

# Roosevelt Island Operating Corporation

## Balance Sheet

	<b>2/28/2023</b>	<b>2/28/2022</b>	<b>2/28/2021</b>
<b>Assets</b>			
Cash	1,576,462	2,750,979	1,588,854
Investments	13,663,935	9,107,717	41,710,585
Accounts Receivable	909,243	19,053,999	2,003,380
Due From Other Funds	27,652,361	37,338,925	43,948,965
Capital Assets Net	157,031,061	152,121,547	128,577,136
Other Assets	581,428	720,279	280,856
Deferred Outflows of Resources	5,378,301	5,443,084	3,044,734
Total Assets	206,792,790	226,536,530	221,154,511
<b>Liabilities &amp; Fund Balance</b>			
<b>Liabilities :</b>			
Total Accounts Payable & Accrued Expenses	916,165	1,525,709	2,146,694
Deferred Revenue	49,021,838	50,091,405	34,591,901
Compensated Absences	1,161,688	1,033,023	746,772
Other Post Employment Benefit	13,764,551	12,160,414	10,704,664
Due to Other Funds	27,652,361	37,338,925	43,948,965
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	98,071,518	109,649,848	97,762,520
<b>Net Assets/ Fund Balance :</b>			
Fund Balance	(21,490,323)	(17,415,511)	(4,463,441)
Restricted for Capital Projects	130,211,595	134,302,193	127,855,433
Total Fund Balance	108,721,272	116,886,682	123,391,991
Total Liabilities & Fund Balance	206,792,790	226,536,530	221,154,511
<b>BEGINNING BALANCE WITH CURRENT YEAR ADJUSTMENTS</b>	<b>115,887,443</b>	<b>121,565,702</b>	<b>128,104,226</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>(7,166,171)</b>	<b>(4,679,020)</b>	<b>(4,712,235)</b>
<b>ENDING NET ASSETS</b>	<b>108,721,272</b>	<b>116,886,682</b>	<b>123,391,991</b>

**Roosevelt Island Operating Corporation**  
**Profit and Loss Statement**  
Eleven Months Ending February 28, 2023

	<u>2/28/2023</u>	%	<u>2/28/2022</u>	%	<u>2/28/2021</u>	%
<b>Revenue</b>						
Residential fees	3,157,885		3,470,090		1,378,723	
Ground rent	14,450,964		14,821,428		13,440,895	
Commercial rent	1,592,605		1,566,120		1,525,319	
Tramway revenue	3,829,102		2,686,333		1,468,483	
Public safety reimbursement	2,202,291		2,137,699		2,048,314	
Transport/parking revenue	2,316,782		2,400,350		2,081,206	
Interest income	298,345		647,400		519,358	
Unrealized loss	0		0		(2,833)	
Other revenue	585,313		910,275		2,461,676	
<b>Total Revenue</b>	<b><u>28,433,288</u></b>		<b><u>28,639,694</u></b>		<b><u>24,921,140</u></b>	
<b>Operating expenses</b>						
Salary & Benefits :	13,353,541	47%	12,950,412	45%	12,117,573	49%
Insurance	3,264,020	11%	3,132,741	11%	2,943,415	12%
Professional services and legal services	2,321,458	8%	2,142,458	7%	1,379,665	6%
Management fees	5,586,528	20%	5,195,399	18%	4,871,796	20%
Telecommunications	199,625	1%	195,201	1%	207,752	1%
Repairs and maintenance	1,203,798	4%	920,630	3%	1,382,266	6%
Vehicles maintenance	388,361	1%	254,341	1%	152,395	1%
Equipment purchases/lease	138,927	0%	144,052	1%	195,354	1%
Supplies/Services	1,155,286	4%	1,073,592	4%	875,243	4%
Other expenses	532,934	2%	659,536	2%	116,911	0%
<b>Total Expenses</b>	<b><u>28,144,476</u></b>	<b>99%</b>	<b><u>26,668,362</u></b>	<b>93%</b>	<b><u>24,242,370</u></b>	<b>97%</b>
<b>Operating Profit (Loss)</b>	<b><u>288,811</u></b>		<b><u>1,971,332</u></b>		<b><u>678,771</u></b>	
<b>OPEB and Depreciation Expenses</b>						
Other Post-Employment Benefits (OPEB)	0		0		0	
Depreciation expense	(7,454,982)		(6,650,352)		(5,391,005)	
<b>NET SURPLUS/(DEFICIT)</b>	<b><u>(7,166,171)</u></b>		<b><u>(4,679,020)</u></b>		<b><u>(4,712,235)</u></b>	

**Roosevelt Island Operating Corporation**  
**Profit and Loss Statement**  
Month Ending February 28, 2023

	<u>2/28/2023</u>	%	<u>2/28/2022</u>	%	<u>2/28/2021</u>	%
Revenue						
Residential fees	98,223		86,438		60,536	
Ground rent	1,305,839		1,238,981		1,195,916	
Commercial rent	141,001		138,099		136,106	
Tramway revenue	327,531		201,050		115,592	
Public safety reimbursement	167,005		162,000		156,788	
Transport/parking revenue	211,808		206,465		176,521	
Interest income	17,981		52,212		8,347	
Other revenue	26,512		37,734		1,674,615	
<b>Total Revenue</b>	<u>2,295,899</u>		<u>2,122,979</u>		<u>3,524,421</u>	
Operating expenses						
Salary & Benefits :	1,162,151	51%	848,623	40%	1,019,800	29%
Insurance	296,501	13%	356,303	17%	254,085	7%
Professional services and legal services	152,773	7%	181,485	9%	254,261	7%
Management fees	496,564	22%	481,459	23%	521,527	15%
Telecommunications	14,259	1%	11,739	1%	13,924	0%
Repairs and maintenance	99,963	4%	132,626	6%	100,898	3%
Vehicles maintenance	16,794	1%	30,152	1%	6,536	0%
Equipment purchases/lease	14,075	1%	11,151	1%	2,578	0%
Supplies/Services	56,331	2%	123,528	6%	93,122	3%
Other expenses	45,330	2%	201,812	10%	2,909	0%
<b>Total Expenses</b>	<u>2,354,741</u>	103%	<u>2,378,877</u>	112%	<u>2,269,639</u>	64%
<b>Operating Profit (Loss)</b>	<b>(58,842)</b>		<b>(255,898)</b>		<b>1,254,782</b>	
OPEB and Depreciation Expenses						
Other Post-Employment Benefits (OPEB)	0		0		0	
Depreciation expense	(694,756)		(642,687)		(534,251)	
<b>NET SURPLUS/(DEFICIT)</b>	<u><b>(753,598)</b></u>		<u><b>(898,585)</b></u>		<u><b>720,531</b></u>	

**Roosevelt Island Operating Corporation**  
**Revenue by Building**  
Y/T/D 2/28/23

Revenue	<u>2/28/2023</u>	<u>2/28/2022</u>	<u>2/28/2021</u>
Residential Fees Revenue			
01-40123-5000			
5750 - Southtown Building # 5	568,232	144,623	144,623
5760 - Southtown Building # 6	928,125	221,699	221,699
5770 - Southtown Building # 7	201,600	201,600	201,600
5780 - Southtown Building # 8	240,000	240,000	240,000
5790 - Southtown Building # 9	105,279	0	0
01-40401-5000			
5740 - Southtown Building # 4	616	616	616
5750 - Southtown Building # 5	991	991	991
5760 - Southtown Building # 6	1,525	1,525	1,525
5770 - Southtown Building # 7	1,738	1,738	1,738
5780 - Southtown Building # 8	3,175	3,175	0
03-40400-5000			
3585 - Island House	76,167	40,358	4,998
5200 - Island House	0	20,143	4,314
5300 - Rivercross	125,328	164,235	58,750
5600 - Westview	0	1,500,000	0
5730 - Southtown Building # 3	29,430	3,000	15,747
5740 - Southtown Building # 4	33,906	11,838	0
5750 - Southtown Building # 5	45,300	118,075	0
03-40401-5000			
5740 - Southtown Building # 4	24,647	24,647	24,647
5750 - Southtown Building # 5	39,632	39,632	39,632
5760 - Southtown Building # 6	61,001	61,001	61,001
5770 - Southtown Building # 7	69,517	69,517	69,517
5780 - Southtown Building # 8	127,010	127,010	0
04-40401-5000			
5740 - Southtown Building # 4	36,354	36,354	36,354
5750 - Southtown Building # 5	58,457	58,457	58,457
5760 - Southtown Building # 6	89,977	89,977	89,977
5770 - Southtown Building # 7	102,538	102,538	102,538
5780 - Southtown Building # 8	187,340	187,340	0
Total	<u>3,157,885</u>	<u>3,470,090</u>	<u>1,378,723</u>
Ground rent			
01-40090-5000			
5100 - Eastwood	1,820,906	1,728,984	1,652,382
5200 - Island House	246,447	246,447	246,447
5300 - Rivercross	2,486,231	2,279,027	2,291,667
5400 - Manhattan Park- River Road	5,628,928	5,628,928	5,628,928
5401 - Manhattan Park - Bus Reimbursement	154,000	154,000	154,000
5600 - Westview	297,917	362,922	59,565
5710 - Southtown Building # 1	29,183	29,183	29,183
5720 - Southtown Building # 2	27,847	27,847	27,847
5730 - Southtown Building # 3	59,510	59,510	59,510
5740 - Southtown Building # 4	15,971	15,971	15,971
5750 - Southtown Building # 5	674,114	656,072	638,513
5760 - Southtown Building # 6	1,027,680	1,000,175	973,407
5770 - Southtown Building # 7	805,212	781,759	758,989
5780 - Southtown Building # 8	554,844	1,386,139	440,516
5790 - Southtown Building # 9	149,183	0	0
5888 - Octagon	64,992	64,466	63,972

**Roosevelt Island Operating Corporation**  
**Revenue by Building**  
Y/T/D 2/28/23

	<u>2/28/2023</u>	<u>2/28/2022</u>	<u>2/28/2021</u>
<b>Revenue</b>			
03-40141-5000			
0000 - General	408,000	0	0
7023 - Cornell Technology	0	400,000	400,000
Total	<u>14,450,964</u>	<u>14,821,428</u>	<u>13,440,895</u>
<b>Commercial Rent</b>			
01-40208-4000			
<No Project>	0	0	26,239
0000 - General	0	0	(12,566)
4281 - HCK Recreation- Tennis Bubble	275,000	275,000	286,195
4282 - HCK Recreation- Parking	25,583	24,365	(19,571)
4587 - Child School	323,675	320,685	320,685
4895 - Hudson Related	913,346	891,070	869,336
5600 - Westview	55,000	55,000	55,000
Total Commercial Rent	<u>1,592,605</u>	<u>1,566,120</u>	<u>1,525,319</u>
<b>Tramway Revenue</b>			
01-40020-2900			
2900 - Tramway	3,716,384	2,585,692	1,388,584
01-40021-2900			
2900 - Tramway	112,718	100,641	79,899
Total Tramway Revenue	<u>3,829,102</u>	<u>2,686,333</u>	<u>1,468,483</u>
<b>Public Safety Reimbursement</b>			
01-40080-2100			
0000 - General	16,500	16,500	16,500
5100 - Eastwood	577,960	561,126	544,783
5200 - Island House	194,160	188,505	183,014
5300 - Rivercross	204,867	198,900	193,106
5400 - Manhattan Park- River Road	382,290	371,156	360,345
5600 - Westview	141,252	138,221	132,421
5710 - Southtown Building # 1	38,630	37,505	36,413
5720 - Southtown Building # 2	49,871	48,419	47,008
5730 - Southtown Building # 3	80,123	77,789	75,524
5740 - Southtown Building # 4	80,004	76,927	73,968
5750 - Southtown Building # 5	44,584	42,870	41,221
5760 - Southtown Building # 6	87,409	84,047	80,814
5770 - Southtown Building # 7	75,393	72,493	69,705
5780 - Southtown Building # 8	80,126	77,044	50,160
5888 - Octagon	149,122	146,198	143,332
Total Public Safety Reimbursement	<u>2,202,291</u>	<u>2,137,699</u>	<u>2,048,314</u>
<b>Transport/ Parking Revenue</b>			
01-40000-5000			
0000 - General	25	0	0
3050 - Main Street	269,640	369,681	208,042
01-40010-5000			
5888 - Octagon	124,269	121,832	119,443
01-40030-6000			
5688 - Motorgate Complex	1,922,849	1,908,837	1,753,721
Total	<u>2,316,782</u>	<u>2,400,350</u>	<u>2,081,206</u>
<b>Interest Income</b>			

**Roosevelt Island Operating Corporation**  
**Revenue by Building**  
Y/T/D 2/28/23

Revenue	<u>2/28/2023</u>	<u>2/28/2022</u>	<u>2/28/2021</u>
01-40050-0000			
<No Project>	0	0	8
0000 - General	112,840	390,587	(114,759)
5300 - Rivercross	0	0	279,558
5780 - Southtown Building # 8	88,370	224,614	0
03-40050-0000			
0000 - General	40,807	245	1,020
04-40050-0000			
0000 - General	56,329	31,954	353,530
Total Interest Income	<u>298,345</u>	<u>647,400</u>	<u>519,358</u>
Unrealized Gain (Loss)			
03-40051-0000			
<No Project>	0	0	(2,833)
Total Unrealized Gain (Loss)	<u>0</u>	<u>0</u>	<u>(2,833)</u>
Other Revenue			
01-40060-2310			
0000 - General	136,367	102,644	26,183
2900 - Tramway	5,000	0	0
3600 - Southpoint	2,500	0	0
7029 - Coler Hospital	96	0	0
01-40100-2310			
0000 - General	30	60	0
3900 - Lighthouse Park	1,050	0	0
5300 - Rivercross	38	0	0
01-40200-2310			
<No Project>	0	0	8,500
3310 - Fields: Fire Fighters Field	6,611	12,471	0
3320 - Fields: Octagon Park- Soccer Field	21,491	51,733	11,520
3330 - Fields: Octagon Park- Pony (Softball) Field	17,440	455	0
3340 - Fields: Octagon Park- Tennis Courts	7,718	7,200	0
3350 - Fields: Capobianco - Softball Field	4,600	5,898	(675)
3900 - Lighthouse Park	0	300	0
01-40203-3400			
3400 - Sportspark	5,400	0	0
3410 - Sportspark Gym	0	2,320	17,560
3420 - Sportspark Pool	0	13,933	0
01-40205-5000			
0000 - General	166,208	172,449	196,463
3400 - Sportspark	0	134,942	107,078
3543 - Good Shepherd's Chapel	24,373	22,531	5,145
3548 - Cultural Center	45,700	30,315	1,660
3900 - Lighthouse Park	300	0	0
4281 - HCK Recreation- Tennis Bubble	0	(1,586)	107,078
5300 - Rivercross	0	1,200	0
01-40212-1500			
0000 - General	132,366	203,750	202,156
01-40300-1000			
0000 - General	6,150	11,192	1,016,078
2900 - Tramway	0	84	0
4599 - Accountable Financial	0	960	0
5400 - Manhattan Park- River Road	0	0	1,800

**Roosevelt Island Operating Corporation**  
**Revenue by Building**  
 Y/T/D 2/28/23

Revenue	<u>2/28/2023</u>	<u>2/28/2022</u>	<u>2/28/2021</u>
7032 - Bench Donation	1,875	1,581	75
7034 - Hope Memorial	0	0	43,539
01-40302-1000			
7026 - Hurricane Sandy	0	0	603,869
03-40300-1000			
0000 - General	0	(113,647)	113,647
5800 - Renwick Ruins	0	225,489	0
03-40700-1500			
<No Project>	0	24,000	0
Total Other Revenue	<u>585,313</u>	<u>910,275</u>	<u>2,461,676</u>
Total Revenue	<u>28,433,288</u>	<u>28,639,694</u>	<u>24,921,140</u>

**Roosevelt Island Operating Corporation**  
**Statement of Cash Flows**  
**For the Period of April 1, 2022 to February 28, 2023**

	FY 2023	FY 2022	FY 2021
Cash flows from operating activities:			
Receipts from tenants and customers	\$ 45,366,767.89	29,319,818.40	29,995,749.47
Payments related to employees (PS)	(13,775,704.09)	(14,596,841.30)	(13,782,787.34)
Payments vendors (OTPS)	(16,129,825.88)	(15,326,608.68)	(14,406,562.18)
	15,461,237.92	(603,631.58)	1,806,399.95
Cash flows from capital and related financing activities:			
Purchase of capital assets	(10,313,468.01)	(28,464,388.58)	(26,019,432.70)
Purchase of noncurrent investments	(8,655,788.76) *	26,096,370.92	24,903,263.96
Sale of short-term investments	4,099,824.13	442,877.73	(81,363.76)
	(14,869,432.64)	(1,925,139.93)	(1,197,532.50)
Net cash provided by (used in) capital and related financing activities	(14,869,432.64)	(1,925,139.93)	(1,197,532.50)
Net increase in cash	591,805.28	(2,528,771.51)	608,867.45
Cash at beginning of year	984,656.85	3,513,428.36	-
Cash at end of year	\$ 1,576,462.13	\$ 984,656.85	\$ 608,867.45
Cash flows from operating activities:			
Operating income	(7,166,171.04)	(5,828,258.83)	(6,427,857.53)
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	7,454,982.48	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	17,913,917.16	(505,160.11)	(13,501,404.26)
Prepaid expenses and accrued interest	3,860,303.94	(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	(5,238,490.05)	(315,451.31)	(706,318.12)
Compensated absences	0.00	128,665.50	286,251.12
Unearned revenue	(980,436.93)	(1,069,567.56)	15,817,030.38
Postemployment benefits other than pension	(382,867.64)	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)
	15,461,237.92	(603,631.58)	1,806,399.95
Net cash provided by operating activities	\$ 15,461,237.92	\$ (603,631.58)	\$ 1,806,399.95
	\$ -	\$ -	\$ -

\* Represents transfers from Cash to Investment accounts



**Roosevelt Island Operating Corporation**  
**Income Statement Month Ending February 28, 2023**

	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
<b>Revenue</b>											
Residential Fees Revenue	11,816	0	0	0	0	0	11,816	0	43,255	43,151	98,223
Ground rent	1,305,839	0	0	0	0	0	1,305,839	0	0	0	1,305,839
Commercial Rent	141,001	0	0	0	0	0	141,001	0	0	0	141,001
Tramway Revenue	0	0	0	0	0	327,531	327,531	0	0	0	327,531
Public Safety Reimbursement	0	167,005	0	0	0	0	167,005	0	0	0	167,005
Transport/ Parking Revenue	0	0	11,440	200,368	0	0	211,808	0	0	0	211,808
Interest Income	92	0	0	0	0	0	92	0	7,231	10,658	17,981
Other Revenue	15,037	0	0	0	11,475	0	26,512	0	0	0	26,512
<b>Total Revenue</b>	<b>1,473,784</b>	<b>167,005</b>	<b>11,440</b>	<b>200,368</b>	<b>11,475</b>	<b>327,531</b>	<b>2,191,603</b>	<b>0</b>	<b>50,486</b>	<b>53,809</b>	<b>2,295,899</b>
<b>Expenses</b>											
<b>Salary &amp; Benefits :</b>											
Salaries	383,063	226,117	72,014	0	40,321	0	721,515	0	0	0	721,515
Temporary Employees	11,902	0	0	0	0	0	11,902	0	0	0	11,902
Employee Benefits	179,465	185,105	32,764	0	31,400	0	428,734	0	0	0	428,734
<b>Total Salary &amp; Benefits</b>	<b>574,430</b>	<b>411,223</b>	<b>104,778</b>	<b>0</b>	<b>71,721</b>	<b>0</b>	<b>1,162,151</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,162,151</b>
<b>Other :</b>											
Insurance	288,656	0	0	0	0	7,845	296,501	0	0	0	296,501
Professional Services	118,582	0	0	0	15,000	0	133,582	0	0	0	133,582
Management Fees	0	0	0	86,390	0	410,174	496,564	0	0	0	496,564
Legal Services	19,191	0	0	0	0	0	19,191	0	0	0	19,191
Telecommunications	14,259	0	0	0	0	0	14,259	0	0	0	14,259
Rent	90,412	0	0	0	0	0	90,412	0	0	0	90,412
Repairs & Maintenance	9,551	0	0	0	0	0	9,551	0	0	0	9,551
Vehicles Maintenance	3,171	2,014	11,344	0	266	0	16,794	0	0	0	16,794
Equipment Purchases/ Lease	13,594	0	481	0	0	0	14,075	0	0	0	14,075
Supplies/ Services	4,789	4,722	5,707	6,502	12,003	22,609	56,331	0	0	0	56,331
Other Expenses	29,537	848	1,150	0	1,295	0	32,830	12,500	0	0	45,330
<b>Total Other Than Personal Services (OTPS)</b>	<b>591,741</b>	<b>7,584</b>	<b>18,682</b>	<b>92,892</b>	<b>28,563</b>	<b>440,628</b>	<b>1,180,090</b>	<b>12,500</b>	<b>0</b>	<b>0</b>	<b>1,192,590</b>
<b>Total Expenses</b>	<b>1,166,171</b>	<b>418,806</b>	<b>123,460</b>	<b>92,892</b>	<b>100,284</b>	<b>440,628</b>	<b>2,342,241</b>	<b>12,500</b>	<b>0</b>	<b>0</b>	<b>2,354,741</b>
<b>Depreciation</b>											
<b>Depreciation Expenses</b>											
Depreciation Expenses	0	0	0	0	0	0	0	0	694,756	0	694,756
<b>Total Depreciation Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>694,756</b>	<b>0</b>	<b>694,756</b>
<b>Total</b>	<b>1,166,171</b>	<b>418,806</b>	<b>123,460</b>	<b>92,892</b>	<b>100,284</b>	<b>440,628</b>	<b>2,342,241</b>	<b>12,500</b>	<b>694,756</b>	<b>0</b>	<b>3,049,497</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>307,614</b>	<b>(251,801)</b>	<b>(112,020)</b>	<b>107,476</b>	<b>(88,809)</b>	<b>(113,097)</b>	<b>(150,637)</b>	<b>(12,500)</b>	<b>(644,270)</b>	<b>53,809</b>	<b>(753,598)</b>

**Roosevelt Island Operating Corporation**  
**Income Statement - For the Eleven Months Ending 2/28/2023**

	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
<b>Revenue</b>											
Residential Fees Revenue	2,051,281	0	0	0	0	0	2,051,281	0	631,939	474,666	3,157,885
Ground rent	14,042,964	0	0	0	0	0	14,042,964	0	408,000	0	14,450,964
Commercial Rent	1,592,605	0	0	0	0	0	1,592,605	0	0	0	1,592,605
Tramway Revenue	0	0	0	0	0	3,829,102	3,829,102	0	0	0	3,829,102
Public Safety Reimbursement	0	2,202,291	0	0	0	0	2,202,291	0	0	0	2,202,291
Transport/ Parking Revenue	0	0	124,269	2,192,514	0	0	2,316,782	0	0	0	2,316,782
Interest Income							0				0
Other Revenue	376,973	0	0	0	208,341	0	585,313	0	0	0	585,313
<b>Total Revenue</b>	<b>18,265,033</b>	<b>2,202,291</b>	<b>124,269</b>	<b>2,192,514</b>	<b>208,341</b>	<b>3,829,102</b>	<b>26,821,548</b>	<b>0</b>	<b>1,080,745</b>	<b>530,994</b>	<b>28,433,288</b>
<b>Expenses</b>											
<b>Salary &amp; Benefits :</b>											
Salaries	4,775,737	2,951,961	969,476	0	328,876	0	9,026,049	0	0	0	9,026,049
Temporary Employees	188,826	0	0	0	0	0	188,826	0	0	0	188,826
Employee Benefits	2,153,822	1,448,405	362,395	0	174,043	0	4,138,665	0	0	0	4,138,665
<b>Total Salary &amp; Benefits</b>	<b>7,118,386</b>	<b>4,400,365</b>	<b>1,331,871</b>	<b>0</b>	<b>502,919</b>	<b>0</b>	<b>13,353,541</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,353,541</b>
<b>Other :</b>											
Insurance	3,177,725	0	0	0	0	86,295	3,264,020	0	0	0	3,264,020
Professional Services	1,430,781	0	0	0	78,477	14,758	1,524,015	0	0	0	1,524,015
Management Fees	0	0	0	1,019,764	0	4,566,763	5,586,528	0	0	0	5,586,528
Legal Services	797,442	0	0	0	0	0	797,442	0	0	0	797,442
Telecommunications	199,625	0	0	0	0	0	199,625	0	0	0	199,625
Rent	590,416	0	0	0	0	0	590,416	0	0	0	590,416
Repairs & Maintenance	499,086	475	24,563	82,747	4,886	1,625	613,382	0	0	0	613,382
Vehicles Maintenance	70,073	40,280	276,533	0	1,475	0	388,361	0	0	0	388,361
Equipment Purchases/ Lease	126,349	5,140	7,438	0	0	0	138,927	0	0	0	138,927
Supplies/ Services	556,098	66,221	89,036	68,016	144,739	231,176	1,155,286	0	0	0	1,155,286
Other Expenses	201,327	23,736	4,317	0	185,999	0	415,379	117,535	0	20	532,934
<b>Total Other Than Personal Services (OTPS)</b>	<b>7,648,923</b>	<b>135,852</b>	<b>401,887</b>	<b>1,170,527</b>	<b>415,576</b>	<b>4,900,616</b>	<b>14,673,380</b>	<b>117,535</b>	<b>0</b>	<b>20</b>	<b>14,790,935</b>
<b>Total Expenses</b>	<b>14,767,309</b>	<b>4,536,218</b>	<b>1,733,757</b>	<b>1,170,527</b>	<b>918,494</b>	<b>4,900,616</b>	<b>28,026,921</b>	<b>117,535</b>	<b>0</b>	<b>20</b>	<b>28,144,476</b>
<b>Depreciation</b>											
<b>Depreciation Expenses</b>											
Depreciation Expenses	0	0	0	0	0	0	0	0	7,454,982	0	7,454,982
<b>Total Depreciation Expenses</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,454,982</b>	<b>0</b>	<b>7,454,982</b>
<b>Total</b>	<b>14,767,309</b>	<b>4,536,218</b>	<b>1,733,757</b>	<b>1,170,527</b>	<b>918,494</b>	<b>4,900,616</b>	<b>28,026,921</b>	<b>117,535</b>	<b>7,454,982</b>	<b>20</b>	<b>35,599,459</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>3,497,724</b>	<b>(2,333,927)</b>	<b>(1,609,489)</b>	<b>1,021,987</b>	<b>(710,154)</b>	<b>(1,071,514)</b>	<b>(1,205,373)</b>	<b>(117,535)</b>	<b>(6,374,237)</b>	<b>530,974</b>	<b>(7,166,171)</b>

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Eleven Months Ending of February 28, 2023

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
<b>Revenue</b>					
<b>Residential Fees Revenue</b>					
01-40123-5000	TEP	2,043,236	1,643,000	400,236	24%
01-40400-5000	CONDO ADDITIONAL SALES - PM: Housing	0	91,668	(91,668)	-100%
01-40401-5000	NET PRESENT VALUE - Operating	8,045	4,583	3,462	76%
03-40400-5000	CONDO/CO-OP ADDITIONAL SALES	310,131	143,001	167,130	117%
03-40401-5000	NET PRESENT VALUE - Capital	321,807	195,251	126,556	65%
04-40401-5000	NET PRESENT VALUE - Capital Reserved	474,666	286,917	187,749	65%
Total		3,157,885	2,364,420	793,465	34%
<b>Ground rent</b>					
01-40090-5000	GROUND RENT	14,042,964	14,155,833	(112,869)	-1%
03-40141-5000	LAND TRANSFER FEE - CORNELL	408,000	400,000	8,000	2%
Total		14,450,964	14,555,833	(104,869)	-1%
<b>Commercial Rent</b>					
01-40208-4000	COMMERCIAL RENT	1,592,605	1,588,416	4,189	0%
Total Commercial Rent		1,592,605	1,588,416	4,189	0%
<b>Tramway Revenue</b>					
01-40020-2900	TRAMWAY REVENUE	3,716,384	4,089,250	(372,866)	-9%
01-40021-2900	TRAMWAY REDUCED FARE REIMBURSEMENT	112,718	161,000	(48,282)	-30%
Total Tramway Revenue		3,829,102	4,250,250	(421,148)	-10%
<b>Public Safety Reimbursement</b>					
01-40080-2100	PUBLIC SAFETY REIMBURSEMENT	2,202,291	2,186,918	15,373	1%
Total Public Safety Reimbursement		2,202,291	2,186,918	15,373	1%
<b>Transport/ Parking Revenue</b>					
01-40000-5000	MAIN STREET PARKING	269,665	291,500	(21,835)	-7%
01-40010-5000	BUS REVENUE - Octagon	124,269	124,667	(398)	0%
01-40030-6000	MOTORGATE	1,922,849	2,537,333	(614,484)	-24%
Total		2,316,782	2,953,500	(636,718)	-22%
<b>Interest Income</b>					
01-40050-0000	INTEREST INCOME - Operating	201,210	646,250	(445,040)	-69%
03-40050-0000	INTEREST INCOME - Capital	40,807	917	39,890	4350%
04-40050-0000	INTEREST INCOME - Capital Reserved	56,329	87,084	(30,755)	-35%
Total Interest Income		298,345	734,251	(435,906)	-59%
<b>Other Revenue</b>					
01-40060-2310	FILMING	143,963	96,250	47,713	50%
01-40100-2310	SPECIAL EVENTS PERMITS	1,118	4,000	(2,883)	-72%
01-40200-2310	SPORTS FIELD RENTAL	57,860	354,750	(296,890)	-84%
01-40203-3400	SPORTSPARK	5,400	244,750	(239,350)	-98%
01-40205-5000	PERMIT REVENUES	236,581	181,501	55,080	30%
01-40212-1500	TELEPHONE COMMISSION	132,366	279,583	(147,217)	-53%
01-40300-1000	MISCELLANEOUS REVENUE	8,025	61,417	(53,392)	-87%
02-40411-0000	CONTRIBUTED RENTAL INCOME - PP	0	57,000	(57,000)	-100%
Total Other Revenue		585,313	1,279,251	(693,938)	-54%
Total Revenue		28,433,288	29,912,839	(1,479,551)	-5%
<b>Expenses</b>					
<b>Personal Services (PS) :</b>					
<b>Salaries</b>					
01-60010-1050	SALARIES - Administrative Services	102,528	137,656	35,128	26%
01-60010-1100	SALARIES - Executive	701,460	898,158	196,698	22%
01-60010-1300	SALARIES - Finance	662,943	616,138	(46,805)	-8%
01-60010-1400	SALARIES - Human Resources	231,344	399,815	168,471	42%
01-60010-1500	SALARIES - Information Technology	341,325	362,042	20,717	6%
01-60010-1600	SALARIES - Legal	283,700	391,200	107,500	27%
01-60010-1800	SALARIES - Community Relations	82,567	317,072	234,505	74%
01-60010-2000	SALARIES - Operations	383,969	579,914	195,945	34%
01-60010-2050	SALARIES - Capital Projects & Planning	176,059	194,375	18,316	9%
01-60010-2100	SALARIES - Public Safety	2,813,601	2,787,564	(26,037)	-1%
01-60010-2210	SALARIES - Grounds	679,895	699,889	19,994	3%
01-60010-2220	SALARIES - Maintenance	341,069	420,495	79,426	19%
01-60010-2230	SALARIES - Warehouse	101,885	68,855	(33,030)	-48%
01-60010-2240	SALARIES - Bus Operations	804,622	763,311	(41,311)	-5%
01-60010-2250	SALARIES - Motor Pool	253,045	298,129	45,084	15%
01-60010-3400	SALARIES - Sportspark	246,100	165,502	(80,598)	-49%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Eleven Months Ending of February 28, 2023

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60010-3500	SALARIES - Youth Center	485,096	713,083	227,987	32%
	Total Salaries	8,691,206	9,813,198	1,121,992	11%
<b>Salaries OT</b>					
01-60030-1050	SALARIES HOURLY OT - Administrative Services	88	0	(88)	0%
01-60030-1300	SALARIES HOURLY OT - Finance	193	4,575	4,382	96%
01-60030-1500	SALARIES HOURLY OT - Information Technology	0	1,830	1,830	100%
01-60030-1800	SALARIES HOURLY OT - Community Relations	0	2,745	2,745	100%
01-60030-2000	SALARIES HOURLY OT - Operations	933	0	(933)	0%
01-60030-2050	SALARIES HOURLY OT - Capital Projects & Planning	0	1,830	1,830	100%
01-60030-2100	SALARIES HOURLY OT - Public Safety	138,360	27,049	(111,311)	-412%
01-60030-2210	SALARIES HOURLY OT - Grounds	12,829	18,334	5,505	30%
01-60030-2220	SALARIES HOURLY OT - Maintenance	13,539	25,667	12,128	47%
01-60030-2230	SALARIES HOURLY OT - Warehouse	248	1,830	1,582	86%
01-60030-2240	SALARIES HOURLY OT - Bus Operations	164,854	64,167	(100,687)	-157%
01-60030-2250	SALARIES HOURLY OT - Motor Pool	2,681	5,490	2,809	51%
01-60030-3400	SALARIES HOURLY OT - Sportspark	209	0	(209)	0%
01-60030-3500	SALARIES HOURLY OT - Youth Center	909	0	(909)	0%
	Total Salaries OT	334,843	153,517	(181,326)	-118%
<b>Temporary Employees</b>					
01-60100-1000	TEMPORARY EMPLOYEE - Administrative	26,604	0	(26,604)	0%
01-60100-2050	TEMPORARY EMPLOYEE - Capital Projects & Planning	0	13,000	13,000	100%
01-60100-2210	TEMPORARY EMPLOYEE - Grounds	12,485	40,000	27,515	69%
01-60100-2220	TEMPORARY EMPLOYEE - Maintenance	15,615	40,000	24,385	61%
01-60100-3500	TEMPORARY EMPLOYEE - Youth Center	134,122	0	(134,122)	0%
	Total Temporary Employees	188,826	93,000	(95,826)	-103%
<b>Workers Compensation &amp; Disability</b>					
01-60060-0000	WORKERS COMPENSATION - General	188,155	110,000	(78,155)	-71%
01-60070-1000	DISABILITY INSURANCE - Administrative	14,017	13,750	(267)	-2%
	Total Workers Compensation & Disability	202,172	123,750	(78,422)	-63%
<b>ER Payroll Taxes</b>					
01-60071-1000	MCTMT TAXES - Administrative	65	0	(65)	0%
01-60071-1050	MCTMT TAXES - Administrative Services	282	466	184	39%
01-60071-1100	MCTMT TAXES - Executive	1,907	3,053	1,146	38%
01-60071-1300	MCTMT TAXES - Finance	1,924	2,110	186	9%
01-60071-1400	MCTMT TAXES - Human Resources	661	1,359	698	51%
01-60071-1500	MCTMT TAXES - Information Technology	983	1,235	252	20%
01-60071-1600	MCTMT TAXES - Legal	800	1,330	530	40%
01-60071-1800	MCTMT TAXES - Community Relations	267	1,087	820	75%
01-60071-2000	MCTMT TAXES - Operations	1,072	1,972	900	46%
01-60071-2050	MCTMT TAXES - Capital Projects & Planning	499	708	210	30%
01-60071-2100	MCTMT TAXES - Public Safety	8,305	9,569	1,264	13%
01-60071-2210	MCTMT TAXES - Grounds	2,015	2,566	551	21%
01-60071-2220	MCTMT TAXES - Maintenance	1,064	1,641	577	35%
01-60071-2230	MCTMT TAXES - Warehouse	300	238	(62)	-26%
01-60071-2240	MCTMT TAXES - Bus Operations	2,722	2,815	93	3%
01-60071-2250	MCTMT TAXES - Motor Pool	693	1,032	339	33%
01-60071-3400	MCTMT TAXES - Sportspark	716	563	(153)	-27%
01-60071-3500	MCTMT TAXES - Youth Center	1,766	2,425	659	27%
01-60080-1000	ER PAYROLL TAXES - Administrative	(0)	0	0	0%
01-60080-1050	ER PAYROLL TAXES - Administrative Services	11,206	11,046	(160)	-1%
01-60080-1100	ER PAYROLL TAXES - Executive	48,333	49,518	1,185	2%
01-60080-1300	ER PAYROLL TAXES - Finance	54,406	50,724	(3,682)	-7%
01-60080-1400	ER PAYROLL TAXES - Human Resources	19,776	31,361	11,585	37%
01-60080-1500	ER PAYROLL TAXES - Information Technology	28,074	28,869	795	3%
01-60080-1600	ER PAYROLL TAXES - Legal	23,143	30,701	7,558	25%
01-60080-1800	ER PAYROLL TAXES - Community Relations	6,780	25,240	18,460	73%
01-60080-2000	ER PAYROLL TAXES - Operations	29,266	42,687	13,421	31%
01-60080-2050	ER PAYROLL TAXES - Capital Projects & Planning	13,722	16,843	3,121	19%
01-60080-2100	ER PAYROLL TAXES - Public Safety	244,469	228,743	(15,726)	-7%
01-60080-2210	ER PAYROLL TAXES - Grounds	58,406	62,093	3,687	6%
01-60080-2220	ER PAYROLL TAXES - Maintenance	31,130	39,992	8,862	22%
01-60080-2230	ER PAYROLL TAXES - Warehouse	8,640	5,666	(2,974)	-52%
01-60080-2240	ER PAYROLL TAXES - Bus Operations	78,610	66,908	(11,702)	-17%
01-60080-2250	ER PAYROLL TAXES - Motor Pool	21,434	24,517	3,083	13%
01-60080-3400	ER PAYROLL TAXES - Sportspark	21,935	13,435	(8,500)	-63%
01-60080-3500	ER PAYROLL TAXES - Youth Center	54,200	57,391	3,191	6%
	Total ER Payroll Taxes	779,571	819,903	40,332	5%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Eleven Months Ending of February 28, 2023

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
<b>Health Insurance</b>					
01-60090-1050	HEALTH INSURANCE - Administrative Services	13,263	21,198	7,935	37%
01-60090-1100	HEALTH INSURANCE - Executive	117,375	126,091	8,716	7%
01-60090-1300	HEALTH INSURANCE - Finance	108,312	110,467	2,155	2%
01-60090-1400	HEALTH INSURANCE - Human Resources	34,314	104,890	70,576	67%
01-60090-1500	HEALTH INSURANCE - Information Technology	105,619	89,269	(16,350)	-18%
01-60090-1600	HEALTH INSURANCE - Legal	33,435	63,046	29,611	47%
01-60090-1800	HEALTH INSURANCE - Community Relations	13,934	63,046	49,112	78%
01-60090-2000	HEALTH INSURANCE - Operations	77,417	99,867	22,450	22%
01-60090-2050	HEALTH INSURANCE - Capital Projects & Planning	40,437	36,822	(3,615)	-10%
01-60090-2100	HEALTH INSURANCE - Public Safety	1,033,675	848,758	(184,917)	-22%
01-60090-2210	HEALTH INSURANCE - Grounds	235,734	269,295	33,561	12%
01-60090-2220	HEALTH INSURANCE - Maintenance	95,587	89,575	(6,012)	-7%
01-60090-2230	HEALTH INSURANCE - Warehouse	55,373	36,426	(18,947)	-52%
01-60090-2240	HEALTH INSURANCE - Bus Operations	193,321	198,992	5,671	3%
01-60090-2250	HEALTH INSURANCE - Motor Pool	53,502	49,896	(3,606)	-7%
01-60090-3400	HEALTH INSURANCE - Sportspark	93,989	50,488	(43,501)	-86%
01-60090-3500	HEALTH INSURANCE - Youth Center	96,246	94,842	(1,404)	-1%
Total Health Insurance		2,401,532	2,352,968	(48,564)	-2%
<b>Dental/Vision</b>					
01-60091-1050	DENTAL/ VISION - Administrative Services	550	1,050	500	48%
01-60091-1100	DENTAL/ VISION - Executive	5,970	6,704	734	11%
01-60091-1300	DENTAL/ VISION - Finance	7,317	6,018	(1,299)	-22%
01-60091-1400	DENTAL/ VISION - Human Resources	1,438	5,652	4,214	75%
01-60091-1500	DENTAL/ VISION - Information Technology	5,665	5,653	(12)	0%
01-60091-1600	DENTAL/ VISION - Legal	862	1,577	715	45%
01-60091-1800	DENTAL/ VISION - Community Relations	91	1,577	1,486	94%
01-60091-2000	DENTAL/ VISION - Operations	3,092	3,811	719	19%
01-60091-2050	DENTAL/ VISION - Capital Projects & Planning	1,323	525	(798)	-152%
01-60091-2100	DENTAL/ VISION - Public Safety	28,215	35,957	7,742	22%
01-60091-2210	DENTAL/ VISION - Grounds	1,585	1,050	(535)	-51%
01-60091-2220	DENTAL/ VISION - Maintenance	1,420	525	(895)	-170%
01-60091-2230	DENTAL/ VISION - Warehouse	781	525	(256)	-49%
01-60091-2240	DENTAL/ VISION - Bus Operations	1,071	1,023	(48)	-5%
01-60091-2250	DENTAL/ VISION - Motor Pool	296	525	229	44%
01-60091-3400	DENTAL/ VISION - Sportspark	3,583	2,074	(1,509)	-73%
01-60091-3500	DENTAL/ VISION - Youth Center	3,360	4,862	1,502	31%
Total Dental/Vision		66,618	79,108	12,490	16%
<b>Pension</b>					
01-60092-1050	PENSION - Administrative Services	0	24,069	24,069	100%
01-60092-1100	PENSION - Executive	65,677	157,043	91,366	58%
01-60092-1300	PENSION - Finance	58,781	107,732	48,951	45%
01-60092-1400	PENSION - Human Resources	19,588	69,908	50,320	72%
01-60092-1500	PENSION - Information Technology	18,882	63,303	44,421	70%
01-60092-1600	PENSION - Legal	30,028	68,401	38,373	56%
01-60092-1800	PENSION - Community Relations	9,841	55,440	45,599	82%
01-60092-2000	PENSION - Operations	45,929	101,398	55,469	55%
01-60092-2050	PENSION - Capital Projects & Planning	20,041	33,986	13,945	41%
01-60092-2100	PENSION - Public Safety	111,812	186,736	74,924	40%
01-60092-2210	PENSION - Grounds	65,749	99,585	33,836	34%
01-60092-2220	PENSION - Maintenance	24,419	48,681	24,262	50%
01-60092-2230	PENSION - Warehouse	7,252	12,039	4,787	40%
01-60092-2240	PENSION - Bus Operations	70,651	80,503	9,852	12%
01-60092-2250	PENSION - Motor Pool	15,250	34,200	18,950	55%
01-60092-3400	PENSION - Sportspark	21,791	28,938	7,147	25%
01-60092-3500	PENSION - Youth Center	30,542	86,505	55,963	65%
Total Pension		616,234	1,258,467	642,233	51%
<b>Other Employee Benefits</b>					
01-60093-2210	FRINGE BENEFITS ANNUITY - Grounds	4,602	6,516	1,914	29%
01-60094-2210	LEGAL SERVICES - Grounds	1,581	2,038	457	22%
01-60094-2220	LEGAL SERVICES - Maintenance	1,300	1,925	625	32%
01-60094-2240	LEGAL SERVICES - Bus Operations	3,150	3,575	425	12%
01-60094-2250	LEGAL SERVICES - Motor Pool	900	1,100	200	18%
01-60095-1000	OTHER POST EMPLOYMENT BENEFIT	0	275,000	275,000	100%
01-60096-1050	TERM LIFE/ LTD - Administrative Services	596	1,166	570	49%
01-60096-1100	TERM LIFE/ LTD - Executive	2,811	3,663	852	23%
01-60096-1300	TERM LIFE/ LTD - Finance	2,605	3,639	1,034	28%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Eleven Months Ending of February 28, 2023

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60096-1400	TERM LIFE/ LTD - Human Resources	1,357	2,329	972	42%
01-60096-1500	TERM LIFE/ LTD - Information Technology	1,296	2,326	1,030	44%
01-60096-1600	TERM LIFE/ LTD - Legal	849	1,961	1,112	57%
01-60096-1800	TERM LIFE/ LTD - Community Relations	46	1,831	1,785	97%
01-60096-2000	TERM LIFE/ LTD - Operations	1,880	2,804	924	33%
01-60096-2050	TERM LIFE/ LTD - Capital Projects & Planning	977	499	(478)	-96%
01-60096-2100	TERM LIFE/ LTD - Public Safety	21,930	23,479	1,549	7%
01-60096-2210	TERM LIFE/ LTD - Grounds	690	1,307	617	47%
01-60096-2220	TERM LIFE/ LTD - Maintenance	656	613	(43)	-7%
01-60096-2230	TERM LIFE/ LTD - Warehouse	714	458	(256)	-56%
01-60096-2240	TERM LIFE/ LTD - Bus Operations	595	654	59	9%
01-60096-2250	TERM LIFE/ LTD - Motor Pool	306	533	228	43%
01-60096-3400	TERM LIFE/ LTD - Sportspark	1,071	1,376	305	22%
01-60096-3500	TERM LIFE/ LTD - Youth Center	2,097	3,644	1,547	42%
01-60098-2220	SCHOLARSHIP AND EDUCATION - Maintenance	800	1,925	1,125	58%
01-60098-2240	SCHOLARSHIP AND EDUCATION - Bus Operations	2,275	3,575	1,300	36%
01-60098-2250	SCHOLARSHIP AND EDUCATION - Motor Pool	575	1,100	525	48%
01-60099-2220	SUPPLEMENTAL BENEFITS - Maintenance	4,080	6,160	2,080	34%
01-60099-2240	SUPPLEMENTAL BENEFITS - Bus Operations	10,000	11,440	1,440	13%
01-60099-2250	SUPPLEMENTAL BENEFITS - Motor Pool	2,800	4,400	1,600	36%
Total Other Employee Benefits		72,539	371,036	298,497	80%
Total Personal Services (PS)		13,353,541	15,064,947	1,711,406	11%
Other Than Personal Services (OTPS) :					
Insurance					
01-60200-1000	INSURANCE - General	3,177,725	3,402,850	225,125	7%
01-60200-2900	INSURANCE - Tramway	86,295	91,667	5,372	6%
Total Insurance		3,264,020	3,494,517	230,497	7%
Professional Services					
01-60220-1000	PROFESSIONAL SERVICES - Administrative	51,370	0	(51,370)	0%
01-60220-1050	PROFESSIONAL SERVICES - Administrative Services	548,596	522,500	(26,096)	-5%
01-60220-1300	PROFESSIONAL SERVICES - Finance	62,044	100,833	38,789	38%
01-60220-1400	PROFESSIONAL SERVICES - ADP Payroll	214,871	91,667	(123,204)	-134%
01-60220-1500	PROFESSIONAL SERVICES - Information Technology	72,519	77,917	5,398	7%
01-60220-1600	PROFESSIONAL SERVICES - Legal	3,770	160,417	156,647	98%
01-60220-1800	PROFESSIONAL SERVICES - Community Relations	77,910	73,333	(4,577)	-6%
01-60220-2050	PROFESSIONAL SERVICES - Capital Projects & Planning	40,587	3,208	(37,379)	-1165%
01-60220-2100	PROFESSIONAL SERVICES - Public Safety	0	180	180	100%
01-60220-2200	PROFESSIONAL SERVICES - Island Operations	8,548	0	(8,548)	0%
01-60220-2220	PROFESSIONAL SERVICES - Maintenance	0	68,750	68,750	100%
01-60220-2240	PROFESSIONAL SERVICES - Bus Operations	2,168	0	(2,168)	0%
01-60220-2800	PROFESSIONAL SERVICES - AVAC	0	2,292	2,292	100%
01-60220-2900	PROFESSIONAL SERVICES - Tramway	14,758	68,750	53,993	79%
01-60220-3400	PROFESSIONAL SERVICES - Sportspark	(1,433)	0	1,433	0%
01-60220-3500	PROFESSIONAL SERVICES - Youth Center	18,377	0	(18,377)	0%
01-60220-5000	PROFESSIONAL SERVICES - PM Housing	310,388	0	(310,388)	0%
Total Professional Services		1,424,474	1,169,847	(254,627)	-22%
Marketing / Advertising					
01-60540-1000	MARKETING/ ADVERTISING - Administrative	37,720	27,500	(10,220)	-37%
01-60540-1400	MARKETING/ ADVERTISING - Human Resources	59,822	0	(59,822)	0%
01-60540-1800	MARKETING/ ADVERTISING - Community Relations	1,999	18,333	16,334	89%
01-60540-3500	MARKETING/ ADVERTISING - Youth Center	0	16,500	16,500	100%
Total Marketing / Advertising		99,542	62,333	(37,209)	-60%
Management Fees					
01-60210-2900	MANAGEMENT FEES - Tramway	4,528,715	4,367,825	(160,890)	-4%
01-60210-6000	MANAGEMENT FEES - Motorgate	1,019,764	906,400	(113,364)	-13%
01-60310-2900	FRANCHISE FEE - Tramway	38,048	9,167	(28,881)	-315%
Total Management Fees		5,586,528	5,283,392	(303,136)	-6%
Legal Services					
01-60240-1600	LEGAL SERVICES - Legal General	416,516	22,917	(393,599)	-1717%
01-60241-1600	LEGAL SERVICES - Employment Matters	234,663	32,083	(202,580)	-631%
01-60242-1600	LEGAL SERVICES - Commercial	0	13,750	13,750	100%
01-60243-1600	LEGAL SERVICES - Residential	804	91,667	90,863	99%
01-60244-1600	LEGAL SERVICES - Development/Residential	95,460	183,333	87,873	48%
01-60246-1600	LEGAL SERVICES - LITIGATION/SETTLEMENT	50,000	45,833	(4,167)	-9%
Total Legal Services		797,442	389,583	(407,859)	-105%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Eleven Months Ending of February 28, 2023

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
<b>Telecommunications</b>					
01-60400-1500	TELEPHONE	21,819	22,917	1,098	5%
01-60401-1500	TELEPHONE - LONG DISTANCE	1,590	0	(1,590)	0%
01-60402-1500	TELEPHONE - CELL	43,295	45,833	2,538	6%
01-60404-1500	INTERNET SERVICE PROVIDER - DATA LINE	130,787	132,917	2,130	2%
01-60690-1500	WEB SITE HOSTING	1,143	0	(1,143)	0%
01-60700-1500	TV CABLE SERVICES	990	854	(136)	-16%
Total Telecommunications		199,625	202,521	2,896	1%
<b>Island Improvements/ Capital Plan</b>					
01-61081-1000	COMMERCIAL SPACE RENT - 591 Main Office	101,750	0	(101,750)	0%
01-61081-5100	COMMERCIAL SPACE RENT - Eastwood	401,496	368,500	(32,996)	-9%
01-61081-5200	COMMERCIAL SPACE RENT - Island House	83,448	77,000	(6,448)	-8%
01-61081-5600	COMMERCIAL SPACE RENT - Westview	3,723	4,400	677	15%
Total Island Improvements		590,416	449,900	(140,516)	-31%
<b>Repairs &amp; Maintenance</b>					
01-60407-5000	REPAIR & MAINT PARKING METER - PM: Housing	20,977	0	(20,977)	0%
01-60408-3000	REPAIRS & MAINT POTHOLES/LINE STRIPING - RI Locations Pt	62,318	0	(62,318)	0%
01-60410-2240	REPAIRS & MAINT SEWERS - Bus Operations	0	229	229	100%
01-60410-2900	REPAIRS & MAINT SEWERS - Tramway	0	2,292	2,292	100%
01-60411-2210	REPAIRS & MAINT ISLAND FIXTURES - Grounds	1,000	0	(1,000)	0%
01-60411-2220	REPAIR & MAINT ISLAND FIXTURES - Maintenance	10,484	3,208	(7,276)	-227%
01-60412-0000	REPAIRS & MAINT BUILDING - General	0	1,833	1,833	100%
01-60412-1000	REPAIRS & MAINT BUILDING - Administrative	620	2,108	1,488	71%
01-60412-2000	REPAIRS & MAINT BUILDING - Operations	225	0	(225)	0%
01-60412-2100	REPAIRS & MAINT BUILDING - Public Safety	475	2,750	2,275	83%
01-60412-2200	REPAIRS & MAINT BUILDING - Island Operations	2,350	0	(2,350)	0%
01-60412-2220	REPAIRS & MAINT BUILDING - Maintenance	4,516	11,133	6,617	59%
01-60412-2240	REPAIRS & MAINT BUILDING - Bus Operations	7,500	3,208	(4,292)	-134%
01-60412-2800	REPAIRS & MAINT BUILDING - AVAC	0	2,292	2,292	100%
01-60412-2900	REPAIRS & MAINT BUILDING - Tramway	1,625	2,750	1,125	41%
01-60412-3000	REPAIRS & MAINT BUILDING - RI Locations Points	0	9,167	9,167	100%
01-60412-6000	REPAIRS & MAINT BUILDING - Motorgate	82,747	0	(82,747)	0%
01-60413-2200	REPAIR & MAINT ELEVATORS - Island Operations	2,228	0	(2,228)	0%
01-60413-2220	REPAIR & MAINT ELEVATORS - Maintenance	44,810	59,583	14,773	25%
01-60413-3400	REPAIR & MAINT ELEVATORS - Sportspark	3,286	0	(3,286)	0%
01-60414-2210	REPAIRS & MAINT OTHER - Grounds	91	0	(91)	0%
01-60414-2220	REPAIRS & MAINT OTHER - Maintenance	0	45,833	45,833	100%
01-60414-2240	REPAIRS & MAINT OTHER - Bus Operations	692	917	225	25%
01-60414-3400	REPAIRS & MAINT OTHER - Sportspark	1,600	0	(1,600)	0%
01-60415-2220	REPAIR & MAINT HVAC - Maintenance	23,779	59,584	35,805	60%
01-60416-2220	REPAIR & MAINT BMS - Maintenance	860	45,833	44,973	98%
01-60417-2220	REPAIR & MAINT ELECTRICAL - Maintenance	28,800	100,834	72,034	71%
01-60418-2220	REPAIR & MAINT GENERATOR/ - Maintenance	5,345	0	(5,345)	0%
01-60419-2220	REPAIR & MAINT PLUMBING - Maintenance	68,902	55,000	(13,902)	-25%
01-60422-2220	REPAIR & MAINT SPRINKLER/ - Maintenance	0	9,167	9,167	100%
01-60423-2220	REPAIR & MAINT FIRE ALARM - Maintenance	29,637	9,167	(20,470)	-223%
01-60424-2220	REPAIR & MAINT FIRE EXTIN - Maintenance	3,886	7,333	3,447	47%
01-60425-2220	REPAIR & MAINT PREVENTION - Maintenance	0	4,583	4,583	100%
Total Repairs & Maintenance		408,752	438,804	30,052	7%
<b>Repairs &amp; Maintenance Equipment</b>					
01-60440-1000	REPAIRS & MAINT EQUIP - Administrative	0	917	917	100%
01-60440-1500	REPAIRS & MAINT EQUIPMENT - Information Technology	245	2,750	2,505	91%
01-60440-2100	REPAIRS & MAINT EQUIPMENT - Public Safety	0	4,583	4,583	100%
01-60440-2210	REPAIRS & MAINT EQUIP -Grounds	46,696	0	(46,696)	0%
01-60440-2220	REPAIRS & MAINT EQUIPMENT - Maintenance	1,305	4,583	3,278	72%
01-60440-2240	REPAIRS & MAINT EQUIP - Bus Operations	16,372	13,750	(2,622)	-19%
01-60440-2250	REPAIRS & MAINT EQUIPMENT - Motor Pool	12,666	458	(12,208)	-2665%
01-60440-2800	REPAIRS & MAINT EQUIPMENT - AVAC	5,493	2,292	(3,201)	-140%
01-60440-2900	REPAIRS & MAINT EQUIPMENT - Tramway	0	917	917	100%
Total Repairs & Maintenance Equipment		82,777	30,250	(52,527)	-174%
<b>Other Repairs &amp; Maintenance</b>					
01-60490-2210	TREES, SHRUBS & SOD- Grounds	106,759	297,916	191,157	64%
01-60620-2210	SNOW REMOVAL - Grounds	15,093	4,583	(10,510)	-229%
Total Other Repairs & Maintenance		121,852	302,499	180,647	60%
<b>Vehicles Gas</b>					
01-60450-1050	VEHICLES GAS - Administrative Services	513	458	(55)	-12%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Eleven Months Ending of February 28, 2023

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60450-2100	VEHICLES GAS - Public Safety	17,962	5,500	(12,462)	-227%
01-60450-2210	VEHICLES GAS - Grounds	16,516	4,583	(11,933)	-260%
01-60450-2220	VEHICLES GAS - Maintenance	5,664	2,292	(3,372)	-147%
01-60450-2230	VEHICLES GAS - Warehouse	289	150	(139)	-93%
01-60450-2240	VEHICLES GAS - Bus Operations	152,958	45,833	(107,125)	-234%
01-60450-3400	VEHICLES GAS - Sportspark	1,292	0	(1,292)	0%
Total Vehicles Gas		195,195	58,816	(136,379)	-232%
<b>Vehicles Repair &amp; Maintenance</b>					
01-60500-1000	VEHICLE REPAIR & MAINT - Administrative	0	917	917	100%
01-60500-1050	VEHICLE REPAIRS & MAINT - Administrative Services	1,202	917	(285)	-31%
01-60500-2100	VEHICLE REPAIR & MAINT- Public Safety	20,823	4,583	(16,240)	-354%
01-60500-2200	VEHICLE REPAIRS & MAINT - Island Operations	335	0	(335)	0%
01-60500-2210	VEHICLE REPAIR & MAINT- Grounds	25,973	2,750	(23,223)	-844%
01-60500-2220	VEHICLE REPAIRS & MAINT. - Maintenance	718	1,375	657	48%
01-60500-2230	VEHICLE REPAIRS & MAINT - Warehouse	11,824	0	(11,824)	0%
01-60500-2240	VEHICLE REPAIR & MAINT- Bus Operations	83,865	45,833	(38,032)	-83%
01-60500-2250	VEHICLE REPAIRS & MAINT - Motor Pool	2,133	4,583	2,450	53%
01-60500-3400	VEHICLE REPAIRS & MAINT - Sportspark	183	0	(183)	0%
Total Vehicles Repair & Maintenance		147,057	60,958	(86,099)	-141%
<b>Vehicles Parts</b>					
01-60640-1050	VEHICLES PARTS - Administrative Services	511	0	(511)	0%
01-60640-2100	VEHICLES PARTS - Public Safety	1,495	1,375	(120)	-9%
01-60640-2210	VEHICLES PARTS - Grounds	1,538	2,292	754	33%
01-60640-2220	VEHICLES PARTS - Maintenance	559	734	175	24%
01-60640-2230	VEHICLES PARTS - Warehouse	816	0	(816)	0%
01-60640-2240	VEHICLES PARTS - Bus Operations	39,709	36,667	(3,042)	-8%
01-60640-2250	VEHICLES PARTS - Motor Pool	1,482	18,333	16,851	92%
Total Vehicles Parts		46,109	59,401	13,292	22%
<b>Equipment Lease</b>					
01-60300-1000	LEASED EQUIPMENT - General	14,208	12,833	(1,375)	-11%
01-60300-2210	LEASED EQUIPMENT - Grounds	14,755	3,666	(11,089)	-302%
01-60300-2220	LEASED EQUIPMENT - Maintenance	3,472	4,583	1,111	24%
01-60300-2230	LEASED EQUIPMENT - Warehouse	0	3,208	3,208	100%
01-60300-2240	LEASED EQUIPMENT - Bus Operations	1,374	1,375	1	0%
01-60300-2250	LEASED EQUIPMENT - Motor Pool	0	1,375	1,375	100%
01-60300-2900	LEASED EQUIPMENT - Tramway	0	2,292	2,292	100%
01-60300-3400	LEASED EQUIPMENT - Sportspark	1,450	0	(1,450)	0%
Total Equipment Lease		35,259	29,332	(5,927)	-20%
<b>Office Equipment Purchase</b>					
01-60470-0000	OFFICE EQUIP PURCHASE - General	0	1,375	1,375	100%
01-60470-1000	OFFICE EQUIP PURCHASE - Administrative	0	917	917	100%
01-60470-1500	OFFICE EQUIP PURCH - Information Technology	3,714	13,750	10,036	73%
01-60470-2050	OFFICE EQUIP PURCHASE - Capital Projects & Planning	1,164	917	(247)	-27%
01-60470-2100	OFFICE EQUIP PURCH - Public Safety	740	917	177	19%
01-60470-2250	OFFICE EQUIP PURCHASE - Motor Pool	0	917	917	100%
01-60470-3500	OFFICE EQUIP PURCHASE - Youth Center	0	917	917	100%
Total Office Equipment Purchase		5,619	19,710	14,091	71%
<b>Equipment Purchases</b>					
01-60510-1000	EQUIPMENT PURCHASE - Administrative	2,031	0	(2,031)	0%
01-60510-1050	EQUIPMENT PURCHASE - Administrative Services	0	917	917	100%
01-60510-1500	EQUIPMENT PURCHASE - Information Technology	3,867	4,583	716	16%
01-60510-1800	EQUIPMENT PURCHASE - Community Relations	5,843	0	(5,843)	0%
01-60510-2050	EQUIPMENT PURCHASE - Capital Projects & Planning	3,572	0	(3,572)	0%
01-60510-2100	EQUIPMENT PURCHASE - Public Safety	4,400	7,333	2,933	40%
01-60510-2210	EQUIPMENT PURCHASE - Grounds	2,814	7,333	4,519	62%
01-60510-2220	EQUIPMENT PURCHASE - Maintenance	6,963	4,583	(2,380)	-52%
01-60510-2230	EQUIPMENT PURCHASE - Warehouse	748	917	169	18%
01-60510-2240	EQUIPMENT PURCHASE- Bus Operations	6,064	1,375	(4,689)	-341%
01-60510-2800	EQUIPMENT PURCHASE - AVAC	0	4,583	4,583	100%
01-60510-2900	EQUIPMENT PURCHASE - Tramway	0	2,292	2,292	100%
01-60510-3400	EQUIPMENT PURCHASE - Sportspark	25,320	0	(25,320)	0%
Total Equipment Purchases		61,621	33,916	(27,705)	-82%
<b>Other Equipment Purchases</b>					
01-60660-1500	COMPUTER PURCHASE SOFTWARE	36,428	27,500	(8,928)	-32%
Total Other Equipment Purchases		36,428	27,500	(8,928)	-32%



**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Eleven Months Ending of February 28, 2023

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
<b>Exterminator</b>					
01-60250-1000	EXTERMINATOR - Administrative	678	1,375	697	51%
01-60250-2100	EXTERMINATOR - Public Safety	678	1,375	697	51%
01-60250-2210	EXTERMINATOR - Grounds	667	275	(392)	-143%
01-60250-2230	EXTERMINATOR - Warehouse	411	275	(136)	-49%
01-60250-2240	EXTERMINATOR - Bus Operations	755	230	(525)	-228%
01-60250-2250	EXTERMINATOR - Motor Pool	0	917	917	100%
01-60250-2900	EXTERMINATOR - Tramway	420	917	497	54%
01-60250-3000	EXTERMINATOR - RI Locations Points	1,701	3,208	1,507	47%
01-60250-3400	EXTERMINATOR - Sportspark	755	0	(755)	0%
Total Exterminator		6,065	8,572	2,507	29%
<b>Uniforms</b>					
01-60290-1000	UNIFORMS - Administrative	840	917	77	8%
01-60290-2100	UNIFORMS - Public Safety	15,337	22,000	6,663	30%
01-60290-2210	UNIFORMS - Grounds	2,451	2,292	(159)	-7%
01-60290-2220	UNIFORMS - Maintenance	2,930	2,750	(180)	-7%
01-60290-2230	UNIFORMS - Warehouse	680	138	(542)	-393%
01-60290-2240	UNIFORMS - Bus Operations	10,397	4,583	(5,814)	-127%
01-60290-2250	UNIFORMS - Motor Pool	567	458	(109)	-24%
01-60290-3400	UNIFORMS - Sportspark	5,787	0	(5,787)	0%
01-60290-3500	UNIFORMS - Youth Center	6,766	15,583	8,817	57%
01-60291-1000	UNIFORMS CLEANING - Administrative	1,112	917	(195)	-21%
01-60291-2100	UNIFORMS CLEANING - Public Safety	13,762	8,250	(5,512)	-67%
01-60291-2210	UNIFORMS CLEANING - Grounds	2,822	3,208	386	12%
01-60291-2220	UNIFORMS CLEANING - Maintenance	7,831	4,583	(3,248)	-71%
01-60291-2230	UNIFORMS CLEANING - Warehouse	0	320	320	100%
01-60291-2240	UNIFORMS CLEANING - Bus Operations	2,961	917	(2,044)	-223%
01-60291-2250	UNIFORMS CLEANING - Motor Pool	0	458	458	100%
Total Uniforms		74,243	67,374	(6,869)	-10%
<b>Light, Power, Heat</b>					
01-60320-1000	LIGHT, POWER, HEAT - Admin	(11,066)	28,417	39,483	139%
01-60320-2100	LIGHT, POWER, HEAT - Public Safety	27,528	18,333	(9,195)	-50%
01-60320-2220	LIGHT, POWER, HEAT - Maintenance	1,132	12,375	11,243	91%
01-60320-2230	LIGHT, POWER, HEAT - Warehouse	14,435	0	(14,435)	0%
01-60320-2240	LIGHT, POWER, HEAT - Bus Operations	43,081	50,417	7,336	15%
01-60320-2800	LIGHT, POWER, HEAT - AVAC	61,314	36,667	(24,647)	-67%
01-60320-2900	LIGHT, POWER, HEAT - Tramway	226,198	160,417	(65,781)	-41%
01-60320-3000	LIGHT, POWER, HEAT - RI Locations Points	197,102	181,500	(15,602)	-9%
01-60320-3400	LIGHT, POWER, HEAT - Sportspark	72,634	128,334	55,700	43%
01-60320-6000	LIGHT, POWER, HEAT - Motorgate	68,016	45,833	(22,183)	-48%
Total Light, Power, Heat		700,373	662,293	(38,080)	-6%
<b>Water &amp; Sewer</b>					
01-60322-2220	WATER & SEWER - Maintenance	10,542	2,292	(8,250)	-360%
01-60322-2900	WATER & SEWER - Tramway	2,565	2,750	185	7%
01-60322-3400	WATER & SEWER - Sportspark	353	9,167	8,814	96%
Total Water & Sewer		13,460	14,209	749	5%
<b>Office Supplies</b>					
01-60420-1000	OFFICE SUPPLIES - Administrative	15,870	18,333	2,463	13%
01-60420-1050	OFFICE SUPPLIES - Administrative Services	0	458	458	100%
01-60420-1500	OFFICE SUPPLIES - Information Technology	0	1,833	1,833	100%
01-60420-1800	OFFICE SUPPLIES - Community Relations	0	917	917	100%
01-60420-2050	OFFICE SUPPLIES - Capital Projects & Planning	0	458	458	100%
01-60420-2100	OFFICE SUPPLIES - Public Safety	1,952	5,500	3,548	65%
01-60420-2220	OFFICE SUPPLIES - Maintenance	0	275	275	100%
01-60420-2230	OFFICE SUPPLIES - Warehouse	0	275	275	100%
01-60420-2240	OFFICE SUPPLIES - Bus Operations	37	917	880	96%
01-60420-3400	OFFICE SUPPLIES - Sportspark	36	0	(36)	0%
Total Office Supplies		17,895	28,966	11,071	38%
<b>Parts &amp; Supplies</b>					
01-60430-1000	PARTS & SUPPLIES - Administrative	4,174	917	(3,257)	-355%
01-60430-1050	PARTS & SUPPLIES - Administrative Services	914	1,833	919	50%
01-60430-1500	PARTS & SUPPLIES - Information Technology	2,933	4,583	1,650	36%
01-60430-1514	PARTS & SUPPLIES - Access Control	0	5,958	5,958	100%
01-60430-1800	PARTS & SUPPLIES - Community Relations	8,063	4,583	(3,480)	-76%
01-60430-2050	PARTS & SUPPLIES - Capital Projects & Planning	175	917	742	81%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Eleven Months Ending of February 28, 2023

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60430-2100	PARTS & SUPPLIES - Public Safety	6,965	4,583	(2,382)	-52%
01-60430-2210	PARTS & SUPPLIES - Grounds	45,924	36,667	(9,257)	-25%
01-60430-2220	PARTS & SUPPLIES - Maintenance	2,059	59,583	57,524	97%
01-60430-2230	PARTS & SUPPLIES - Warehouse	79,846	36,667	(43,179)	-118%
01-60430-2240	PARTS & SUPPLIES - Bus Operations	34,571	9,167	(25,404)	-277%
01-60430-2250	PARTS & SUPPLIES - Motor Pool	4,811	4,583	(228)	-5%
01-60430-2800	PARTS & SUPPLIES - AVAC	30,307	32,084	1,777	6%
01-60430-2900	PARTS & SUPPLIES - Tramway	1,992	1,375	(617)	-45%
01-60430-3400	PARTS & SUPPLIES - Sportspark	19,203	0	(19,203)	0%
01-60430-3500	PARTS & SUPPLIES - Youth Center	22,937	14,667	(8,270)	-56%
Total Parts & Supplies		264,875	218,167	(46,708)	-21%
Service Maintenance Agreement					
01-60750-1500	SERVICE MAINTENANCE AGREEMENT- IT	33,224	70,107	36,883	53%
01-60750-1514	SERVICE MAINTENANCE AGREE - Access Control	0	5,042	5,042	100%
01-60750-1800	SERVICE MAINTENANCE AGREE - Community Relations	0	36,667	36,667	100%
01-60750-2050	SERVICE MAINTENANCE AGREE - Capital Projects & Planning	0	917	917	100%
01-60750-2100	SERVICE MAINTENANCE AGREE - Public Safety	0	917	917	100%
01-60750-2240	SERVICE MAINTENANCE AGREE - Bus Operations	195	4,583	4,388	96%
01-60750-2250	SERVICE MAINTENANCE AGREE - Motor Pool	2,227	2,750	523	19%
01-60750-2900	SERVICE MAINTENANCE AGREE - Tramway	0	13,750	13,750	100%
01-60750-3000	SERVICE MAINTENANCE AGREE - RI Locations Points	0	18,333	18,333	100%
01-60750-3400	SERVICE MAINTENANCE AGREE - Sportspark	37,944	1,375	(36,569)	-2660%
01-60750-3500	SERVICE MAINTENANCE AGREE - Programming & Partnership/Y	4,784	0	(4,784)	0%
Total Service Maintenance Agreement		78,374	154,441	76,067	49%
Employee Travel & Meal					
01-60520-1000	EMPL TRV & MEAL - Administrative	0	917	917	100%
01-60520-1100	EMPL TRV & MEAL- Executive	0	458	458	100%
01-60520-1300	EMPL TRV & MEAL- Finance	250	1,173	923	79%
01-60520-1400	EMPL TRV & MEAL - Human Resources	264	688	424	62%
01-60520-1600	EMPL TRV & MEAL- Legal	0	458	458	100%
01-60520-2100	EMPL TRV & MEAL- Public Safety	6	1,375	1,370	100%
01-60520-2210	EMPL TRV & MEAL- Grounds	502	229	(273)	-119%
01-60520-2220	EMPL TRV & MEAL- Maintenance	0	321	321	100%
01-60520-2240	EMPL TRV & MEAL- Bus Operations	454	458	4	1%
01-60520-3400	EMPL TRV & MEAL - Sportspark	0	183	183	100%
01-60520-3500	EMPL TRV & MEAL - Youth Center	0	1,100	1,100	100%
Total Employee Travel & Meal		1,476	7,360	5,884	80%
Employee Training					
01-60530-1000	EMPLOYEE TRAINING - Administrative	63,750	4,583	(59,167)	-1291%
01-60530-1100	EMPLOYEE TRAINING - Executive	1,365	0	(1,365)	0%
01-60530-1300	EMPLOYEE TRAINING - Finance	599	0	(599)	0%
01-60530-1400	EMPLOYEE TRAINING - Human Resources	42,315	64,166	21,851	34%
01-60530-1500	EMPLOYEE TRAINING - Information Technology	885	0	(885)	0%
01-60530-1600	EMPLOYEE TRAINING - Legal	565	9,167	8,602	94%
01-60530-1800	EMPLOYEE TRAINING - Community Relations	0	5,500	5,500	100%
01-60530-2050	EMPLOYEE TRAINING - Capital Projects & Planning	799	0	(799)	0%
01-60530-2100	EMPLOYEE TRAINING - Public Safety	1,576	78	(1,498)	-1921%
01-60530-2210	EMPLOYEE TRAINING - Grounds	1,910	2,292	382	17%
01-60530-2220	EMPLOYEE TRAINING - Maintenance	36	458	422	92%
01-60530-2230	EMPLOYEE TRAINING - Warehouse	1,430	0	(1,430)	0%
01-60530-2240	EMPLOYEE TRAINING - Bus Operations	1,280	458	(822)	-179%
01-60530-3400	EMPLOYEE TRAINING - Sportspark	795	1,375	580	42%
01-60530-3500	EMPLOYEE TRAINING - Programming & Partnership/Yout	0	8,250	8,250	100%
Total Employee Training		117,306	96,327	(20,979)	-22%
Shipping					
01-60550-1000	POSTAGE - Administrative	2,688	5,500	2,812	51%
01-60550-1050	POSTAGE - Administrative Services	74	0	(74)	0%
01-60550-2100	POSTAGE - Public Safety	30	90	60	67%
01-60551-1050	SHIPPING - Administrative Services	93	458	365	80%
01-60551-1400	SHIPPING - Human Resources	179	0	(179)	0%
01-60551-1500	SHIPPING - Information Technology	72	0	(72)	0%
01-60551-1800	SHIPPING - Community Relations	301	0	(301)	0%
01-60551-2050	SHIPPING - Capital Projects & Planning	0	229	229	100%
01-60551-2100	SHIPPING - Public Safety	334	1,100	766	70%
01-60551-2210	SHIPPING - Grounds	2,531	458	(2,073)	-453%
01-60551-2220	SHIPPING - Maintenance	1,224	321	(903)	-281%
01-60551-2230	SHIPPING - Warehouse	850	1,833	983	54%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Eleven Months Ending of February 28, 2023

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60551-2240	SHIPPING - Bus Operations	378	458	80	17%
01-60551-2250	SHIPPING - Motor Pool	0	458	458	100%
01-60551-2800	SHIPPING - AVAC	1,508	1,833	325	18%
01-60551-2900	SHIPPING - Tramway	0	137	137	100%
01-60551-3400	SHIPPING - Sportspark	863	275	(588)	-214%
01-60552-1000	UPS SHIPPING - Administrative	830	1,375	545	40%
Total Shipping		11,954	14,525	2,571	18%
Subscriptions / Membership					
01-60560-1000	SUBSCRIPTIONS / MEMBERSHIP - Administrative	91	2,343	2,252	96%
01-60560-1050	SUBSCRIPTIONS/ MEMBERSHIP - Administrative Services	5,025	458	(4,567)	-997%
01-60560-1300	SUBSCRIPTIONS/ MEMBERSHIP - Finance	60	0	(60)	0%
01-60560-1500	SUBSCRIPTIONS/ MEMBERSHIP - Information Technology	827	917	90	10%
01-60560-1600	SUBSCRIPTIONS/ MEMBERSHIP - Legal	21,843	22,917	1,074	5%
01-60560-2050	SUBSCRIPTIONS/ MEMBERSHIP - Capital Projects & Planning	216	0	(216)	0%
01-60560-2100	SUBSCRIPTIONS/ MEMBERSHIP - Public Safety	848	917	69	8%
01-60560-3400	SUBSCRIPTIONS/ MEMBERSHIP - Sportspark	2,748	0	(2,748)	0%
01-60560-3500	SUBSCRIPTIONS/ MEMBERSHIP - Youth Center	190	550	360	65%
Total Subscriptions / Membership		31,848	28,102	(3,746)	-13%
Other Expenses					
01-60570-0000	BANK CHARGES - General	25,222	20,167	(5,055)	-25%
01-60570-3400	BANK CHARGES - Sportspark	227	0	(227)	0%
01-60580-1000	MISCELLANEOUS - Administrative	2,910	9,396	6,486	69%
01-60580-1500	MISCELLANEOUS - Information Technology	215	0	(215)	0%
01-60580-1800	MISCELLANEOUS - Community Relations	1,583	0	(1,583)	0%
01-60580-2100	MISCELLANEOUS - Public Safety	3,090	917	(2,173)	-237%
01-60580-2200	MISCELLANEOUS - Island Operations	1,782	0	(1,782)	0%
01-60580-2210	MISCELLANEOUS - Grounds	0	229,167	229,167	100%
01-60580-2230	MISCELLANEOUS - Warehouse	146	0	(146)	0%
01-60580-2240	MISCELLANEOUS - Bus Operations	2,205	458	(1,747)	-381%
01-60580-2250	MISCELLANEOUS - Motor Pool	24	0	(24)	0%
01-60580-3400	MISCELLANEOUS - Sportspark	816	458	(358)	-78%
01-60580-3500	MISCELLANEOUS - Youth Center	486	3,667	3,181	87%
01-60600-1000	PUBLIC WORK ENFORCEMENT F - Administrative	0	27,500	27,500	100%
01-60790-1400	MTA METRO CARD PURCHASE- HR	14,595	19,250	4,655	24%
02-60570-0000	BANK CHARGES - General	35	0	(35)	0%
02-61701-0000	CONTRIBUTED RENT EXPENSE - PP	0	55,000	55,000	100%
02-61750-1000	PUBLIC PURPOSE GRANTS	117,500	140,833	23,333	17%
04-60570-0000	BANK CHARGES - General	20	0	(20)	0%
Total Other Expenses		170,856	506,813	335,957	66%
Island Evenst - Community Relations					
01-60681-1800	ISLAND EVENTS - Community Relations	181,642	161,500	(20,142)	-12%
01-60681-2100	ISLAND EVENTS - Public Safety	17,853	8,000	(9,853)	-123%
Total Island Evenst - Community Relations		199,495	169,500	(29,995)	-18%
Total Other Than Personal Services (OTPS)		14,790,935	14,089,928	(701,007)	-5%
Total Expenses		28,144,476	29,154,875	1,010,399	3%
Depreciation Expenses					
03-70000-0000	DEPRCN EXPENSE OFFICE FURNITURE, FIXTURES, EQUIPME	74,612	18,022	(56,590)	-314%
03-70010-0000	DEPRCN EXPENSES BUILDINGS	232,970	821,166	588,196	72%
03-70020-0000	DEPRCN EXPENSES BUILDINGS IMPROVEMENTS	4,433,091	809,902	(3,623,189)	-447%
03-70030-0000	DEPRECN EXPENSES INFRASTRUCTURE	1,626,361	1,420,425	(205,936)	-14%
03-70040-0000	DEPRECN EXPENSES SEAWALL	190,051	65,332	(124,719)	-191%
03-70100-0000	DEPRECN EXPENSE VEHICLES	32,992	70,964	37,972	54%
03-70400-0000	DEPRECN EXPENSE BUSES	158,461	447,192	288,731	65%
03-70500-0000	DEPRECN EXPENSE LEASEHOLD IMPROVEMENT	27,396	5,632	(21,764)	-386%
03-70600-0000	DEPRECN EXPENSE LANDMARKS	322,351	368,342	45,991	12%
03-70800-0000	DEPRECN EXPENSE EQUIPMENT	356,697	210,641	(146,056)	-69%
Total Depreciation Expenses		7,454,982	4,237,618	(3,217,364)	-76%
<b>BEGINNING NET ASSETS</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>NET SURPLUS/(DEFICIT)</b>		<b>(7,166,171)</b>	<b>(3,479,654)</b>	<b>(3,686,517)</b>	<b>-106%</b>
<b>ENDING NET ASSETS</b>		<b>(7,166,171)</b>	<b>(3,479,654)</b>	<b>(3,686,517)</b>	<b>-106%</b>

The Roosevelt Island Operating Corporation (RIOC)  
 UNAUDITED CAPITAL IMPROVEMENTS 2022/2023  
 For The Eleventh Month Ending February 28, 2023

	Approved Budget FY 2022	Actual FY 2022	Balance 3/31/22	Approved Budget FY 2023	Expenditures as of February 28, 2023
<b>1</b>	<b>Sports Fields/Parks</b>	<b>2,600,000</b>	<b>4,713,964</b>	<b>(2,113,964)</b>	<b>0</b>
	Blackwell Pk East - inc Kallos (Design)		214,280	(214,280)	67,755
	Lighthouse Park Expansion & Partial Reconstruction		714,704	(714,704)	227,970
	Light House Park - Tower		475,261	(475,261)	453,758
	Octagon				9,888
	Octagon Sports field (Construction Soccer Field)		1,248,105	(1,248,105)	25,445
	Southpoint				2,115
	Sport Park renovation (Construction)	2,500,000	403,612	2,096,388	
<b>2</b>	<b>Historic &amp; Landmark Structures</b>	<b>0</b>	<b>1,007,998</b>	<b>(1,007,998)</b>	<b>0</b>
	Blackwell House Renovation (Construction)		257,096	(257,096)	58,778
	Lighthouse Restoration (Construction)		675,610	(675,610)	1,133,866
	Lighthouse - Park				34,418
<b>3</b>	<b>Infrastructure Improvements</b>	<b>4,010,000</b>	<b>10,773,655</b>	<b>(6,763,655)</b>	<b>2,704,000</b>
	Bike Ramp & Lane (Design)	425,000	354,098	70,902	353,374
	Blackwell Playground				89,994
	Bus Shelter - Main Street		16,498	(16,498)	60,125
	Capital Project and Planning				42,083
	Good Shepherd - HVAC		8,080	(8,080)	8,050
	Main Street - Road Work				6,630
	Motorgate - Repairs		3,809	(3,809)	24,180
	North Dog - Water Fountain Dog Pk				50,100
	PSD Ferry Area Capobianco				10,167
	Seawall - Special Inspection		5,055	(5,055)	33,315
	South Dog Water Fountain Dog-Run				36,242
	Southpoint Open Space Park - Seawall (Design)				39,755
	Steam Tunnel		147,254	(147,254)	405,888
	West Side Pier				47,300
	Water Distribution System Study				8,368
	<b>Miscellaneous Repairs</b>		<b>123,855</b>	<b>(123,855)</b>	<b>44,114</b>
<b>4</b>	<b>Facilities &amp; Offices</b>	<b>60,000</b>	<b>7,534,698</b>	<b>(7,474,698)</b>	<b>3,596,000</b>
	AVAC - Improvements		14,713	(14,713)	136,634
	AVAC - Waste Collection System				124,788
	AVAC - Mechanical/Piping	60,000		60,000	15,262
	AVAC - Preventive Maintenance				16,560
	AVAC - 5 Yrs Service Contract				59,030
	AVAC - Westside Excavation & Construct New Man Hole				159,700
	Bus Garage Warehouse Rehabilitation		16,828	(16,828)	29,394
	Motorgate Complex-New Elevator Floor				4,369
	Sportspark - Renovation (Construction)		6,307,175	(6,307,175)	4,675,578
	Youth Center Refurbishment (Construction)		134,065	(134,065)	17,000
<b>5</b>	<b>Equipment &amp; Vehicles</b>	<b>715,000</b>	<b>536,679</b>	<b>178,321</b>	<b>515,000</b>
	AVAC- Garbag Containers				38,500
	East & West Seawall - Garbage Receptacles				6,641
	IT - Dell Optiplex Workstation				30,000
	IT - Servers Infrastructure	75,000		75,000	77,098
	P.S. - Misc. Equipment	25,000		25,000	12,711
	P.S. - Misc. Equipment		19,560	(19,560)	54,991
	Sportspark - Equipment				176,858
<b>6</b>	<b>Special Projects</b>	<b>0</b>	<b>20,799</b>	<b>(20,799)</b>	<b>0</b>
	NY Public Library - Call Box Installation		20,799	(20,799)	
<b>7</b>	<b>Lighting &amp; Signage</b>	<b>0</b>	<b>67,163</b>	<b>(67,163)</b>	<b>0</b>
	Main Street Lighting		67,163	(67,163)	14,365
<b>8</b>	<b>Tram</b>	<b>1,725,000</b>	<b>3,694,829</b>	<b>(1,969,829)</b>	<b>0</b>
	Tram Modernization			0	865,847
	Tram - Elevator Manhattan Station (Construction)	1,520,000	2,208,534	(688,534)	447,933
<b>9</b>	<b>Southpoint Park</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
	Southpoint Park				
	<b>RESERVE</b>			<b>0</b>	
	Miscellaneous	2,800,000	114,603	2,685,397	1,000,000
	<b>Reserve</b>			<b>0</b>	
	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
	<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>11,910,000</b>	<b>28,464,389</b>	<b>(16,554,389)</b>	<b>7,815,000</b>