

# Roosevelt Island Operating Corporation

## Balance Sheet

	<b>9/30/2021</b>	<b>9/30/2020</b>	<b>9/30/2019</b>
<b>Assets</b>			
Cash	4,353,915	1,239,185	1,308,904
Investments	17,602,093	48,632,712	72,658,929
Accounts Receivable	18,857,600	4,559,031	5,015,217
Due From Other Funds	27,600,925	10,738,537	89,528,814
Capital Assets Net	144,194,582	118,703,116	100,461,875
Other Assets	1,855,557	1,562,206	1,106,889
Deferred Outflows of Resources	5,443,084	3,044,734	1,629,022
Total Assets	219,907,756	188,479,521	271,709,649
<b>Liabilities &amp; Fund Balance</b>			
<b>Liabilities :</b>			
Total Accounts Payable & Accrued Expenses	1,881,387	1,080,617	3,299,119
Deferred Revenue	50,537,058	34,893,224	35,616,400
Compensated Absences	1,033,023	746,772	770,317
Other Post Employment Benefit	12,249,057	10,806,771	11,180,716
Due to Other Funds	27,600,925	10,738,537	89,528,814
Net Pension Liability	4,021,372	1,085,061	418,777
Other Liabilities	0	0	0
Deferred Inflows of Resources	3,479,000	4,538,464	3,135,017
Total Liabilities	100,801,822	63,889,447	143,949,159
<b>Net Assets/ Fund Balance :</b>			
Fund Balance	(14,896,123)	(2,984,329)	2,914,666
Restricted for Capital Projects	134,002,057	127,574,403	124,845,824
Total Fund Balance	119,105,933	124,590,074	127,760,490
Total Liabilities & Fund Balance	219,907,756	188,479,521	271,709,649
<b>BEGINNING BALANCE WITH CURRENT YEAR ADJUSTMENTS</b>	<b>121,565,702</b>	<b>128,104,226</b>	<b>127,166,128</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>(2,459,769)</b>	<b>(3,514,152)</b>	<b>594,362</b>
<b>ENDING NET ASSETS</b>	<b>119,105,933</b>	<b>124,590,074</b>	<b>127,760,490</b>

**Roosevelt Island Operating Corporation**  
**Profit and Loss Statement**  
Six Months Ending September 30, 2021

	<u>9/30/2021</u>	%	<u>9/30/2020</u>	%	<u>9/30/2019</u>	%
Revenue						
Residential fees	1,451,675		717,790		653,093	
Ground rent	8,226,524		7,004,798		6,951,124	
Commercial rent	875,623		851,039		850,947	
Tramway revenue	1,506,400		763,646		2,576,663	
Public safety reimbursement	1,145,167		1,070,014		1,040,613	
Transport/parking revenue	1,358,119		1,107,406		1,397,983	
Interest income	363,926		349,340		827,845	
Unrealized loss	0		0		(17,041)	
Other revenue	511,968		164,651		509,832	
<b>Total Revenue</b>	<b><u>15,439,401</u></b>		<b><u>12,028,684</u></b>		<b><u>14,791,058</u></b>	
Operating expenses						
Salary & Benefits :	7,159,294	46%	6,522,148	54%	6,040,915	41%
Insurance	1,622,925	11%	1,559,990	13%	908,853	6%
Professional services and legal services	1,309,013	8%	648,910	5%	413,411	3%
Management fees	2,791,737	18%	2,346,944	20%	2,718,296	18%
Telecommunications	108,879	1%	113,928	1%	82,982	1%
Repairs and maintenance	490,422	3%	849,168	7%	700,110	5%
Vehicles maintenance	121,550	1%	79,808	1%	98,153	1%
Equipment purchases/lease	89,271	1%	108,944	1%	58,635	0%
Supplies/Services	557,816	4%	439,516	4%	607,408	4%
Other expenses	153,491	1%	69,777	1%	304,759	2%
<b>Total Expenses</b>	<b><u>14,404,398</u></b>	<b>93%</b>	<b><u>12,739,134</u></b>	<b>106%</b>	<b><u>11,933,524</u></b>	<b>81%</b>
<b>Operatong Profit</b>	<b><u>1,035,003</u></b>		<b><u>(710,450)</u></b>		<b><u>2,857,535</u></b>	
Depreciation Expenses						
Depreciation expense	(3,494,772)		(2,803,702)		(2,263,173)	
<b>NET SURPLUS/(DEFICIT)</b>	<b><u>(2,459,769)</u></b>		<b><u>(3,514,152)</u></b>		<b><u>594,362</u></b>	

**Roosevelt Island Operating Corporation**  
**Profit and Loss Statement**  
Month Ending September 30, 2021

	<u>9/30/2021</u>	%	<u>9/30/2020</u>	%	<u>9/30/2019</u>	%
Revenue						
Residential fees	518,027		44,272		47,272	
Ground rent	2,067,432		1,169,874		1,160,864	
Commercial rent	138,099		134,023		131,972	
Tramway revenue	257,565		165,622		426,199	
Public safety reimbursement	160,362		148,740		144,699	
Transport/parking revenue	224,883		204,183		217,571	
Interest income	57,124		40,783		129,679	
Other revenue	41,075		39,629		87,625	
<b>Total Revenue</b>	<b><u>3,464,568</u></b>		<b><u>1,947,125</u></b>		<b><u>2,420,967</u></b>	
Operating expenses						
Salary & Benefits :	1,124,602	32%	1,050,353	54%	894,253	37%
Insurance	283,593	8%	242,232	12%	151,290	6%
Professional services and legal services	203,327	6%	81,782	4%	82,313	3%
Management fees	458,342	13%	442,053	23%	439,186	18%
Telecommunications	16,883	0%	20,795	1%	11,315	0%
Repairs and maintenance	136,561	4%	107,665	6%	173,836	7%
Vehicles maintenance	22,279	1%	21,391	1%	17,796	1%
Equipment purchases/lease	10,105	0%	14,210	1%	4,633	0%
Supplies/Services	88,333	3%	86,141	4%	99,880	4%
Other expenses	29,466	1%	13,675	1%	31,013	1%
<b>Total Expenses</b>	<b><u>2,373,492</u></b>	<b>69%</b>	<b><u>2,080,298</u></b>	<b>107%</b>	<b><u>1,905,515</u></b>	<b>79%</b>
Operatong Profit	<b>1,091,076</b>		<b>(133,173)</b>		<b>515,452</b>	
Depreciation Expenses						
Depreciation expense	(605,045)		(483,540)		(386,279)	
<b>NET SURPLUS/(DEFICIT)</b>	<b><u>486,031</u></b>		<b><u>(616,713)</u></b>		<b><u>129,173</u></b>	

**Roosevelt Island Operating Corporation**  
**Revenue by Building**  
Y/T/D 9/30/21

	<u>9/30/2021</u>	<u>9/30/2020</u>	<u>9/30/2019</u>
<b>Residential Fees Revenue</b>			
01-40123-5000			
5750 - Southtown Building # 5	72,312	72,312	72,312
5760 - Southtown Building # 6	110,850	110,850	110,850
5770 - Southtown Building # 7	100,800	100,800	100,800
5780 - Southtown Building # 8	120,000	120,000	0
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	0	0
03-40400-5000			
3585 - Island House	35,134	0	0
5200 - Island House	20,143	0	0
5300 - Rivercross	74,990	35,450	46,050
5600 - Westview	391,293	0	0
5730 - Southtown Building # 3	3,000	12,747	57,450
5750 - Southtown Building # 5	84,325	0	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	0	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	0	0
Total	<u>1,451,675</u>	<u>717,790</u>	<u>653,093</u>
<b>Ground rent</b>			
01-40090-5000			
5100 - Eastwood	901,299	901,299	883,151
5200 - Island House	134,425	134,425	134,425
5300 - Rivercross	1,245,260	1,250,000	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	227,505	32,490	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	355,665	346,146	336,882
5760 - Southtown Building # 6	541,082	526,601	512,507
5770 - Southtown Building # 7	420,677	408,425	396,529
5780 - Southtown Building # 8	1,138,939	144,000	144,000
5888 - Octagon	35,068	34,810	34,538
Total	<u>8,226,524</u>	<u>7,004,798</u>	<u>6,951,124</u>
<b>Commercial Rent</b>			

**Roosevelt Island Operating Corporation**  
**Revenue by Building**  
Y/T/D 9/30/21

	<u>9/30/2021</u>	<u>9/30/2020</u>	<u>9/30/2019</u>
<b>01-40208-4000</b>			
4281 - HCK Recreation- Tennis Bubble	150,000	137,500	137,500
4282 - HCK Recreation- Parking	13,290	12,972	12,654
4283 - HCK Recreation - % Rent	0	0	11,706
4587 - Child School	174,919	174,919	174,919
4895 - Hudson Related	482,413	470,647	459,168
5600 - Westview	55,000	55,000	55,000
Total Commercial Rent	<u>875,623</u>	<u>851,039</u>	<u>850,947</u>
<b>Tramway Revenue</b>			
01-40020-2900			
2900 - Tramway	1,460,732	721,874	2,509,099
01-40021-2900			
2900 - Tramway	45,668	41,772	67,564
Total Tramway Revenue	<u>1,506,400</u>	<u>763,646</u>	<u>2,576,663</u>
<b>Public Safety Reimbursement</b>			
01-40080-2100			
0000 - General	9,000	9,000	9,000
5100 - Eastwood	306,069	297,154	288,499
5200 - Island House	102,263	99,284	96,393
5300 - Rivercross	108,491	105,331	102,263
5400 - Manhattan Park- River Road	185,578	180,173	174,925
5600 - Westview	75,480	72,230	72,230
5710 - Southtown Building # 1	20,182	19,594	19,024
5720 - Southtown Building # 2	26,125	25,364	24,626
5730 - Southtown Building # 3	41,956	40,734	39,548
5740 - Southtown Building # 4	41,960	40,346	38,794
5750 - Southtown Building # 5	23,177	22,285	21,428
5760 - Southtown Building # 6	45,302	43,559	41,884
5770 - Southtown Building # 7	38,836	37,342	35,906
5780 - Southtown Building # 8	41,580	0	0
5888 - Octagon	79,169	77,616	76,095
Total Public Safety Reimbursement	<u>1,145,167</u>	<u>1,070,014</u>	<u>1,040,613</u>
<b>Transport/ Parking Revenue</b>			
01-40000-5000			
3050 - Main Street	226,880	110,937	198,486
01-40010-5000			
5888 - Octagon	65,974	64,680	63,412
01-40030-6000			
5688 - Motorgate Complex	1,065,265	931,788	1,136,085
Total	<u>1,358,119</u>	<u>1,107,406</u>	<u>1,397,983</u>
<b>Interest Income</b>			
01-40050-0000			
0000 - General	112,510	(120,816)	(57,971)
5300 - Rivercross	0	187,178	200,548
5780 - Southtown Building # 8	224,614	0	0
03-40050-0000			
0000 - General	124	711	12,239
04-40050-0000			
0000 - General	26,678	282,266	673,029

**Roosevelt Island Operating Corporation**  
**Revenue by Building**  
Y/T/D 9/30/21

	9/30/2021	9/30/2020	9/30/2019
Total Interest Income	363,926	349,340	827,845
Unrealized Gain (Loss)			
03-40051-0000			
<No Project>	0	0	(164,070)
0000 - General	0	0	147,029
Total Unrealized Gain (Loss)	0	0	(17,041)
Other Revenue			
01-40060-2310			
0000 - General	31,402	2,196	98,070
01-40100-2310			
0000 - General	30	0	0
01-40200-2310			
3310 - Fields: Fire Fighters Field	7,934	0	12,968
3320 - Fields: Octagon Park- Soccer Field	38,253	0	0
3330 - Fields: Octagon Park- Pony (Softball) Field	0	0	4,063
3340 - Fields: Octagon Park- Tennis Courts	5,000	0	7,150
3350 - Fields: Capobianco - Softball Field	4,408	0	0
3900 - Lighthouse Park	300	0	445
01-40203-3400			
0000 - General	0	0	90
3410 - Sportspark Gym	2,520	0	67,335
3420 - Sportspark Pool	14,158	0	99,202
01-40205-5000			
0000 - General	34,510	84,383	13,635
3400 - Sportspark	134,942	0	0
3543 - Good Shepherd's Chapel	10,788	0	23,494
3548 - Cultural Center	14,395	0	14,184
4281 - HCK Recreation- Tennis Bubble	(1,586)	0	0
5300 - Rivercross	1,200	0	0
01-40212-1500			
0000 - General	70,206	70,942	71,356
01-40300-1000			
0000 - General	6,753	7,055	16,929
1240 - Roosevelt Island Day	0	0	3,400
2900 - Tramway	84	0	0
5400 - Manhattan Park- River Road	0	0	76,237
7032 - Bench Donation	831	75	1,275
01-40700-1500			
0000 - General	0	0	(364,000)
3100 - Blackwell House	0	0	364,000
03-40300-1000			
0000 - General	(113,647)	0	0
5800 - Renwick Ruins	225,489	0	0
03-40700-1500			
<No Project>	24,000	0	0
Total Other Revenue	511,968	164,651	509,832
Total Revenue	15,439,401	12,028,684	14,791,058

**Roosevelt Island Operating Corporation**  
**Statement of Cash Flows**  
**For the Period of April 1, 2021 to September 30, 2021**

	<u>FY 2022</u>	<u>FY 2021</u>	<u>FY 2020</u>
Cash flows from operating activities:			
Receipts from tenants and customers	\$ 14,365,017.33	29,995,749.47	31,213,486.45
Payments related to employees (PS)	(7,432,572.36)	(13,782,787.34)	(13,053,074.78)
Payments vendors (OTPS)	(9,460,015.90)	(14,406,562.18)	(11,855,243.30)
	<u>(2,527,570.93)</u>	<u>1,806,399.95</u>	<u>6,305,168.37</u>
Net cash provided by operating activities			
Cash flows from capital and related financing activities:			
Purchase of capital assets	(14,677,067.65)	(26,019,432.70)	(23,692,009.64)
Purchase of noncurrent investments	17,600,773.01 *	24,903,263.96	12,937,810.64
Sale of short-term investments	444,352.60	(81,363.76)	2,946,845.02
	<u>3,368,057.96</u>	<u>(1,197,532.50)</u>	<u>(7,807,353.98)</u>
Net cash provided by (used in) capital and related financing activities			
Net increase in cash	840,487.03	608,867.45	(1,502,185.61)
Cash at beginning of year	<u>3,513,428.36</u>	<u>2,904,560.91</u>	<u>4,406,746.52</u>
Cash at end of year	<u>\$ 4,353,915.39</u>	<u>\$ 3,513,428.36</u>	<u>\$ 2,904,560.91</u>
Cash flows from operating activities:			
Operating income	(2,459,768.86)	(6,427,857.53)	931,254.10
Adjustments to reconcile operating income to net cash provided by operating activities:			
Depreciation	3,494,771.97	5,933,737.99	4,797,142.87
Loss on disposition of asset	-	0.00	0.00
Cumulative effect of change in accounting principle	-	0.00	0.00
Changes in:			
Receivables	(539,599.89)	(13,501,404.26)	1,028,058.66
Prepaid expenses and accrued interest	2,204,026.97	(510,487.04)	(1,338,240.06)
Deferred outflows of resources - pensions	0.00	(2,398,350.00)	(1,415,712.00)
Accounts payable and accrued expenses	(4,588,719.79)	(706,318.12)	1,454,794.67
Compensated absences	0.00	286,251.12	(176,905.07)
Unearned revenue	(534,783.78)	15,817,030.38	(723,175.80)
Postemployment benefits other than pension	(103,497.55)	1,436,950.41	(321,780.00)
Net Pension Liability	0.00	2,936,311.00	666,284.00
Other liabilities	0.00	0.00	0.00
Deferred inflows of resources - pensions	0.00	(1,059,464.00)	1,403,447.00
	<u>(2,527,570.93)</u>	<u>1,806,399.95</u>	<u>6,305,168.37</u>
Net cash provided by operating activities	<u>\$ (2,527,570.93)</u>	<u>\$ 1,806,399.95</u>	<u>\$ 6,305,168.37</u>
	\$ -	\$ -	\$ -

\* Represents transfers from Cash to Investment accounts

## Roosevelt Island Operating Corporation Income Statement 9/30/21

	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	731	0	0	0	0	0	731	0	474,145	43,151	518,027
Ground rent	2,067,432	0	0	0	0	0	2,067,432	0	0	0	2,067,432
Commercial Rent	138,099	0	0	0	0	0	138,099	0	0	0	138,099
Tramway Revenue	0	0	0	0	0	257,565	257,565	0	0	0	257,565
Public Safety Reimbursement	0	160,362	0	0	0	0	160,362	0	0	0	160,362
Transport/ Parking Revenue	0	0	10,996	213,887	0	0	224,883	0	0	0	224,883
Interest Income	55,256	0	0	0	0	0	55,256	0	22	1,846	57,124
Other Revenue	23,537	0	0	0	17,538	0	41,075	0	0	0	41,075
<b>Total Revenue</b>	<b>2,285,056</b>	<b>160,362</b>	<b>10,996</b>	<b>213,887</b>	<b>17,538</b>	<b>257,565</b>	<b>2,945,404</b>	<b>0</b>	<b>474,166</b>	<b>44,998</b>	<b>3,464,568</b>
<b>Expenses</b>											
<b>Salary &amp; Benefits :</b>											
Salaries	427,198	279,164	80,609	0	37,620	0	824,591	0	0	0	824,591
Temporary Employees	12,530	0	0	0	400	0	12,930	0	0	0	12,930
Employee Benefits	139,884	108,678	26,873	0	11,647	0	287,082	0	0	0	287,082
<b>Total Salary &amp; Benefits</b>	<b>579,611</b>	<b>387,842</b>	<b>107,482</b>	<b>0</b>	<b>49,667</b>	<b>0</b>	<b>1,124,602</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,124,602</b>
<b>Other :</b>											
Insurance	275,748	0	0	0	0	7,845	283,593	0	0	0	283,593
Professional Services	176,011	300	0	0	8,731	0	185,042	0	0	0	185,042
Management Fees	0	0	0	73,793	0	384,549	458,342	0	0	0	458,342
Legal Services	18,285	0	0	0	0	0	18,285	0	0	0	18,285
Telecommunications	16,883	0	0	0	0	0	16,883	0	0	0	16,883
Rent	81,162	0	0	0	0	0	81,162	0	0	0	81,162
Repairs & Maintenance	55,399	0	0	0	0	0	55,399	0	0	0	55,399
Vehicles Maintenance	3,498	4,231	14,550	0	0	0	22,279	0	0	0	22,279
Equipment Purchases/ Lease	9,999	0	107	0	0	0	10,105	0	0	0	10,105
Supplies/ Services	56,257	6,405	2,596	2,823	8,292	11,960	88,333	0	0	0	88,333
Other Expenses	7,414	414	0	0	21,638	0	29,466	0	0	0	29,466
<b>Total Other Than Personal Services (OTPS)</b>	<b>700,656</b>	<b>11,350</b>	<b>17,253</b>	<b>76,616</b>	<b>38,661</b>	<b>404,354</b>	<b>1,248,890</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,248,890</b>
<b>Total Expenses</b>	<b>1,280,267</b>	<b>399,192</b>	<b>124,735</b>	<b>76,616</b>	<b>88,327</b>	<b>404,354</b>	<b>2,373,492</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,373,492</b>
<b>Depreciation</b>											
<b>Depreciation Expenses</b>											
Depreciation Expenses	0	0	0	0	0	0	0	0	605,045	0	605,045
<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>605,045</b>	<b>0</b>	<b>605,045</b>
<b>Total</b>	<b>1,280,267</b>	<b>399,192</b>	<b>124,735</b>	<b>76,616</b>	<b>88,327</b>	<b>404,354</b>	<b>2,373,492</b>	<b>0</b>	<b>605,045</b>	<b>0</b>	<b>2,978,537</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>1,004,789</b>	<b>(238,830)</b>	<b>(113,740)</b>	<b>137,271</b>	<b>(70,790)</b>	<b>(146,789)</b>	<b>571,912</b>	<b>0</b>	<b>(130,879)</b>	<b>44,998</b>	<b>486,031</b>



**Roosevelt Island Operating Corporation**  
**Income Statement - For the Six Months Ending 9/30/2021**

	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	408,349	0	0	0	0	0	408,349	0	784,417	258,909	1,451,675
Ground rent	8,226,524	0	0	0	0	0	8,226,524	0	0	0	8,226,524
Commercial Rent	875,623	0	0	0	0	0	875,623	0	0	0	875,623
Tramway Revenue	0	0	0	0	0	1,506,400	1,506,400	0	0	0	1,506,400
Public Safety Reimbursement	0	1,145,167	0	0	0	0	1,145,167	0	0	0	1,145,167
Transport/ Parking Revenue	0	0	65,974	1,292,145	0	0	1,358,119	0	0	0	1,358,119
Interest Income	337,124	0	0	0	0	0	337,124	0	124	26,678	363,926
Other Revenue	272,123	0	0	0	104,004	0	376,126	0	135,842	0	511,968
<b>Total Revenue</b>	<b>10,119,743</b>	<b>1,145,167</b>	<b>65,974</b>	<b>1,292,145</b>	<b>104,004</b>	<b>1,506,400</b>	<b>14,233,432</b>	<b>0</b>	<b>920,383</b>	<b>285,587</b>	<b>15,439,401</b>
<b>Expenses</b>											
<b>Salary &amp; Benefits :</b>											
Salaries	2,517,886	1,800,584	527,759	0	329,562	0	5,175,791	0	0	0	5,175,791
Temporary Employees	49,148	0	0	0	9,745	0	58,893	0	0	0	58,893
Employee Benefits	962,108	700,591	182,981	0	78,931	0	1,924,610	0	0	0	1,924,610
<b>Total Salary &amp; Benefits</b>	<b>3,529,141</b>	<b>2,501,175</b>	<b>710,740</b>	<b>0</b>	<b>418,238</b>	<b>0</b>	<b>7,159,294</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,159,294</b>
<b>Other :</b>											
Insurance	1,583,700	0	0	0	0	39,225	1,622,925	0	0	0	1,622,925
Professional Services	930,472	6,180	0	0	196,775	0	1,133,427	0	0	0	1,133,427
Management Fees	0	0	0	484,444	0	2,307,293	2,791,737	0	0	0	2,791,737
Legal Services	175,586	0	0	0	0	0	175,586	0	0	0	175,586
Telecommunications	108,879	0	0	0	0	0	108,879	0	0	0	108,879
Rent	325,326	0	0	0	0	0	325,326	0	0	0	325,326
Repairs & Maintenance	157,675	1,442	1,245	1,350	0	3,385	165,096	0	0	0	165,096
Vehicles Maintenance	26,543	12,246	82,761	0	0	0	121,550	0	0	0	121,550
Equipment Purchases/ Lease	88,100	85	1,085	0	0	0	89,271	0	0	0	89,271
Supplies/ Services	322,048	34,003	24,586	23,298	61,690	92,192	557,816	0	0	0	557,816
Other Expenses	44,175	4,521	50	0	86,705	0	135,451	18,000	0	40	153,491
<b>Total Other Than Personal Services (OTPS)</b>	<b>3,762,504</b>	<b>58,476</b>	<b>109,727</b>	<b>509,091</b>	<b>345,171</b>	<b>2,442,095</b>	<b>7,227,064</b>	<b>18,000</b>	<b>0</b>	<b>40</b>	<b>7,245,104</b>
<b>Total Expenses</b>	<b>7,291,645</b>	<b>2,559,651</b>	<b>820,468</b>	<b>509,091</b>	<b>763,408</b>	<b>2,442,095</b>	<b>14,386,358</b>	<b>18,000</b>	<b>0</b>	<b>40</b>	<b>14,404,398</b>
<b>Depreciation</b>											
<b>Depreciation Expenses</b>											
Depreciation Expenses	0	0	0	0	0	0	0	0	3,494,772	0	3,494,772
<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>3,494,772</b>	<b>0</b>	<b>3,494,772</b>
<b>Total</b>	<b>7,291,645</b>	<b>2,559,651</b>	<b>820,468</b>	<b>509,091</b>	<b>763,408</b>	<b>2,442,095</b>	<b>14,386,358</b>	<b>18,000</b>	<b>3,494,772</b>	<b>40</b>	<b>17,899,170</b>
<b>NET SURPLUS/(DEFICIT)</b>	<b>2,828,098</b>	<b>(1,414,484)</b>	<b>(754,494)</b>	<b>783,053</b>	<b>(659,405)</b>	<b>(935,695)</b>	<b>(152,926)</b>	<b>(18,000)</b>	<b>(2,574,389)</b>	<b>285,547</b>	<b>(2,459,769)</b>

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Six Months Ending of September 30, 2021

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
<b>Revenue</b>					
<b>Residential Fees Revenue</b>					
01-40123-5000	TEP	403,961	516,000	(112,039)	-22%
01-40401-5000	NET PRESENT VALUE - Operating	4,388	2,498	1,890	76%
03-40400-5000	CONDO/CO-OP ADDITIONAL SALES	608,885	126,508	482,377	381%
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		1,451,675	908,014	543,661	60%
<b>Ground rent</b>					
01-40090-5000	GROUND RENT	8,226,524	7,421,494	805,030	11%
Total		8,226,524	7,421,494	805,030	11%
<b>Commercial Rent</b>					
01-40208-4000	COMMERCIAL RENT	875,623	868,000	7,623	1%
Total Commercial Rent		875,623	868,000	7,623	1%
<b>Tramway Revenue</b>					
01-40020-2900	TRAMWAY REVENUE	1,460,732	3,066,998	(1,606,266)	-52%
01-40021-2900	TRAMWAY REDUCED FARE REIMBURSEMENT	45,668	111,000	(65,332)	-59%
Total Tramway Revenue		1,506,400	3,177,998	(1,671,598)	-53%
<b>Public Safety Reimbursement</b>					
01-40080-2100	PUBLIC SAFETY REIMBURSEMENT	1,145,167	1,139,500	5,667	0%
Total Public Safety Reimbursement		1,145,167	1,139,500	5,667	0%
<b>Transport/ Parking Revenue</b>					
01-40000-5000	MAIN STREET PARKING	226,880	165,502	61,378	37%
01-40010-5000	BUS REVENUE - Octagon	65,974	66,502	(528)	-1%
01-40030-6000	MOTORGATE	1,065,265	1,383,998	(318,733)	-23%
Total		1,358,119	1,616,002	(257,883)	-16%
<b>Interest Income</b>					
01-40050-0000	INTEREST INCOME - Operating	337,124	351,998	(14,874)	-4%
03-40050-0000	INTEREST INCOME - Capital	124	502	(378)	-75%
04-40050-0000	INTEREST INCOME - Capital Reserved	26,678	45,998	(19,320)	-42%
Total Interest Income		363,926	398,498	(34,572)	-9%
<b>Other Revenue</b>					
01-40060-2310	FILMING	31,402	53,498	(22,096)	-41%
01-40100-2310	SPECIAL EVENTS PERMITS	30	2,000	(1,970)	-99%
01-40200-2310	SPORTS FIELD RENTAL	55,894	193,500	(137,606)	-71%
01-40203-3400	SPORTSPARK	16,678	138,998	(122,321)	-88%
01-40205-5000	PERMIT REVENUES	194,248	93,006	101,242	109%
01-40212-1500	TELEPHONE COMMISSION	70,206	147,998	(77,792)	-53%
01-40300-1000	MISCELLANEOUS REVENUE	7,668	34,500	(26,832)	-78%
02-40411-0000	CONTRIBUTED RENTAL INCOME - PP	0	56,000	(56,000)	-100%
03-40300-1000	MISCELLANEOUS	111,842	0	111,842	0%
03-40700-1500	GRANTS	24,000	0	24,000	0%
Total Other Revenue		511,968	719,500	(207,532)	-29%
Total Revenue		15,439,401	16,249,006	(809,605)	-5%
<b>Expenses</b>					
<b>Personal Services (PS) :</b>					
<b>Salaries</b>					
01-60010-1050	SALARIES - Administrative Services	4,520	0	(4,520)	0%
01-60010-1100	SALARIES - Executive	331,084	433,827	102,743	24%
01-60010-1300	SALARIES - Finance	347,133	374,626	27,493	7%
01-60010-1400	SALARIES - Human Resources	116,090	145,022	28,932	20%
01-60010-1500	SALARIES - Information Technology	180,191	186,241	6,050	3%
01-60010-1600	SALARIES - Legal	184,726	179,042	(5,684)	-3%
01-60010-1800	SALARIES - Community Relations	124,118	116,726	(7,392)	-6%
01-60010-2000	SALARIES - Operations	251,040	232,149	(18,891)	-8%
01-60010-2050	SALARIES - Capital Projects & Planning	99,419	93,877	(5,542)	-6%
01-60010-2100	SALARIES - Public Safety	1,640,011	1,456,856	(183,155)	-13%
01-60010-2210	SALARIES - Grounds	316,728	319,702	2,974	1%
01-60010-2220	SALARIES - Maintenance	212,316	229,239	16,923	7%
01-60010-2230	SALARIES - Warehouse	36,011	34,905	(1,106)	-3%
01-60010-2240	SALARIES - Bus Operations	443,615	413,640	(29,975)	-7%
01-60010-2250	SALARIES - Motor Pool	163,411	147,952	(15,459)	-10%
01-60010-3400	SALARIES - Sportspark	192,845	223,861	31,016	14%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Six Months Ending of September 30, 2021

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60010-3500	SALARIES - Youth Center	244,085	285,045	40,960	14%
	Total Salaries	4,887,343	4,872,710	(14,633)	0%
Salaries OT					
01-60030-1300	SALARIES HOURLY OT - Finance	1,008	2,505	1,497	60%
01-60030-1500	SALARIES HOURLY OT - Information Technology	736	1,003	267	27%
01-60030-1800	SALARIES HOURLY OT - Community Relations	9,972	1,503	(8,469)	-563%
01-60030-2000	SALARIES HOURLY OT - Operations	1,020	0	(1,020)	0%
01-60030-2050	SALARIES HOURLY OT - Capital Projects & Planning	0	1,003	1,003	100%
01-60030-2100	SALARIES HOURLY OT - Public Safety	160,574	14,820	(145,754)	-983%
01-60030-2210	SALARIES HOURLY OT - Grounds	12,830	14,539	1,709	12%
01-60030-2220	SALARIES HOURLY OT - Maintenance	4,478	16,500	12,022	73%
01-60030-2230	SALARIES HOURLY OT - Warehouse	650	1,003	353	35%
01-60030-2240	SALARIES HOURLY OT - Bus Operations	84,144	42,617	(41,527)	-97%
01-60030-2250	SALARIES HOURLY OT - Motor Pool	4,345	3,007	(1,338)	-44%
01-60030-3400	SALARIES HOURLY OT - Sportspark	2,627	0	(2,627)	0%
01-60030-3500	SALARIES HOURLY OT - Youth Center	6,065	0	(6,065)	0%
	Total Salaries OT	288,448	98,500	(189,948)	-193%
Temporary Employees					
01-60100-2050	TEMPORARY EMPLOYEE - Capital Projects & Planning	0	13,000	13,000	100%
01-60100-2210	TEMPORARY EMPLOYEE - Grounds	8,660	56,000	47,340	85%
01-60100-2220	TEMPORARY EMPLOYEE - Maintenance	0	56,000	56,000	100%
01-60100-2240	TEMPORARY EMPLOYEE - Bus Operations	0	8,000	8,000	100%
01-60100-3400	TEMPORARY EMPLOYEE - Sportspark	9,745	16,000	6,255	39%
01-60100-3500	TEMPORARY EMPLOYEE - Youth Center	40,488	13,000	(27,488)	-211%
	Total Temporary Employees	58,893	162,000	103,107	64%
Workers Compensation & Disability					
01-60060-0000	WORKERS COMPENSATION - General	217,852	150,000	(67,852)	-45%
01-60070-1000	DISABILITY INSURANCE - Administrative	18,395	4,500	(13,895)	-309%
	Total Workers Compensation & Disability	236,247	154,500	(81,747)	-53%
ER Payroll Taxes					
01-60071-1050	MCTMT TAXES - Administrative Services	15	0	(15)	0%
01-60071-1100	MCTMT TAXES - Executive	565	1,476	911	62%
01-60071-1300	MCTMT TAXES - Finance	598	1,283	685	53%
01-60071-1400	MCTMT TAXES - Human Resources	192	492	300	61%
01-60071-1500	MCTMT TAXES - Information Technology	302	636	334	53%
01-60071-1600	MCTMT TAXES - Legal	313	609	296	49%
01-60071-1800	MCTMT TAXES - Community Relations	219	401	182	45%
01-60071-2000	MCTMT TAXES - Operations	407	789	382	48%
01-60071-2050	MCTMT TAXES - Capital Projects & Planning	168	345	177	51%
01-60071-2100	MCTMT TAXES - Public Safety	2,927	5,003	2,076	41%
01-60071-2210	MCTMT TAXES - Grounds	591	1,233	642	52%
01-60071-2220	MCTMT TAXES - Maintenance	373	933	560	60%
01-60071-2230	MCTMT TAXES - Warehouse	62	123	61	50%
01-60071-2240	MCTMT TAXES - Bus Operations	926	1,563	637	41%
01-60071-2250	MCTMT TAXES - Motor Pool	297	514	217	42%
01-60071-3400	MCTMT TAXES - Sportspark	348	785	437	56%
01-60071-3500	MCTMT TAXES - Youth Center	478	991	513	52%
01-60080-1050	ER PAYROLL TAXES - Administrative Services	518	0	(518)	0%
01-60080-1100	ER PAYROLL TAXES - Executive	26,682	24,999	(1,683)	-7%
01-60080-1300	ER PAYROLL TAXES - Finance	27,807	30,957	3,150	10%
01-60080-1400	ER PAYROLL TAXES - Human Resources	9,082	11,517	2,435	21%
01-60080-1500	ER PAYROLL TAXES - Information Technology	14,232	14,889	657	4%
01-60080-1600	ER PAYROLL TAXES - Legal	14,583	14,121	(462)	-3%
01-60080-1800	ER PAYROLL TAXES - Community Relations	10,432	9,472	(960)	-10%
01-60080-2000	ER PAYROLL TAXES - Operations	18,679	17,305	(1,374)	-8%
01-60080-2050	ER PAYROLL TAXES - Capital Projects & Planning	7,979	8,263	284	3%
01-60080-2100	ER PAYROLL TAXES - Public Safety	143,434	119,937	(23,497)	-20%
01-60080-2210	ER PAYROLL TAXES - Grounds	30,157	30,237	80	0%
01-60080-2220	ER PAYROLL TAXES - Maintenance	18,404	23,040	4,636	20%
01-60080-2230	ER PAYROLL TAXES - Warehouse	2,943	2,886	(57)	-2%
01-60080-2240	ER PAYROLL TAXES - Bus Operations	44,444	37,332	(7,112)	-19%
01-60080-2250	ER PAYROLL TAXES - Motor Pool	14,674	12,255	(2,419)	-20%
01-60080-3400	ER PAYROLL TAXES - Sportspark	18,689	19,710	1,021	5%
01-60080-3500	ER PAYROLL TAXES - Youth Center	24,705	23,802	(903)	-4%
	Total ER Payroll Taxes	436,224	417,898	(18,326)	-4%
Health Insurance					

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Six Months Ending of September 30, 2021

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60090-1100	HEALTH INSURANCE - Executive	25,911	73,225	47,315	65%
01-60090-1300	HEALTH INSURANCE - Finance	45,400	65,644	20,244	31%
01-60090-1400	HEALTH INSURANCE - Human Resources	24,721	42,927	18,206	42%
01-60090-1500	HEALTH INSURANCE - Information Technology	38,876	42,928	4,052	9%
01-60090-1600	HEALTH INSURANCE - Legal	19,489	30,297	10,808	36%
01-60090-1800	HEALTH INSURANCE - Community Relations	20,082	10,087	(9,995)	-99%
01-60090-2000	HEALTH INSURANCE - Operations	30,533	35,341	4,808	14%
01-60090-2050	HEALTH INSURANCE - Capital Projects & Planning	15,133	17,673	2,540	14%
01-60090-2100	HEALTH INSURANCE - Public Safety	463,777	469,784	6,007	1%
01-60090-2210	HEALTH INSURANCE - Grounds	102,365	116,388	14,023	12%
01-60090-2220	HEALTH INSURANCE - Maintenance	50,267	60,512	10,245	17%
01-60090-2230	HEALTH INSURANCE - Warehouse	14,971	5,043	(9,928)	-197%
01-60090-2240	HEALTH INSURANCE - Bus Operations	93,892	92,016	(1,876)	-2%
01-60090-2250	HEALTH INSURANCE - Motor Pool	24,150	25,660	1,510	6%
01-60090-3400	HEALTH INSURANCE - Sportspark	26,229	40,390	14,161	35%
01-60090-3500	HEALTH INSURANCE - Youth Center	36,338	53,015	16,677	31%
Total Health Insurance		1,032,133	1,180,930	148,797	13%
<b>Dental/Vision</b>					
01-60091-1100	DENTAL/ VISION - Executive	2,140	5,522	3,382	61%
01-60091-1300	DENTAL/ VISION - Finance	3,126	3,568	442	12%
01-60091-1400	DENTAL/ VISION - Human Resources	902	2,439	1,537	63%
01-60091-1500	DENTAL/ VISION - Information Technology	2,936	3,083	147	5%
01-60091-1600	DENTAL/ VISION - Legal	819	862	43	5%
01-60091-1800	DENTAL/ VISION - Community Relations	546	576	30	5%
01-60091-2000	DENTAL/ VISION - Operations	1,700	862	(838)	-97%
01-60091-2050	DENTAL/ VISION - Capital Projects & Planning	804	2,336	1,532	66%
01-60091-2100	DENTAL/ VISION - Public Safety	16,770	18,276	1,506	8%
01-60091-2210	DENTAL/ VISION - Grounds	531	934	403	43%
01-60091-2220	DENTAL/ VISION - Maintenance	0	934	934	100%
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	273	285	12	4%
01-60091-3400	DENTAL/ VISION - Sportspark	1,350	1,420	70	5%
01-60091-3500	DENTAL/ VISION - Youth Center	2,121	1,790	(331)	-18%
Total Dental/Vision		34,823	43,730	8,907	20%
<b>Pension</b>					
01-60092-2100	PENSION - Public Safety	63,275	65,563	2,288	3%
01-60092-2210	PENSION - Grounds	22,341	36,068	13,728	38%
01-60092-2220	PENSION - Maintenance	16,268	20,448	4,180	20%
01-60092-2240	PENSION - Bus Operations	33,826	33,228	(598)	-2%
01-60092-2250	PENSION - Motor Pool	10,706	10,224	(482)	-5%
Total Pension		146,416	165,531	19,115	12%
<b>Other Employee Benefits</b>					
01-60093-2210	FRINGE BENEFITS ANNUITY - Grounds	1,690	3,156	1,466	46%
01-60094-2210	LEGAL SERVICES - Grounds	861	1,013	152	15%
01-60094-2220	LEGAL SERVICES - Maintenance	825	900	75	8%
01-60094-2240	LEGAL SERVICES - Bus Operations	1,725	2,100	375	18%
01-60094-2250	LEGAL SERVICES - Motor Pool	550	600	50	8%
01-60095-1000	OTHER POST EMPLOYMENT BENEFIT	0	474,998	474,998	100%
01-60096-1050	TERM LIFE/ LTD - Administrative Services	91	0	(91)	0%
01-60096-1100	TERM LIFE/ LTD - Executive	1,200	2,474	1,274	51%
01-60096-1300	TERM LIFE/ LTD - Finance	1,840	2,258	418	18%
01-60096-1400	TERM LIFE/ LTD - Human Resources	340	1,184	844	71%
01-60096-1500	TERM LIFE/ LTD - Information Technology	598	1,242	644	52%
01-60096-1600	TERM LIFE/ LTD - Legal	963	992	29	3%
01-60096-1800	TERM LIFE/ LTD - Community Relations	275	558	283	51%
01-60096-2000	TERM LIFE/ LTD - Operations	995	956	(39)	-4%
01-60096-2050	TERM LIFE/ LTD - Capital Projects & Planning	570	1,289	719	56%
01-60096-2100	TERM LIFE/ LTD - Public Safety	10,408	11,706	1,298	11%
01-60096-2210	TERM LIFE/ LTD - Grounds	319	348	29	8%
01-60096-2220	TERM LIFE/ LTD - Maintenance	0	328	328	100%
01-60096-2230	TERM LIFE/ LTD - Warehouse	238	242	4	2%
01-60096-2240	TERM LIFE/ LTD - Bus Operations	282	305	23	8%
01-60096-2250	TERM LIFE/ LTD - Motor Pool	262	283	21	7%
01-60096-3400	TERM LIFE/ LTD - Sportspark	761	1,027	266	26%
01-60096-3500	TERM LIFE/ LTD - Youth Center	795	1,160	365	31%
01-60098-2220	SCHOLARSHIP AND EDUCATION - Maintenance	875	750	(125)	-17%
01-60098-2240	SCHOLARSHIP AND EDUCATION - Bus Operations	1,675	2,250	575	26%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Six Months Ending of September 30, 2021

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60098-2250	SCHOLARSHIP AND EDUCATION - Motor Pool	550	600	50	8%
01-60099-2220	SUPPLEMENTAL BENEFITS - Maintenance	2,640	2,400	(240)	-10%
01-60099-2240	SUPPLEMENTAL BENEFITS - Bus Operations	5,680	7,200	1,520	21%
01-60099-2250	SUPPLEMENTAL BENEFITS - Motor Pool	1,760	1,920	160	8%
Total Other Employee Benefits		38,767	524,239	485,472	93%
Total Personal Services (PS)		7,159,294	7,620,038	460,744	6%
Other Than Personal Services (OTPS) :					
Insurance					
01-60200-1000	INSURANCE - General	1,583,700	1,614,000	30,300	2%
01-60200-2900	INSURANCE - Tramway	39,225	166,748	127,523	76%
Total Insurance		1,622,925	1,780,748	157,823	9%
Professional Services					
01-60220-1000	PROFESSIONAL SERVICES - Administrative	224,663	0	(224,663)	0%
01-60220-1050	PROFESSIONAL SERVICES - Administrative Services	335,578	255,998	(79,580)	-31%
01-60220-1300	PROFESSIONAL SERVICES - Finance	52,074	45,000	(7,074)	-16%
01-60220-1400	PROFESSIONAL SERVICES - ADP Payroll	120,375	50,002	(70,373)	-141%
01-60220-1500	PROFESSIONAL SERVICES - Information Technology	32,733	20,002	(12,731)	-64%
01-60220-1600	PROFESSIONAL SERVICES - Legal	9,407	87,502	78,095	89%
01-60220-1800	PROFESSIONAL SERVICES - Community Relations	53,483	39,998	(13,485)	-34%
01-60220-2050	PROFESSIONAL SERVICES - Capital Projects & Planning	55,767	24,998	(30,769)	-123%
01-60220-2100	PROFESSIONAL SERVICES - Public Safety	6,180	120	(6,060)	-5050%
01-60220-2200	PROFESSIONAL SERVICES - Island Operations	54,256	0	(54,256)	0%
01-60220-2220	PROFESSIONAL SERVICES - Maintenance	0	34,196	34,196	100%
01-60220-2800	PROFESSIONAL SERVICES - AVAC	0	2,498	2,498	100%
01-60220-2900	PROFESSIONAL SERVICES - Tramway	0	37,500	37,500	100%
01-60220-3400	PROFESSIONAL SERVICES - Sportspark	137,003	30,000	(107,003)	-357%
01-60220-3500	PROFESSIONAL SERVICES - Youth Center	19,415	20,002	587	3%
Total Professional Services		1,100,933	647,816	(453,117)	-70%
Marketing / Advertising					
01-60540-1000	MARKETING/ ADVERTISING - Administrative	20,264	15,000	(5,264)	-35%
01-60540-1800	MARKETING/ ADVERTISING - Community Relations	6,289	5,002	(1,287)	-26%
01-60540-3500	MARKETING/ ADVERTISING - Youth Center	5,941	0	(5,941)	0%
Total Marketing / Advertising		32,494	20,002	(12,492)	-62%
Management Fees					
01-60210-2900	MANAGEMENT FEES - Tramway	2,307,293	2,307,502	209	0%
01-60210-6000	MANAGEMENT FEES - Motorgate	484,444	480,000	(4,444)	-1%
Total Management Fees		2,791,737	2,787,502	(4,235)	0%
Legal Services					
01-60240-1600	LEGAL SERVICES - Legal General	98,563	12,502	(86,061)	-688%
01-60241-1600	LEGAL SERVICES - Employment Matters	24,166	17,498	(6,668)	-38%
01-60242-1600	LEGAL SERVICES - Commercial	0	7,500	7,500	100%
01-60243-1600	LEGAL SERVICES - Residential	2,857	50,002	47,145	94%
01-60244-1600	LEGAL SERVICES - Development/Residential	0	99,998	99,998	100%
01-60246-1600	LEGAL SERVICES - LITIGATION/SETTLEMENT	50,000	24,998	(25,002)	-100%
Total Legal Services		175,586	212,498	36,912	17%
Telecommunications					
01-60400-1500	TELEPHONE	9,582	30,000	20,418	68%
01-60401-1500	TELEPHONE - LONG DISTANCE	1,097	0	(1,097)	0%
01-60402-1500	TELEPHONE - CELL	25,652	24,998	(654)	-3%
01-60403-1500	MAINTENANCE - INTERNAL TELEPHONE SYSTEM HARDWARE	0	1,748	1,748	100%
01-60404-1500	INTERNET SERVICE PROVIDER - DATA LINE	72,135	50,002	(22,133)	-44%
01-60690-1500	WEB SITE HOSTING	413	0	(413)	0%
Total Telecommunications		108,879	106,748	(2,131)	-2%
Island Improvements/ Capital Plan					
01-61081-5100	COMMERCIAL SPACE RENT - Eastwood	267,664	201,000	(66,664)	-33%
01-61081-5200	COMMERCIAL SPACE RENT	55,632	42,000	(13,632)	-32%
01-61081-5600	COMMERCIAL SPACE RENT	2,031	2,400	369	15%
Total Island Improvements		325,326	245,400	(79,926)	-33%
Repairs & Maintenance					
01-60407-5000	REPAIR & MAINT PARKING METER - PM: Housing	8,346	7,500	(846)	-11%
01-60409-3000	REPAIRS & MAINT Z-BRICK - RI Locations Points	0	24,998	24,998	100%
01-60410-2240	REPAIRS & MAINT SEWERS - Bus Operations	0	248	248	100%
01-60410-2900	REPAIRS & MAINT SEWERS - Tramway	0	1,252	1,252	100%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Six Months Ending of September 30, 2021

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60410-3400	REPAIRS & MAINT SEWERS - Sportspark	0	502	502	100%
01-60411-2200	REPAIRS & MAINT ISLAND FIXTURES - Island Operations	11,650	0	(11,650)	0%
01-60411-2220	REPAIR & MAINT ISLAND FIXTURES - Maintenance	0	2,498	2,498	100%
01-60412-0000	REPAIRS & MAINT BUILDING - General	0	998	998	100%
01-60412-1000	REPAIRS & MAINT BUILDING - Administrative	1,300	1,148	(152)	-13%
01-60412-2100	REPAIRS & MAINT BUILDING - Public Safety	644	1,500	856	57%
01-60412-2200	REPAIRS & MAINT BUILDING - Island Operations	525	0	(525)	0%
01-60412-2220	REPAIRS & MAINT BUILDING - Maintenance	1,350	1,252	(98)	-8%
01-60412-2240	REPAIRS & MAINT BUILDING - Bus Operations	0	1,748	1,748	100%
01-60412-2800	REPAIRS & MAINT BUILDING - AVAC	0	2,498	2,498	100%
01-60412-2900	REPAIRS & MAINT BUILDING - Tramway	3,385	2,498	(887)	-36%
01-60412-3000	REPAIRS & MAINT BUILDING - RI Locations Points	3,570	24,998	21,428	86%
01-60412-3400	REPAIRS & MAINT BUILDING - Sportspark	0	2,498	2,498	100%
01-60412-3500	REPAIRS & MAINT BUILDING - Youth Center	395	0	(395)	0%
01-60412-6000	REPAIRS & MAINT BUILDING - Motorgate	1,350	0	(1,350)	0%
01-60413-2050	REPAIR & MAINT ELEVATORS - Capital Projects & Planning	17,583	0	(17,583)	0%
01-60413-2220	REPAIR & MAINT ELEVATORS - Maintenance	5,719	32,498	26,779	82%
01-60414-2210	REPAIRS & MAINT OTHER - Grounds	0	2,002	2,002	100%
01-60414-2220	REPAIRS & MAINT OTHER - Maintenance	6,955	71,250	64,295	90%
01-60414-2240	REPAIRS & MAINT OTHER - Bus Operations	0	502	502	100%
01-60414-3000	REPAIRS & MAINT OTHER - RI Locations Points	12,421	0	(12,421)	0%
01-60414-3400	REPAIRS & MAINT OTHER - Sportspark	0	248	248	100%
01-60415-2220	REPAIR & MAINT HVAC - Maintenance	7,675	50,002	42,327	85%
01-60416-2220	REPAIR & MAINT BMS - Maintenance	0	24,998	24,998	100%
01-60417-2220	REPAIR & MAINT ELECTRICAL - Maintenance	15,850	75,000	59,150	79%
01-60418-2220	REPAIR & MAINT GENERATOR/ - Maintenance	0	15,000	15,000	100%
01-60419-2220	REPAIR & MAINT PLUMBING - Maintenance	39,591	75,000	35,409	47%
01-60421-2220	REPAIR & MAINT ELEV/ESCAL - Maintenance	0	7,500	7,500	100%
01-60422-2220	REPAIR & MAINT SPRINKLER/ - Maintenance	0	12,502	12,502	100%
01-60423-2220	REPAIR & MAINT FIRE ALARM - Maintenance	8,775	24,998	16,223	65%
01-60424-2220	REPAIR & MAINT FIRE EXTIN - Maintenance	6,315	2,498	(3,817)	-153%
01-60425-2220	REPAIR & MAINT PREVENTION - Maintenance	0	5,002	5,002	100%
Total Repairs & Maintenance		153,399	475,136	321,737	68%
<b>Repairs &amp; Maintenance Equipment</b>					
01-60440-1000	REPAIRS & MAINT EQUIP - Administrative	0	502	502	100%
01-60440-1500	REPAIRS & MAINT EQUIPMENT - Information Technology	0	1,500	1,500	100%
01-60440-2100	REPAIRS & MAINT EQUIPMENT - Public Safety	798	2,498	1,701	68%
01-60440-2210	REPAIRS & MAINT EQUIP -Grounds	1,974	1,748	(226)	-13%
01-60440-2220	REPAIRS & MAINT EQUIPMENT - Maintenance	0	2,498	2,498	100%
01-60440-2240	REPAIRS & MAINT EQUIP - Bus Operations	1,245	10,252	9,007	88%
01-60440-2250	REPAIRS & MAINT EQUIPMENT - Motor Pool	1,910	248	(1,662)	-670%
01-60440-2800	REPAIRS & MAINT EQUIPMENT - AVAC	0	2,498	2,498	100%
01-60440-2900	REPAIRS & MAINT EQUIPMENT - Tramway	0	502	502	100%
Total Repairs & Maintenance Equipment		5,927	22,246	16,319	73%
<b>Other Repairs &amp; Maintenance</b>					
01-60490-2210	TREES, SHRUBS & SOD- Grounds	5,770	144,000	138,230	96%
Total Other Repairs & Maintenance		5,770	144,000	138,230	96%
<b>Vehicles Gas</b>					
01-60450-1050	VEHICLES GAS - Administrative Services	248	248	0	0%
01-60450-2100	VEHICLES GAS - Public Safety	8,370	3,000	(5,370)	-179%
01-60450-2210	VEHICLES GAS - Grounds	6,059	3,502	(2,557)	-73%
01-60450-2220	VEHICLES GAS - Maintenance	2,074	1,252	(822)	-66%
01-60450-2230	VEHICLES GAS - Warehouse	14	0	(14)	0%
01-60450-2240	VEHICLES GAS - Bus Operations	51,882	54,998	3,116	6%
01-60450-3400	VEHICLES GAS - Sportspark	0	98	98	100%
Total Vehicles Gas		68,647	63,098	(5,549)	-9%
<b>Vehicles Repair &amp; Maintenance</b>					
01-60500-1000	VEHICLE REPAIR & MAINT - Administrative	0	502	502	100%
01-60500-1050	VEHICLE REPAIRS & MAINT - Administrative Services	0	502	502	100%
01-60500-2100	VEHICLE REPAIR & MAINT- Public Safety	3,875	2,498	(1,377)	-55%
01-60500-2210	VEHICLE REPAIR & MAINT- Grounds	1,965	1,500	(465)	-31%
01-60500-2220	VEHICLE REPAIRS & MAINT. - Maintenance	3,073	502	(2,571)	-512%
01-60500-2240	VEHICLE REPAIR & MAINT- Bus Operations	16,551	48,000	31,449	66%
01-60500-2250	VEHICLE REPAIRS & MAINT - Motor Pool	105	12,498	12,393	99%
01-60500-3400	VEHICLE REPAIRS & MAINT - Sportspark	0	502	502	100%
Total Vehicles Repair & Maintenance		25,569	66,504	40,935	62%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Six Months Ending of September 30, 2021

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
<b>Vehicles Parts</b>					
01-60640-2100	VEHICLES PARTS - Public Safety	0	750	750	100%
01-60640-2210	VEHICLES PARTS - Grounds	0	1,252	1,252	100%
01-60640-2220	VEHICLES PARTS - Maintenance	0	502	502	100%
01-60640-2240	VEHICLES PARTS - Bus Operations	14,328	3,998	(10,330)	-258%
01-60640-2250	VEHICLES PARTS - Motor Pool	13,006	2,002	(11,004)	-550%
01-60640-3400	VEHICLES PARTS - Sportspark	0	248	248	100%
Total Vehicles Parts		27,334	8,752	(18,582)	-212%
<b>Equipment Lease</b>					
01-60300-1000	LEASED EQUIPMENT - General	7,980	6,998	(982)	-14%
01-60300-2210	LEASED EQUIPMENT - Grounds	9,223	0	(9,223)	0%
01-60300-2220	LEASED EQUIPMENT - Maintenance	4,548	5,002	454	9%
01-60300-2230	LEASED EQUIPMENT - Warehouse	0	750	750	100%
01-60300-2240	LEASED EQUIPMENT - Bus Operations	532	750	218	29%
01-60300-2250	LEASED EQUIPMENT - Motor Pool	0	750	750	100%
01-60300-2900	LEASED EQUIPMENT - Tramway	0	1,252	1,252	100%
01-60300-3400	LEASED EQUIPMENT - Sportspark	1,422	502	(920)	-183%
Total Equipment Lease		23,706	16,004	(7,702)	-48%
<b>Office Equipment Purchase</b>					
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	12,876	5,002	(7,874)	-157%
01-60470-2050	OFFICE EQUIP PURCHASE - Capital Projects & Planning	938	502	(436)	-87%
01-60470-2100	OFFICE EQUIP PURCH - Public Safety	25	502	477	95%
01-60470-2250	OFFICE EQUIP PURCHASE - Motor Pool	0	502	502	100%
01-60470-3400	OFFICE EQUIP PURCHASE - Sportspark	0	998	998	100%
01-60470-3500	OFFICE EQUIP PURCHASE - Youth Center	0	502	502	100%
Total Office Equipment Purchase		13,839	9,260	(4,579)	-49%
<b>Equipment Purchases</b>					
01-60510-1000	EQUIPMENT PURCHASE - Administrative	637	0	(637)	0%
01-60510-1050	EQUIPMENT PURCHASE - Administrative Services	0	502	502	100%
01-60510-1500	EQUIPMENT PURCHASE - Information Technology	7,583	2,498	(5,085)	-204%
01-60510-2050	EQUIPMENT PURCHASE - Capital Projects & Planning	7,133	0	(7,133)	0%
01-60510-2100	EQUIPMENT PURCHASE - Public Safety	60	3,998	3,938	98%
01-60510-2210	EQUIPMENT PURCHASE - Grounds	3,373	2,498	(875)	-35%
01-60510-2220	EQUIPMENT PURCHASE - Maintenance	801	5,002	4,201	84%
01-60510-2230	EQUIPMENT PURCHASE - Warehouse	0	750	750	100%
01-60510-2240	EQUIPMENT PURCHASE - Bus Operations	553	750	197	26%
01-60510-2800	EQUIPMENT PURCHASE - AVAC	1,019	0	(1,019)	0%
01-60510-2900	EQUIPMENT PURCHASE - Tramway	0	1,500	1,500	100%
01-60510-3400	EQUIPMENT PURCHASE - Sportspark	3,469	1,748	(1,721)	-98%
01-60510-3500	EQUIPMENT PURCHASE - Youth Center	71	0	(71)	0%
Total Equipment Purchases		24,699	19,246	(5,453)	-28%
<b>Other Equipment Purchases</b>					
01-60660-1500	COMPUTER PURCHASE SOFTWARE	27,027	15,000	(12,027)	-80%
Total Other Equipment Purchases		27,027	15,000	(12,027)	-80%
<b>Exterminator</b>					
01-60250-1000	EXTERMINATOR - Administrative	351	750	399	53%
01-60250-2100	EXTERMINATOR - Public Safety	351	750	399	53%
01-60250-2210	EXTERMINATOR - Grounds	250	248	(2)	-1%
01-60250-2220	EXTERMINATOR - Maintenance	0	398	398	100%
01-60250-2230	EXTERMINATOR - Warehouse	0	600	600	100%
01-60250-2240	EXTERMINATOR - Bus Operations	351	248	(103)	-42%
01-60250-2250	EXTERMINATOR - Motor Pool	0	502	502	100%
01-60250-2900	EXTERMINATOR - Tramway	351	502	151	30%
01-60250-3000	EXTERMINATOR - RI Locations Points	1,054	1,748	694	40%
01-60250-3400	EXTERMINATOR - Sportspark	351	1,252	901	72%
Total Exterminator		3,060	6,998	3,938	56%
<b>Uniforms</b>					
01-60290-1000	UNIFORMS - Administrative	0	502	502	100%
01-60290-2050	UNIFORMS - Capital Projects & Planning	0	502	502	100%
01-60290-2100	UNIFORMS - Public Safety	6,234	12,000	5,766	48%
01-60290-2210	UNIFORMS - Grounds	1,411	1,748	337	19%
01-60290-2220	UNIFORMS - Maintenance	1,411	1,722	311	18%
01-60290-2230	UNIFORMS - Warehouse	0	78	78	100%

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Six Months Ending of September 30, 2021

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60290-2240	UNIFORMS - Bus Operations	1,454	2,498	1,044	42%
01-60290-2250	UNIFORMS - Motor Pool	0	248	248	100%
01-60290-3400	UNIFORMS - Sportspark	244	1,748	1,504	86%
01-60290-3500	UNIFORMS - Youth Center	0	8,498	8,498	100%
01-60291-1000	UNIFORMS CLEANING - Administrative	698	502	(196)	-39%
01-60291-2100	UNIFORMS CLEANING - Public Safety	9,167	4,500	(4,667)	-104%
01-60291-2210	UNIFORMS CLEANING - Grounds	2,025	2,498	474	19%
01-60291-2220	UNIFORMS CLEANING - Maintenance	2,542	1,252	(1,290)	-103%
01-60291-2230	UNIFORMS CLEANING - Warehouse	0	72	72	100%
01-60291-2240	UNIFORMS CLEANING - Bus Operations	933	502	(431)	-86%
01-60291-2250	UNIFORMS CLEANING - Motor Pool	0	248	248	100%
01-60291-3400	UNIFORMS CLEANING - Sportspark	0	124	124	100%
01-60291-3500	UNIFORMS CLEANING - Youth Center	349	0	(349)	0%
Total Uniforms		26,466	39,242	12,776	33%
Light, Power, Heat					
01-60320-1000	LIGHT, POWER, HEAT - Admin	15,431	15,502	71	0%
01-60320-2100	LIGHT, POWER, HEAT - Public Safety	9,840	9,998	158	2%
01-60320-2220	LIGHT, POWER, HEAT - Maintenance	0	5,002	5,002	100%
01-60320-2230	LIGHT, POWER, HEAT - Warehouse	5,137	0	(5,137)	0%
01-60320-2240	LIGHT, POWER, HEAT - Bus Operations	14,120	27,502	13,382	49%
01-60320-2800	LIGHT, POWER, HEAT - AVAC	0	25,500	25,500	100%
01-60320-2900	LIGHT, POWER, HEAT - Tramway	90,210	90,000	(210)	0%
01-60320-3000	LIGHT, POWER, HEAT - RI Locations Points	87,212	99,000	11,788	12%
01-60320-3400	LIGHT, POWER, HEAT - Sportspark	49,998	89,002	39,004	44%
01-60320-3500	LIGHT, POWER, HEAT - Youth Center	0	5,002	5,002	100%
01-60320-6000	LIGHT, POWER, HEAT - Motorgate	22,136	24,998	2,862	11%
Total Light, Power, Heat		294,084	391,506	97,422	25%
Water & Sewer					
01-60322-2220	WATER & SEWER - Maintenance	755	5,002	4,247	85%
01-60322-2900	WATER & SEWER - Tramway	1,405	2,498	1,093	44%
01-60322-3400	WATER & SEWER - Sportspark	4,729	5,002	273	5%
Total Water & Sewer		6,890	12,502	5,612	45%
Office Supplies					
01-60420-1000	OFFICE SUPPLIES - Administrative	9,135	9,998	863	9%
01-60420-1050	OFFICE SUPPLIES - Administrative Services	0	248	248	100%
01-60420-1500	OFFICE SUPPLIES - Information Technology	777	998	221	22%
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	1,938	3,000	1,062	35%
01-60420-2220	OFFICE SUPPLIES - Maintenance	0	248	248	100%
01-60420-2230	OFFICE SUPPLIES - Warehouse	0	150	150	100%
01-60420-2240	OFFICE SUPPLIES - Bus Operations	592	502	(90)	-18%
01-60420-3400	OFFICE SUPPLIES - Sportspark	0	600	600	100%
Total Office Supplies		12,442	16,494	4,052	25%
Parts & Supplies					
01-60430-1000	PARTS & SUPPLIES - Administrative	4,216	502	(3,714)	-740%
01-60430-1050	PARTS & SUPPLIES - Administrative Services	388	998	611	61%
01-60430-1500	PARTS & SUPPLIES - Information Technology	4,540	2,498	(2,042)	-82%
01-60430-1514	PARTS & SUPPLIES - Access Control	1,162	3,248	2,086	64%
01-60430-1800	PARTS & SUPPLIES - Community Relations	0	2,498	2,498	100%
01-60430-2050	PARTS & SUPPLIES - Capital Projects & Planning	0	502	502	100%
01-60430-2100	PARTS & SUPPLIES - Public Safety	6,473	2,498	(3,975)	-159%
01-60430-2200	PARTS & SUPPLIES - Island Operations	3,800	0	(3,800)	0%
01-60430-2210	PARTS & SUPPLIES - Grounds	21,933	15,000	(6,933)	-46%
01-60430-2220	PARTS & SUPPLIES - Maintenance	66,589	28,642	(37,947)	-132%
01-60430-2230	PARTS & SUPPLIES - Warehouse	5,685	3,998	(1,687)	-42%
01-60430-2240	PARTS & SUPPLIES - Bus Operations	902	8,671	7,769	90%
01-60430-2250	PARTS & SUPPLIES - Motor Pool	0	3,502	3,502	100%
01-60430-2800	PARTS & SUPPLIES - AVAC	32,249	17,400	(14,849)	-85%
01-60430-2900	PARTS & SUPPLIES - Tramway	225	750	525	70%
01-60430-3400	PARTS & SUPPLIES - Sportspark	5,458	17,498	12,040	69%
01-60430-3500	PARTS & SUPPLIES - Youth Center	5,993	8,002	2,009	25%
Total Parts & Supplies		159,612	116,207	(43,405)	-37%
Service Maintenance Agreement					
01-60750-1500	SERVICE MAINTENANCE AGREEMENT- IT	40,044	38,242	(1,802)	-5%
01-60750-1514	SERVICE MAINTENANCE AGREEE - Access Control	0	2,752	2,752	100%



**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Six Months Ending of September 30, 2021

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60750-1800	SERVICE MAINTENANCE AGREE - Community Relations	0	10,500	10,500	100%
01-60750-2050	SERVICE MAINTENANCE AGREE - Capital Projects & Planning	5,973	1,500	(4,473)	-298%
01-60750-2100	SERVICE MAINTENANCE AGREE - Public Safety	0	502	502	100%
01-60750-2240	SERVICE MAINTENANCE AGREE - Bus Operations	7,166	2,498	(4,668)	-187%
01-60750-2250	SERVICE MAINTENANCE AGREE - Motor Pool	1,170	1,500	330	22%
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	910	750	(160)	-21%
Total Service Maintenance Agreement		55,262	75,742	20,480	27%
<b>Employee Travel &amp; Meal</b>					
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	0	371	371	100%
01-60520-1600	EMPL TRV & MEAL- Legal	35	248	213	86%
01-60520-2050	EMPL TRV & MEAL- Capital Projects & Planning	0	248	248	100%
01-60520-2100	EMPL TRV & MEAL- Public Safety	0	750	750	100%
01-60520-2210	EMPL TRV & MEAL- Grounds	105	124	19	15%
01-60520-2220	EMPL TRV & MEAL- Maintenance	0	750	750	100%
01-60520-2240	EMPL TRV & MEAL- Bus Operations	50	248	198	80%
01-60520-3400	EMPL TRV & MEAL - Sportspark	26	98	72	73%
01-60520-3500	EMPL TRV & MEAL - Youth Center	0	630	630	100%
Total Employee Travel & Meal		216	4,855	4,639	96%
<b>Employee Training</b>					
01-60530-1000	EMPLOYEE TRAINING - Administrative	0	2,498	2,498	100%
01-60530-1400	EMPLOYEE TRAINING - Human Resources	9,500	34,959	25,459	73%
01-60530-1500	EMPLOYEE TRAINING - Information Technology	0	9,998	9,998	100%
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	750	0	(750)	0%
01-60530-2100	EMPLOYEE TRAINING - Public Safety	0	43	43	100%
01-60530-2210	EMPLOYEE TRAINING - Grounds	731	1,252	521	42%
01-60530-2220	EMPLOYEE TRAINING - Maintenance	0	248	248	100%
01-60530-2240	EMPLOYEE TRAINING - Bus Operations	0	248	248	100%
01-60530-3400	EMPLOYEE TRAINING - Sportspark	2,415	750	(1,665)	-222%
01-60530-3500	EMPLOYEE TRAINING - Programming & Partnership/Yout	0	4,500	4,500	100%
Total Employee Training		13,396	62,498	49,102	79%
<b>Shipping</b>					
01-60550-1000	POSTAGE - Administrative	108	3,000	2,893	96%
01-60550-1050	POSTAGE - Administrative Services	157	0	(157)	0%
01-60550-2100	POSTAGE - Public Safety	36	48	12	26%
01-60551-1050	SHIPPING - Administrative Services	0	248	248	100%
01-60551-1400	SHIPPING - Human Resources	17	0	(17)	0%
01-60551-1500	SHIPPING - Information Technology	241	0	(241)	0%
01-60551-1800	SHIPPING - Community Relations	664	248	(416)	-168%
01-60551-2050	SHIPPING - Capital Projects & Planning	0	98	98	100%
01-60551-2100	SHIPPING - Public Safety	185	600	415	69%
01-60551-2210	SHIPPING - Grounds	3,577	248	(3,329)	-1342%
01-60551-2220	SHIPPING - Maintenance	30	502	472	94%
01-60551-2230	SHIPPING - Warehouse	624	1,500	876	58%
01-60551-2240	SHIPPING - Bus Operations	0	248	248	100%
01-60551-2250	SHIPPING - Motor Pool	0	248	248	100%
01-60551-2800	SHIPPING - AVAC	1,053	1,028	(25)	-2%
01-60551-2900	SHIPPING - Tramway	0	75	75	100%
01-60551-3400	SHIPPING - Sportspark	62	300	239	80%
01-60552-1000	UPS SHIPPING - Administrative	333	750	417	56%
Total Shipping		7,085	9,141	2,056	22%
<b>Subscriptions / Membership</b>					
01-60560-1000	SUBSCRIPTIONS / MEMBERSHIP- Administrative	0	1,278	1,278	100%
01-60560-1050	SUBSCRIPTIONS/ MEMBERSHIP - Administrative Services	1,701	248	(1,453)	-586%
01-60560-1500	SUBSCRIPTIONS/ MEMBERSHIP - Information Technology	89	2,498	2,409	96%
01-60560-1600	SUBSCRIPTIONS/ MEMBERSHIP - Legal	8,765	12,502	3,737	30%
01-60560-2100	SUBSCRIPTIONS/ MEMBERSHIP - Public Safety	0	502	502	100%
01-60560-3500	SUBSCRIPTIONS/ MEMBERSHIP - Youth Center	0	248	248	100%
Total Subscriptions / Membership		10,555	17,276	6,721	39%
<b>Other Expenses</b>					

**Roosevelt Island Operating Corporation**  
**Budget Variance Report**  
For the Six Months Ending of September 30, 2021

		Actual	Budget	Favorable (Unfavorable)	
				Variance	Percent
01-60570-0000	BANK CHARGES - General	5,436	11,002	5,566	51%
01-60580-1000	MISCELLANEOUS - Administrative	(1,684)	5,126	6,810	133%
01-60580-1800	MISCELLANEOUS - Community Relations	924	0	(924)	0%
01-60580-2100	MISCELLANEOUS - Public Safety	1,206	502	(704)	-140%
01-60580-2200	MISCELLANEOUS - Island Operations	5	0	(5)	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	5,357	2,002	(3,355)	-168%
01-60600-1000	PUBLIC WORK ENFORCEMENT F - Administrative	0	15,000	15,000	100%
01-60790-1400	MTA METRO CARD PURCHASE- HR	7,245	10,500	3,255	31%
02-61701-0000	CONTRIBUTED RENT EXPENSE - PP	0	55,000	55,000	100%
02-61750-1000	PUBLIC PURPOSE GRANTS	18,000	94,998	76,998	81%
04-60570-0000	BANK CHARGES - General	40	0	(40)	0%
Total Other Expenses		36,529	194,626	158,098	81%
Island Evenst - Community Relations					
01-60681-1800	ISLAND EVENTS - Community Relations	82,616	95,500	12,885	13%
01-60681-2100	ISLAND EVENTS - Public Safety	3,094	3,200	106	3%
Total Island Evenst - Community Relations		85,710	98,700	12,990	13%
Total Other Than Personal Services (OTPS)		7,245,104	7,685,747	440,643	6%
Total Expenses		14,404,398	15,305,785	901,387	6%
Depreciation Expenses					
03-70000-0000	DEPRECN EXPENSE OFFICE FURNITURE, FIXTURES, EQUIPM	48,141	9,553	(38,588)	-404%
03-70010-0000	DEPRCN EXPENSES BUILDINGS	127,074	435,230	308,156	71%
03-70020-0000	DEPRCN EXPENSES BUILDINGS IMPROVEMENTS	1,918,652	429,260	(1,489,392)	-347%
03-70030-0000	DEPRECN EXPENSES INFRASTRUCTURE	831,625	752,850	(78,775)	-10%
03-70040-0000	DEPRECN EXPENSES SEAWALL	102,732	34,628	(68,104)	-197%
03-70100-0000	DEPRECN EXPENSE VEHICLES	18,949	37,611	18,662	50%
03-70400-0000	DEPRECN EXPENSE BUSES	86,433	237,021	150,588	64%
03-70500-0000	DEPRECN EXPENSE LEASEHOLD IMPROVEMENT	14,943	2,983	(11,960)	-401%
03-70600-0000	DEPRECN EXPENSE LANDMARKS	157,423	195,227	37,804	19%
03-70800-0000	DEPRECN EXPENSE EQUIPMENT	188,799	111,646	(77,153)	-69%
Total Depreciation Expenses		3,494,772	2,246,009	(1,248,763)	-56%
<b>BEGINNING NET ASSETS</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0%</b>
<b>NET SURPLUS/(DEFICIT)</b>		<b>(2,459,769)</b>	<b>(1,302,788)</b>	<b>(1,156,981)</b>	<b>-89%</b>
<b>ENDING NET ASSETS</b>		<b>(2,459,769)</b>	<b>(1,302,788)</b>	<b>(1,156,981)</b>	<b>-89%</b>

The Roosevelt Island Operating Corporation (RIOC)  
 UNAUDITED CAPITAL IMPROVEMENTS 2020/2021  
 For The 6 Months Ending September 30, 2021

	Approved Budget FY 2021	Projected Actual FY 2021	Actual FY 2021	Balance 3/31/21	Approved Budget FY 2022	Projected Actual FY 2022	Expenditures as of September 30, 2021
<b>1 Sports Fields/Parks</b>	<b>17,235,000</b>	<b>0</b>	<b>3,805,194</b>	<b>13,429,806</b>	<b>2,600,000</b>	<b>0</b>	<b>2,501,441</b>
504 Main Street Reading Room							
Al Lewis Playground renovation (Construction)							
Blackwell Pk Repairs							22,610
Blackwell Pk East - inc Kallos (Construction)							
Blackwell Pk East - inc Kallos (Design)							
Blackwell pk playground reno (Construction)							41,858
Fire fighters field relocation/com station (Construction)			34,262	(34,262)			
Fire fighters field relocation/com station (Design)	43,000		32,200	10,800			
Islandwide Playground Equipment							
Light House Park - Bridge							
Light House Park - Entrance & Landscaping							
Lighthouse Park Expansion & Partial Reconstruction	7,000,000		970,305	6,029,695			682,419
Light House Park - Tower							10,126
Light House Park - Bollard Removal							
Nellie Bly Monument	400,000		123,644	276,356	100,000		221,722
Octagon Sports field & Comfort station (Construction)	4,138,000		2,519,892	1,618,108			437,989
Octagon Sports field & Comfort station (Design)	154,000			154,000			
Octagon Sports field (Construction Soccer Field)			19,158	(19,158)			1,084,717
Octagon Sports field (Design)							
Octagon Park - Turf Replacement							
Southpoint Park - Upgrades/Landscaping							
Sport Park renovation (Construction)	5,500,000		28,424	5,471,576	2,500,000		
Sport Park renovation (Design)			77,311	(77,311)			
<b>Miscellaneous Upgrades &amp; Improvements - Reserve</b>				0			
<b>2 Historic &amp; Landmark Structures</b>	<b>1,317,000</b>	<b>0</b>	<b>806,133</b>	<b>510,867</b>	<b>0</b>	<b>0</b>	<b>531,322</b>
Blackwell House - Exterior and Roof	31,000			31,000			
Blackwell House Renovation (Construction)							254,280
Blackwell House Renovation (Design)							
Blackwell House Renovation (FF&E)							
Good Shepherd - Alarm System							
Hope Memorial (Construction/Granite procurement)			581,579	(581,579)			34,853
Hope Memorial - Design			1,896	(1,896)			
Lighthouse Restoration (Construction)	975,000		15,285	959,715			241,836
Lighthouse Restoration (Design)	61,000		21,141	39,859			
Lighthouse Survey							
Smallpox Hospital (Design)	250,000		186,232	63,768			353
<b>Miscellaneous Upgrades &amp; Improvements - Reserve</b>							
<b>3 Infrastructure Improvements</b>	<b>15,741,000</b>	<b>0</b>	<b>17,117,761</b>	<b>(1,376,761)</b>	<b>4,009,500</b>	<b>0</b>	<b>6,696,426</b>
AVAC Upgrades (Construction)	877,000		231,900	645,100			41,987
AVAC Upgrades (Design)							
AVAC Gate Repair							
Bike Lane (Design)	50,000			50,000			
Bike Ramp & Lane (Construction)							
Bike Ramp & Lane (Design)	200,000		89,468	110,532	425,000		231,350
Blackwell Plaza & Sidewalk renovation (Construction)	1,706,000			1,706,000			
Blackwell Plaza & Sidewalk renovation (Design)					1,706,000		
BMS (incl in Sports Park? - TBD) (Construction)							
BMS (incl in Sports Park? - TBD) (Design)							
Bus Shelter - Main Street							16,498
Coler Hospital - Parking Lot							



The Roosevelt Island Operating Corporation (RIOC)  
 UNAUDITED CAPITAL IMPROVEMENTS 2020/2021  
 For The 6 Months Ending September 30, 2021

	Approved Budget FY 2021	Projected Actual FY 2021	Actual FY 2021	Balance 3/31/21	Approved Budget FY 2022	Projected Actual FY 2022	Expenditures as of September 30, 2021
<b>AVAC - General Repair Reserve</b>			55,725	(55,725)			133,014
AVAC - Improvements							415
<b>AVAC - Mechanical/Piping</b>	60,000			60,000	60,000		
Blackwell House - Furniture							
Bus Garage							
Bus Garage - Fuel Pump Upgrade							
Bus Garage - Special Inspection for Fire, Heating, Sprinkler							
Bus Garage Warehouse Rehabilitation			4,650	(4,650)			
Cultural Center - Renovation			17,575	(17,575)			
Dayspring Church	200,000			200,000			
Good Shepherd's Chapel - Furniture							
Island House							
<b>Motorgate - Garage - Reserve</b>							
Motorgate - Electrical Vault Waterproofing							
Motorgate Garage South - Restoration							
Motorgate - HVAC							
Motorgate Plaza & Atrium	500,000			500,000			
Motorgate - Restoration/Waterproofing							
Motorgate - Electrical Repairs							
Motorgate - Under deck Lighting							
Motorgate - Netting Over Cubby Holes & Windows							
Motorgate - Parking Access & Revenue Control System							
Motorgate - Restoration/Waterproofing							
Public Safety - Painting Project							
P.S. - Power Heart G5 Difibrillators							
Sportspark - Air Monitoring Abatement Work							
Sportspark - Boiler Replacement							
Sportspark - Design			600,721	(600,721)			157,150
Sportspark - Electric							
Sportspark - General Refurbishment							
Sportspark - HVAC							
Sportspark - Renovation (Construction)							1,994,705
Sportspark - Design							
Sportspark - 2 Ice Machine							
Sportspark - Locker Rooms/Bathrooms/Ceilings/Floors							
Sportspark - Asbestos Removal			36,960	(36,960)			
<b>Sportspark - Rehabilitation Reserve</b>			30,225	(30,225)			
Warehouse/Bus Garage Rehabilitation			439,031	(439,031)			7,852
Warehouse - Heat Pump Install							
Westview - Leasehold Improvement							
Youth Center Refurbishment (Construction)	283,000		322,690	(39,690)			115,480
Youth Center Refurbishment (Design)							7,853
<b>Miscellaneous Facilities &amp; Offices - Reserve</b>							115,306
- Southpoint Park - ADA Flusho, Sensors Sink & Toilet							
<b>5 Equipment &amp; Vehicles</b>	470,000	0	160,918	309,082	715,000	0	454,659
Admin - (2) GEMs							
AVAC- Garbag Containers							
Bus - F-350 Pickup							
Bus - Hybrid Buses							
Bus Operations - Sweeper Truck Repairs							32,957
Grounds - Ford F150 (2)							

The Roosevelt Island Operating Corporation (RIOC)  
 UNAUDITED CAPITAL IMPROVEMENTS 2020/2021  
 For The 6 Months Ending September 30, 2021

	Approved Budget FY 2021	Projected Actual FY 2021	Actual FY 2021	Balance 3/31/21	Approved Budget FY 2022	Projected Actual FY 2022	Expenditures as of September 30, 2021
Cat House Fencing							
Ground - Fence in the Playground							
Grounds - Ford F-550 (Garbage Truck)							
Ground - Honde Air Flow Salt Spreader							
Grounds - Graco Linelazer/ Line Stripper Machine							
Grounds - Recycled Plastic Lumber Benches							
Grounds - Trash Recepticles							
IT - Auto-Cad Design Software (Engineering )							
IT - 10 CCTV Cameras & 3 Door Intercom Units (Spk & CC)							
IT - Auto Dome S. Camera (Motorgate & S. Point Pk)							
IT - CPU & Monitor (Workstations)	20,000			20,000	15,000		
IT - Disaster Recovery (on/offsite data storage)	45,000			45,000	45,000		
IT-Dark Fiber					200,000		179,593
IT - Firewall (Sonicwall & Implementation Prof Services)	20,000			20,000	15,000		
IT - Inventor System Upgrade							
IT - Lap Tops			8,589	(8,589)			
IT - Multi-Function Units (Copier/Printer/Fax/Scanner)							
IT - Plotter (Engineering )							
IT - Replication Backup Appliicance at 2nd Site							
IT - Lap Top LIRO							
IT - Security (access control - Camera)	50,000			50,000	60,000		
IT - Security (Blackwell House)							
IT - Security (access control - Motorgate)							
IT - Security (access control - Tennis Court)							
IT - Security (access control - Swipe Cards)	20,000			20,000	15,000		
IT - Security (access control - Tennis Court) (move to IT - security camera)							
IT - Servers Infrastructure	50,000			50,000	75,000		
IT - Software Upgrades	25,000			25,000	30,000		
IT - Storage System (Hardware)	30,000			30,000	30,000		
IT - Telecom (Cables/Fiber to Connect to Data Center)	50,000			50,000	75,000		193,812
IT - Telecommunication (New Phone System)	10,000			10,000	25,000		
IT - Upgrade of Network Switches & Hubs	65,000			65,000	50,000		
IT - Website Redesign							
IT - Wireless Access Point	10,000			10,000	5,000		
Maintenance - Maintenance/Mgmt Computer System/Software							
Motorgate - EV Charging Stations			37,539	(37,539)			
Motorpool - Gate Replacement							
P.S. - Misc. Equipment	25,000		44,969	(19,969)			
P.S. - Furniture							
P.S. - Misc. Equipment					25,000		6,320
P.S. - Radios							
P.S. - Barricades							9,775
P.S. - Vehicles			61,755	(61,755)	50,000		
Sportspark - Outdoor Athletic Field Signage							
Sportspark - Vehicle							
Warehouse - File Cabinets							
Vehicle	50,000			50,000			
Youth Center - Technology Needs							20,239
Youth Center - Furniture							
<b>Misc. Reserve</b>							<b>11,964</b>
- AVAC - 45 Yard Garbage Container							
- Blackwell Park - Playgrounds Equipments							

The Roosevelt Island Operating Corporation (RIOC)  
 UNAUDITED CAPITAL IMPROVEMENTS 2020/2021  
 For The 6 Months Ending September 30, 2021

	Approved Budget FY 2021	Projected Actual FY 2021	Actual FY 2021	Balance 3/31/21	Approved Budget FY 2022	Projected Actual FY 2022	Expenditures as of September 30, 2021
- For Blackwell & Lighthouse Park Entries Rules/Signs							
- Sportspark - Fence Outdoor Basketball Court							
- Sportspark - Replace Basketball Hoops & Backboards							
- Trash Cans - Sea Walls, Fields and Park Areas			8,066	(8,066)			
-Warehouse - Lift Electrick Pallet Truck							
- Warehouse Roll up Gate Replacement							
<b>6 Special Projects</b>	<b>0</b>	<b>0</b>	<b>177,284</b>	<b>(177,284)</b>	<b>0</b>	<b>0</b>	<b>0</b>
NY Public Library - Covid Testing			31,456	(31,456)			
P.S. - Island Wireless Security Camera System							
Parking Meters Upgrade			8,640	(8,640)			
EV Charging Station			70,545	(70,545)			
Other - Special Projects			66,643	(66,643)			
<b>7 Lighting &amp; Signage</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,692</b>
Signage & Traffic Analysis (Construction)							
Signage & Traffic Analysis (Design)							
Main Street Lighting				0			27,692
<b>8 Tram</b>	<b>2,385,000</b>	<b>0</b>	<b>2,302,737</b>	<b>82,263</b>	<b>1,725,000</b>	<b>0</b>	<b>1,750,970</b>
Tram - Elevator Manhattan Station (Construction)	2,000,000		2,255,538	(255,538)	1,520,000		1,524,714
Tram - Elevator Manhattan Station (Design )							
Tram - Facilities							
Tram - FireDoor							
Tram - Access Hatch (RI Side)			2,060	(2,060)			
Tram - Haul Rope	185,000		23,790	161,210			
Tram - Hatch Replacement							
Tram - Long Term Overhaul Projects							226,256
Tram - Platforms Roosevelt Island, Manhattan							
Tram Plaza - Roosevelt Island	200,000			200,000	205,000		
Tram - Rope Replacement							
Tram - Sidewalk							
Tram Station Platform (Design)							
<b>Tram Capital Reserve</b>			21,350	(21,350)			
- Tree Restitution							
- Metro Card Machines							
<b>9 Southpoint Park</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Southpoint Park - Community Plan Facilitator							
<b>RESERVE</b>				0			
<b>10 Miscellaneous</b>	<b>1,600,000</b>	<b>0</b>	<b>152,643</b>	<b>1,447,358</b>	<b>2,800,000</b>	<b>0</b>	<b>59,065</b>
<b>Reserve</b>				0			
Capital Improvement Project CONTINGENCY							
Owner's Representative (allocation to Capital Project)	1,600,000		152,643	1,447,358	1,800,000		59,065
Contingency					1,000,000		
Roosevelt Island Investment Plan (Design)							
-							
<b>TOTAL CAPITAL IMPROVEMENTS</b>	<b>39,791,000</b>	<b>0</b>	<b>26,030,247</b>	<b>13,760,753</b>	<b>11,909,500</b>	<b>0</b>	<b>14,677,068</b>