvements/ Capital Plan					
01-61081-1000	COMMERCIAL SPACE RENT - 591 Main Office	55,500	0	(55,500)	0%
01-61081-5100	COMMERCIAL SPACE RENT - Eastwood	200,748	201,000	252	0%
01-61081-5200	COMMERCIAL SPACE RENT - Island House	41,724	42,000	276	1%
01-61081-5600	COMMERCIAL SPACE RENT - Westview	2,031	2,400	369	15%
Total Island Improvements		300,002	245,400	(54,602)	-22%

Roosevelt Island Operating Corporation
Budget Variance Report
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		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
Repairs & Maintenance					
01-60407-5000	REPAIR & MAINT PARKING METER - PM: Housing	12,620	0	(12,620)	0%
01-60410-2240	REPAIRS & MAINT SEWERS - Bus Operations	0	124	124	100%
01-60410-2900	REPAIRS & MAINT SEWERS - Tramway	0	1,252	1,252	100%
01-60411-2220	REPAIR & MAINT ISLAND FIXTURES - Maintenance	450	1,748	1,298	74%
01-60412-0000	REPAIRS & MAINT BUILDING - General	0	998	998	100%
01-60412-1000	REPAIRS & MAINT BUILDING - Administrative	0	1,148	1,148	100%
01-60412-2100	REPAIRS & MAINT BUILDING - Public Safety	0	1,500	1,500	100%
01-60412-2200	REPAIRS & MAINT BUILDING - Island Operations	2,350	0	(2,350)	0%
01-60412-2220	REPAIRS & MAINT BUILDING - Maintenance	4,191	6,073	1,882	31%
01-60412-2240	REPAIRS & MAINT BUILDING - Bus Operations	7,500	1,748	(5,752)	-329%
01-60412-2800	REPAIRS & MAINT BUILDING - AVAC	0	1,252	1,252	100%
01-60412-2900	REPAIRS & MAINT BUILDING - Tramway	1,450	1,500	50	3%
01-60412-3000	REPAIRS & MAINT BUILDING - RI Locations Points	0	5,002	5,002	100%
01-60412-6000	REPAIRS & MAINT BUILDING - Motorgate	82,747	0	(82,747)	0%
01-60413-2220	REPAIR & MAINT ELEVATORS - Maintenance	21,341	32,498	11,157	34%
01-60413-3400	REPAIR & MAINT ELEVATORS - Sportspark	3,286	0	(3,286)	0%
01-60414-2220	REPAIRS & MAINT OTHER - Maintenance	0	24,998	24,998	100%
01-60414-2240	REPAIRS & MAINT OTHER - Bus Operations	0	502	502	100%
01-60415-2220	REPAIR & MAINT HVAC - Maintenance	3,312	32,502	29,190	90%
01-60416-2220	REPAIR & MAINT BMS - Maintenance	860	24,998	24,138	97%
01-60417-2220	REPAIR & MAINT ELECTRICAL - Maintenance	24,249	55,002	30,753	56%
01-60418-2220	REPAIR & MAINT GENERATOR/ - Maintenance	5,345	0	(5,345)	0%
01-60419-2220	REPAIR & MAINT PLUMBING - Maintenance	20,787	30,000	9,213	31%
01-60422-2220	REPAIR & MAINT SPRINKLER/ - Maintenance	0	5,002	5,002	100%
01-60423-2220	REPAIR & MAINT FIRE ALARM - Maintenance	11,884	5,002	(6,882)	-138%
01-60424-2220	REPAIR & MAINT FIRE EXTIN - Maintenance	3,886	3,998	112	3%
01-60425-2220	REPAIR & MAINT PREVENTION - Maintenance	0	2,498	2,498	100%
Total Repairs & Maintenance		206,257	239,345	33,088	14%
Repairs & Maintenance Equipment					
01-60440-1000	REPAIRS & MAINT EQUIP - Administrative	0	502	502	100%
01-60440-1500	REPAIRS & MAINT EQUIPMENT - Information Technology	245	1,500	1,255	84%
01-60440-2100	REPAIRS & MAINT EQUIPMENT - Public Safety	0	2,498	2,498	100%
01-60440-2210	REPAIRS & MAINT EQUIP -Grounds	6,318	0	(6,318)	0%
01-60440-2220	REPAIRS & MAINT EQUIPMENT - Maintenance	435	2,498	2,063	83%
01-60440-2240	REPAIRS & MAINT EQUIP - Bus Operations	10,405	7,500	(2,905)	-39%
01-60440-2250	REPAIRS & MAINT EQUIPMENT - Motor Pool	11,032	248	(10,784)	-4348%
01-60440-2800	REPAIRS & MAINT EQUIPMENT - AVAC	0	1,252	1,252	100%
01-60440-2900	REPAIRS & MAINT EQUIPMENT - Tramway	0	502	502	100%
Total Repairs & Maintenance Equipment		28,434	16,500	(11,934)	-72%
Other Repairs & Maintenance					
01-60490-2210	TREES, SHRUBS & SOD- Grounds	63,478	162,498	99,020	61%
01-60620-2210	SNOW REMOVAL - Grounds	0	2,498	2,498	100%
Total Other Repairs & Maintenance		63,478	164,996	101,518	62%
Vehicles Gas					
01-60450-1050	VEHICLES GAS - Administrative Services	304	248	(56)	-23%
01-60450-2100	VEHICLES GAS - Public Safety	11,235	3,000	(8,235)	-274%
01-60450-2210	VEHICLES GAS - Grounds	11,338	2,498	(8,840)	-354%
01-60450-2220	VEHICLES GAS - Maintenance	3,292	1,252	(2,040)	-163%
01-60450-2230	VEHICLES GAS - Warehouse	289	150	(139)	-93%
01-60450-2240	VEHICLES GAS - Bus Operations	92,374	24,998	(67,376)	-270%
01-60450-3400	VEHICLES GAS - Sportspark	682	0	(682)	0%
Total Vehicles Gas		119,514	32,146	(87,368)	-272%
Vehicles Repair & Maintenance					
01-60500-1000	VEHICLE REPAIR & MAINT - Administrative	0	502	502	100%
01-60500-1050	VEHICLE REPAIRS & MAINT - Administrative Services	89	502	413	82%
01-60500-2100	VEHICLE REPAIR & MAINT- Public Safety	16,818	2,498	(14,320)	-573%
01-60500-2210	VEHICLE REPAIR & MAINT- Grounds	11,415	1,500	(9,915)	-661%
01-60500-2220	VEHICLE REPAIRS & MAINT. - Maintenance	631	750	119	16%
01-60500-2240	VEHICLE REPAIR & MAINT- Bus Operations	53,399	24,998	(28,401)	-114%
01-60500-2250	VEHICLE REPAIRS & MAINT - Motor Pool	750	2,498	1,748	70%
01-60500-3400	VEHICLE REPAIRS & MAINT - Sportspark	74	0	(74)	0%
Total Vehicles Repair & Maintenance		83,177	33,248	(49,929)	-150%
Vehicles Parts					
01-60640-2100	VEHICLES PARTS - Public Safety	70	750	680	91%
01-60640-2210	VEHICLES PARTS - Grounds	0	1,252	1,252	100%

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		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60640-2220	VEHICLES PARTS - Maintenance	0	402	402	100%
01-60640-2240	VEHICLES PARTS - Bus Operations	22,681	20,002	(2,679)	-13%
01-60640-2250	VEHICLES PARTS - Motor Pool	1,099	9,998	8,899	89%
Total Vehicles Parts		23,850	32,404	8,554	26%
Equipment Lease					
01-60300-1000	LEASED EQUIPMENT - General	7,491	6,998	(493)	-7%
01-60300-2210	LEASED EQUIPMENT - Grounds	9,039	1,998	(7,041)	-352%
01-60300-2220	LEASED EQUIPMENT - Maintenance	1,836	2,498	662	27%
01-60300-2230	LEASED EQUIPMENT - Warehouse	0	1,748	1,748	100%
01-60300-2240	LEASED EQUIPMENT - Bus Operations	849	750	(99)	-13%
01-60300-2250	LEASED EQUIPMENT - Motor Pool	0	750	750	100%
01-60300-2900	LEASED EQUIPMENT - Tramway	0	1,252	1,252	100%
Total Equipment Lease		19,214	15,994	(3,220)	-20%
Office Equipment Purchase					
01-60470-0000	OFFICE EQUIP PURCHASE - General	0	750	750	100%
01-60470-1000	OFFICE EQUIP PURCHASE - Administrative	0	502	502	100%
01-60470-1500	OFFICE EQUIP PURCH - Information Technology	2,834	7,500	4,666	62%
01-60470-2050	OFFICE EQUIP PURCHASE - Capital Projects & Planning	1,164	502	(662)	-132%
01-60470-2100	OFFICE EQUIP PURCH - Public Safety	740	502	(238)	-47%
01-60470-2250	OFFICE EQUIP PURCHASE - Motor Pool	0	502	502	100%
01-60470-3500	OFFICE EQUIP PURCHASE - Youth Center	0	502	502	100%
Total Office Equipment Purchase		4,739	10,760	6,021	56%
Equipment Purchases					
01-60510-1050	EQUIPMENT PURCHASE - Administrative Services	0	502	502	100%
01-60510-1500	EQUIPMENT PURCHASE - Information Technology	3,345	2,498	(847)	-34%
01-60510-1800	EQUIPMENT PURCHASE - Community Relations	1,680	0	(1,680)	0%
01-60510-2100	EQUIPMENT PURCHASE - Public Safety	4,400	3,998	(402)	-10%
01-60510-2210	EQUIPMENT PURCHASE - Grounds	2,433	3,998	1,565	39%
01-60510-2220	EQUIPMENT PURCHASE - Maintenance	3,521	2,498	(1,023)	-41%
01-60510-2230	EQUIPMENT PURCHASE - Warehouse	367	502	135	27%
01-60510-2240	EQUIPMENT PURCHASE - Bus Operations	3,621	750	(2,871)	-383%
01-60510-2800	EQUIPMENT PURCHASE - AVAC	0	2,498	2,498	100%
01-60510-2900	EQUIPMENT PURCHASE - Tramway	0	1,252	1,252	100%
01-60510-3400	EQUIPMENT PURCHASE - Sportspark	4,589	0	(4,589)	0%
Total Equipment Purchases		23,956	18,496	(5,460)	-30%
Other Equipment Purchases					
01-60660-1500	COMPUTER PURCHASE SOFTWARE	23,873	15,000	(8,873)	-59%
Total Other Equipment Purchases		23,873	15,000	(8,873)	-59%
Exterminator					
01-60250-1000	EXTERMINATOR - Administrative	267	750	483	64%
01-60250-2100	EXTERMINATOR - Public Safety	267	750	483	64%
01-60250-2210	EXTERMINATOR - Grounds	206	150	(56)	-38%
01-60250-2230	EXTERMINATOR - Warehouse	76	150	74	49%
01-60250-2240	EXTERMINATOR - Bus Operations	344	126	(218)	-173%
01-60250-2250	EXTERMINATOR - Motor Pool	0	502	502	100%
01-60250-2900	EXTERMINATOR - Tramway	344	502	158	31%
01-60250-3000	EXTERMINATOR - RI Locations Points	955	1,748	793	45%
01-60250-3400	EXTERMINATOR - Sportspark	344	0	(344)	0%
Total Exterminator		2,805	4,678	1,873	40%
Uniforms					
01-60290-1000	UNIFORMS - Administrative	0	502	502	100%
01-60290-2100	UNIFORMS - Public Safety	8,758	12,000	3,242	27%
01-60290-2210	UNIFORMS - Grounds	2,292	1,252	(1,040)	-83%
01-60290-2220	UNIFORMS - Maintenance	2,292	1,500	(792)	-53%
01-60290-2230	UNIFORMS - Warehouse	0	78	78	100%
01-60290-2240	UNIFORMS - Bus Operations	10,397	2,498	(7,899)	-316%
01-60290-2250	UNIFORMS - Motor Pool	0	248	248	100%
01-60290-3500	UNIFORMS - Youth Center	6,015	8,498	2,483	29%
01-60291-1000	UNIFORMS CLEANING - Administrative	572	502	(70)	-14%
01-60291-2100	UNIFORMS CLEANING - Public Safety	8,996	4,500	(4,496)	-100%
01-60291-2210	UNIFORMS CLEANING - Grounds	1,797	1,748	(49)	-3%
01-60291-2220	UNIFORMS CLEANING - Maintenance	4,082	2,498	(1,584)	-63%
01-60291-2230	UNIFORMS CLEANING - Warehouse	0	174	174	100%
01-60291-2240	UNIFORMS CLEANING - Bus Operations	1,711	502	(1,209)	-241%
01-60291-2250	UNIFORMS CLEANING - Motor Pool	0	248	248	100%

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		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
Total Uniforms		46,911	36,748	(10,163)	-28%
Light, Power, Heat					
01-60320-1000	LIGHT, POWER, HEAT - Admin	(11,625)	15,502	27,127	175%
01-60320-2100	LIGHT, POWER, HEAT - Public Safety	13,105	9,998	(3,107)	-31%
01-60320-2220	LIGHT, POWER, HEAT - Maintenance	0	6,750	6,750	100%
01-60320-2230	LIGHT, POWER, HEAT - Warehouse	6,177	0	(6,177)	0%
01-60320-2240	LIGHT, POWER, HEAT - Bus Operations	23,250	27,502	4,252	15%
01-60320-2800	LIGHT, POWER, HEAT - AVAC	30,872	20,002	(10,870)	-54%
01-60320-2900	LIGHT, POWER, HEAT - Tramway	120,861	87,502	(33,359)	-38%
01-60320-3000	LIGHT, POWER, HEAT - RI Locations Points	105,875	99,000	(6,875)	-7%
01-60320-3400	LIGHT, POWER, HEAT - Sportspark	46,923	70,002	23,079	33%
01-60320-6000	LIGHT, POWER, HEAT - Motorgate	34,414	24,998	(9,416)	-38%
Total Light, Power, Heat		369,851	361,256	(8,595)	-2%
Water & Sewer					
01-60322-2220	WATER & SEWER - Maintenance	2,595	1,252	(1,343)	-107%
01-60322-2900	WATER & SEWER - Tramway	1,285	1,500	215	14%
01-60322-3400	WATER & SEWER - Sportspark	353	5,002	4,649	93%
Total Water & Sewer		4,233	7,754	3,521	45%
Office Supplies					
01-60420-1000	OFFICE SUPPLIES - Administrative	7,601	9,998	2,397	24%
01-60420-1050	OFFICE SUPPLIES - Administrative Services	0	248	248	100%
01-60420-1500	OFFICE SUPPLIES - Information Technology	0	998	998	100%
01-60420-1800	OFFICE SUPPLIES - Community Relations	0	502	502	100%
01-60420-2050	OFFICE SUPPLIES - Capital Projects & Planning	0	248	248	100%
01-60420-2100	OFFICE SUPPLIES - Public Safety	1,952	3,000	1,048	35%
01-60420-2220	OFFICE SUPPLIES - Maintenance	0	150	150	100%
01-60420-2230	OFFICE SUPPLIES - Warehouse	0	150	150	100%
01-60420-2240	OFFICE SUPPLIES - Bus Operations	0	502	502	100%
Total Office Supplies		9,553	15,796	6,243	40%
Parts & Supplies					
01-60430-1000	PARTS & SUPPLIES - Administrative	2,064	502	(1,562)	-311%
01-60430-1050	PARTS & SUPPLIES - Administrative Services	0	998	998	100%
01-60430-1500	PARTS & SUPPLIES - Information Technology	1,854	2,498	644	26%
01-60430-1514	PARTS & SUPPLIES - Access Control	0	3,248	3,248	100%
01-60430-1800	PARTS & SUPPLIES - Community Relations	4,560	2,498	(2,062)	-83%
01-60430-2050	PARTS & SUPPLIES - Capital Projects & Planning	175	502	327	65%
01-60430-2100	PARTS & SUPPLIES - Public Safety	4,813	2,498	(2,315)	-93%
01-60430-2210	PARTS & SUPPLIES - Grounds	36,749	20,002	(16,747)	-84%
01-60430-2220	PARTS & SUPPLIES - Maintenance	25,298	32,498	7,200	22%
01-60430-2230	PARTS & SUPPLIES - Warehouse	65,402	20,002	(45,400)	-227%
01-60430-2240	PARTS & SUPPLIES - Bus Operations	9,909	5,002	(4,907)	-98%
01-60430-2250	PARTS & SUPPLIES - Motor Pool	1,676	2,498	822	33%
01-60430-2800	PARTS & SUPPLIES - AVAC	15,419	17,502	2,083	12%
01-60430-2900	PARTS & SUPPLIES - Tramway	1,992	750	(1,242)	-166%
01-60430-3400	PARTS & SUPPLIES - Sportspark	7,586	0	(7,586)	0%
01-60430-3500	PARTS & SUPPLIES - Youth Center	17,215	8,002	(9,213)	-115%
Total Parts & Supplies		194,713	119,000	(75,713)	-64%
Service Maintenance Agreement					
01-60750-1500	SERVICE MAINTENANCE AGREEMENT- IT	25,495	38,242	12,747	33%
01-60750-1514	SERVICE MAINTENANCE AGREE - Access Control	0	2,752	2,752	100%
01-60750-1800	SERVICE MAINTENANCE AGREE - Community Relations	0	20,002	20,002	100%
01-60750-2050	SERVICE MAINTENANCE AGREE - Capital Projects & Planning	0	502	502	100%
01-60750-2100	SERVICE MAINTENANCE AGREE - Public Safety	0	502	502	100%
01-60750-2240	SERVICE MAINTENANCE AGREE - Bus Operations	0	2,498	2,498	100%
01-60750-2250	SERVICE MAINTENANCE AGREE - Motor Pool	1,365	1,500	135	9%
01-60750-2900	SERVICE MAINTENANCE AGREE - Tramway	0	7,500	7,500	100%
01-60750-3000	SERVICE MAINTENANCE AGREE - RI Locations Points	0	9,998	9,998	100%
01-60750-3400	SERVICE MAINTENANCE AGREE - Sportspark	1,820	750	(1,070)	-143%
01-60750-3500	SERVICE MAINTENANCE AGREE - Programming & Partnership/	4,784	0	(4,784)	0%
Total Service Maintenance Agreement		33,465	84,246	50,781	60%
Employee Travel & Meal					
01-60520-1000	EMPL TRV & MEAL - Administrative	0	502	502	100%
01-60520-1100	EMPL TRV & MEAL- Executive	0	248	248	100%
01-60520-1300	EMPL TRV & MEAL- Finance	0	638	638	100%
01-60520-1400	EMPL TRV & MEAL- Human Resources	264	378	114	30%

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		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60520-1600	EMPL TRV & MEAL- Legal	0	248	248	100%
01-60520-2100	EMPL TRV & MEAL- Public Safety	0	750	750	100%
01-60520-2210	EMPL TRV & MEAL- Grounds	306	124	(182)	-147%
01-60520-2220	EMPL TRV & MEAL- Maintenance	0	176	176	100%
01-60520-2240	EMPL TRV & MEAL- Bus Operations	250	248	(2)	-1%
01-60520-3400	EMPL TRV & MEAL - Sportspark	0	98	98	100%
01-60520-3500	EMPL TRV & MEAL - Youth Center	0	600	600	100%
Total Employee Travel & Meal		820	4,010	3,190	80%
Employee Training					
01-60530-1000	EMPLOYEE TRAINING - Administrative	0	2,498	2,498	100%
01-60530-1300	EMPLOYEE TRAINING - Finance	599	0	(599)	0%
01-60530-1400	EMPLOYEE TRAINING - Human Resources	42,315	34,998	(7,317)	-21%
01-60530-1500	EMPLOYEE TRAINING - Information Technology	885	0	(885)	0%
01-60530-1600	EMPLOYEE TRAINING - Legal	0	5,002	5,002	100%
01-60530-1800	EMPLOYEE TRAINING - Community Relations	0	3,000	3,000	100%
01-60530-2050	EMPLOYEE TRAINING - Capital Projects & Planning	799	0	(799)	0%
01-60530-2100	EMPLOYEE TRAINING - Public Safety	1,576	43	(1,533)	-3566%
01-60530-2210	EMPLOYEE TRAINING - Grounds	812	1,252	440	35%
01-60530-2220	EMPLOYEE TRAINING - Maintenance	36	248	212	86%
01-60530-2230	EMPLOYEE TRAINING - Warehouse	1,034	0	(1,034)	0%
01-60530-2240	EMPLOYEE TRAINING - Bus Operations	1,280	248	(1,032)	-416%
01-60530-3400	EMPLOYEE TRAINING - Sportspark	95	750	655	87%
01-60530-3500	EMPLOYEE TRAINING - Programming & Partnership/Yout	0	4,500	4,500	100%
Total Employee Training		49,432	52,539	3,107	6%
Shipping					
01-60550-1000	POSTAGE - Administrative	2,655	3,000	345	11%
01-60550-1050	POSTAGE - Administrative Services	74	0	(74)	0%
01-60550-2100	POSTAGE - Public Safety	8	48	40	83%
01-60551-1050	SHIPPING - Administrative Services	0	248	248	100%
01-60551-1400	SHIPPING - Human Resources	55	0	(55)	0%
01-60551-1500	SHIPPING - Information Technology	20	0	(20)	0%
01-60551-1800	SHIPPING - Community Relations	301	0	(301)	0%
01-60551-2050	SHIPPING - Capital Projects & Planning	0	124	124	100%
01-60551-2100	SHIPPING - Public Safety	129	600	471	78%
01-60551-2210	SHIPPING - Grounds	1,181	248	(933)	-376%
01-60551-2220	SHIPPING - Maintenance	100	176	76	43%
01-60551-2230	SHIPPING - Warehouse	2	998	996	100%
01-60551-2240	SHIPPING - Bus Operations	328	248	(80)	-32%
01-60551-2250	SHIPPING - Motor Pool	0	248	248	100%
01-60551-2800	SHIPPING - AVAC	1,324	998	(326)	-33%
01-60551-2900	SHIPPING - Tramway	0	72	72	100%
01-60551-3400	SHIPPING - Sportspark	157	150	(7)	-5%
01-60552-1000	UPS SHIPPING - Administrative	415	750	335	45%
Total Shipping		6,748	7,908	1,160	15%
Subscriptions / Membership					
01-60560-1000	SUBSCRIPTIONS / MEMBERSHIP - Administrative	0	1,278	1,278	100%
01-60560-1050	SUBSCRIPTIONS/ MEMBERSHIP - Administrative Services	4,090	248	(3,842)	-1549%
01-60560-1300	SUBSCRIPTIONS/ MEMBERSHIP - Finance	60	0	(60)	0%
01-60560-1500	SUBSCRIPTIONS/ MEMBERSHIP - Information Technology	500	502	2	0%
01-60560-1600	SUBSCRIPTIONS/ MEMBERSHIP - Legal	13,337	12,502	(835)	-7%
01-60560-2050	SUBSCRIPTIONS/ MEMBERSHIP - Capital Projects & Planning	216	0	(216)	0%
01-60560-2100	SUBSCRIPTIONS/ MEMBERSHIP - Public Safety	0	502	502	100%
01-60560-3400	SUBSCRIPTIONS/ MEMBERSHIP - Sportspark	1,374	0	(1,374)	0%
01-60560-3500	SUBSCRIPTIONS/ MEMBERSHIP - Youth Center	190	300	110	37%
Total Subscriptions / Membership		19,768	15,332	(4,436)	-29%
Other Expenses					
01-60570-0000	BANK CHARGES - General	4,082	11,002	6,920	63%
01-60580-1000	MISCELLANEOUS - Administrative	1,774	5,126	3,352	65%
01-60580-1500	MISCELLANEOUS - Information Technology	153	0	(153)	0%
01-60580-1800	MISCELLANEOUS - Community Relations	1,583	0	(1,583)	0%
01-60580-2100	MISCELLANEOUS - Public Safety	1,027	502	(525)	-105%
01-60580-2200	MISCELLANEOUS - Island Operations	1,283	0	(1,283)	0%
01-60580-2210	MISCELLANEOUS - Grounds	0	125,002	125,002	100%
01-60580-2230	MISCELLANEOUS - Warehouse	146	0	(146)	0%
01-60580-2240	MISCELLANEOUS - Bus Operations	0	248	248	100%
01-60580-3400	MISCELLANEOUS - Sportspark	0	248	248	100%
01-60580-3500	MISCELLANEOUS - Youth Center	386	2,002	1,616	81%

Roosevelt Island Operating Corporation
Budget Variance Report
For the Six Months Ending September 30, 2022

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60600-1000	PUBLIC WORK ENFORCEMENT F - Administrative	0	15,000	15,000	100%
01-60790-1400	MTA METRO CARD PURCHASE- HR	8,050	10,500	2,450	23%
02-61701-0000	CONTRIBUTED RENT EXPENSE - PP	0	55,000	55,000	100%
02-61750-1000	PUBLIC PURPOSE GRANTS	55,000	94,998	39,998	42%
04-60570-0000	BANK CHARGES - General	20	0	(20)	0%
Total Other Expenses		73,504	319,628	246,124	77%
Island Evenst - Community Relations					
01-60681-1800	ISLAND EVENTS - Community Relations	65,439	106,000	40,561	38%
01-60681-2100	ISLAND EVENTS - Public Safety	15,638	3,200	(12,438)	-389%
Total Island Evenst - Community Relations		81,077	109,200	28,123	26%
Total Other Than Personal Services (OTPS)		7,770,023	7,745,420	(24,603)	0%
Total Expenses		15,043,706	15,537,542	493,836	3%
Depreciation Expenses					
03-70000-0000	DEPRECN EXPENSE OFFICE FURNITURE, FIXTURES, EQUIP	46,337	9,827	(36,510)	-372%
03-70010-0000	DEPRCN EXPENSES BUILDINGS	127,074	447,906	320,832	72%
03-70020-0000	DEPRCN EXPENSES BUILDINGS IMPROVEMENTS	2,368,648	441,767	(1,926,881)	-436%
03-70030-0000	DEPRECN EXPENSES INFRASTRUCTURE	879,142	774,775	(104,367)	-13%
03-70040-0000	DEPRECN EXPENSES SEAWALL	103,592	35,637	(67,955)	-191%
03-70100-0000	DEPRECN EXPENSE VEHICLES	18,665	38,706	20,041	52%
03-70400-0000	DEPRECN EXPENSE BUSES	86,433	243,922	157,489	65%
03-70500-0000	DEPRECN EXPENSE LEASEHOLD IMPROVEMENT	14,943	3,072	(11,871)	-386%
03-70600-0000	DEPRECN EXPENSE LANDMARKS	172,478	200,912	28,434	14%
03-70800-0000	DEPRECN EXPENSE EQUIPMENT	198,476	114,894	(83,582)	-73%
Total Depreciation Expenses		4,015,790	2,311,418	(1,704,372)	-74%
BEGINNING NET ASSETS		0	0	0	0%
NET SURPLUS/(DEFICIT)		(3,866,925)	(1,796,934)	(2,069,991)	-115%
ENDING NET ASSETS		(3,866,925)	(1,796,934)	(2,069,991)	-115%

The Roosevelt Island Operating Corporation (RIOC)
 UNAUDITED CAPITAL IMPROVEMENTS 2022/2023
 For The Six Months Ending September 30, 2022

		Approved Budget FY 2022	Actual FY 2022	Balance 3/31/22	Approved Budget FY 2023	Expenditures as of September 30, 2022
1	Sports Fields/Parks	2,600,000	4,713,964	(2,113,964)	3,596,000	2,335,206
	Blackwell Pk Repairs		563,574	(563,574)		
	Blackwell Pk East - inc Kallos (Design)		214,280	(214,280)		
	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)		
	Nellie Bly Monument	100,000	314,051	(214,051)		
	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)	2,500,000	403,612	2,096,388	3,596,000	2,335,206
2	Historic & Landmark Structures	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	4,010,000	10,773,655	(6,763,655)	2,404,300	65,739
	AVAC Upgrades (Construction)		42,122	(42,122)		
	Bike Ramp & Lane (Construction)				554,000	
	Bike Ramp & Lane (Design)	425,000	354,098	70,902		49,955
	Blackwell Plaza & Sidewalk renovation (Construction)	1,706,000		1,706,000		
	Bus Shelter - Main Street		16,498	(16,498)		
	Good Shepherd - HVAC		8,080	(8,080)		
	Helix Ramp Traffic Study	250,000		250,000		
	Helix Ramp & Flat Plaza Repairs (Design)		60,185	(60,185)		
	Island-wide Data Replacements	50,000		50,000		
	Island wide Main Street Trees & Sidewalks	333,000		333,000		
	Island-wide Security Improvements	100,000		100,000		
	Island wide Site Furnishings and Wayfinding	300,000		300,000		
	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)		
	RIOC Elevator/ Escalator /Conveyance Capital Repairs (Design) - PH 1	200,000		200,000		
	Seawall - Special Inspection		5,055	(5,055)		15,784
	South Dog Water Fountain Dog-Run					
	Southpoint Open Space Park - Seawall (Construction)	646,000	5,697,238	(5,051,238)		
	Steam Tunnel(Design)				850,300	
	Steam Tunnel		147,254	(147,254)		
	Tram Rope Replacement/Stairs				1,000,000	
	Miscellaneous Repairs		123,855	(123,855)		
4	Facilities & Offices	60,000	7,534,698	(7,474,698)	0	0
	524 Main Street - Office Relocation		151,413	(151,413)		
	AVAC - General Repair Reserve		501,626	(501,626)		
	AVAC - Improvements		14,713	(14,713)		
	AVAC - Mechanical/Piping	60,000		60,000		
	Bus Garage Warehouse Rehabilitation		16,828	(16,828)		
	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)		

The Roosevelt Island Operating Corporation (RIOC)
 UNAUDITED CAPITAL IMPROVEMENTS 2022/2023
 For The Six Months Ending September 30, 2022

	Approved Budget FY 2022	Actual FY 2022	Balance 3/31/22	Approved Budget FY 2023	Expenditures as of September 30, 2022	
		134,065	(134,065)			
		13,431	(13,431)			
		115,306	(115,306)			
5	Equipment & Vehicles	715,000	536,679	178,321	515,000	0
	Bus Operations - Sweeper Truck Repairs		32,957	(32,957)		
	Grounds - Misc Equipment		40,040	(40,040)		
	IT - CPU & Monitor (Workstations)	15,000		15,000	15,000	
	IT - Dark Fiber	200,000	179,593	20,407		
	IT - Disaster Recovery (on/offsite data storage)	45,000		45,000	45,000	
	IT - Firewall (Sonicwall & Implementation Prof Services)	15,000		15,000	15,000	
	IT - Security (access control - Camera)	60,000		60,000	60,000	
	IT - Security (access control - Swipe Cards)	15,000		15,000	15,000	
	IT - Servers Infrastructure	75,000		75,000	75,000	
	IT - Software Upgrades	30,000		30,000	30,000	
	IT - Storage System (Hardware)	30,000		30,000	30,000	
	IT - Telecom (Cables/Fiber to Connect to Data Center)	75,000	193,812	(118,812)	75,000	
	IT - Telecommunication (New Phone System)	25,000		25,000	25,000	
	IT - Upgrade of Network Switches & Hubs	50,000		50,000	50,000	
	IT - Wireless Access Point	5,000		5,000	5,000	
	P.S. - Misc. Equipment	25,000		25,000	25,000	
	P.S. - Misc. Equipment		19,560	(19,560)		
	P.S. - Barricades		9,775	(9,775)		
	P.S. - Vehicles	50,000		50,000	50,000	
	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	20,799	(20,799)	0	0
	NY Public Library - Covid Testing			0		
	NY Public Library -Call Box Installation		20,799	(20,799)		
7	Lighting & Signage	0	67,163	(67,163)	0	0
	Signage & Traffic Analysis (Construction)					
	Signage & Traffic Analysis (Design)					
	Main Street Lighting		67,163	(67,163)		
8	Tram	1,725,000	3,694,829	(1,969,829)	0	88,999
	Tram Modernization			0		88,999
	Tram - Cost Verification (EFPR Auditor)			0		
	Tram - Elevator Manhattan Station (Construction)	1,520,000	2,208,534	(688,534)		
	Tram - Long Term Overhaul Projects		226,256	(226,256)		
	Tram Plaza - Roosevelt Island	205,000		205,000		
	Tram Construction Project		1,260,040	(1,260,040)		
9	Southpoint Park	0	0	0	0	0
	Southpoint Park - Community Plan Facilitator					
	RESERVE			0		
	Miscellaneous	2,800,000	114,603	2,685,397	1,000,000	0
	Reserve			0		
	Capital Improvement Project CONTINGENCY		18,615	(18,615)		
	Owner's Representative (allocation to Capital Project)	1,800,000	95,988	1,704,012	1,000,000	
	Contingency	1,000,000		1,000,000		
	-					
	TOTAL CAPITAL IMPROVEMENTS	11,910,000	28,464,389	(16,554,389)	7,515,300	2,489,945