Roosevelt Island Operating Corporation (RIOC)
Balance Sheet

	08/31/2026	08/31/2025	08/31/2024
Assets			
Cash	5,199,666	1,634,230	1,499,214
Investment	32,331,424	29,815,501	6,180,399
Accounts Receivable	478,720,874	485,350,575	490,683,001
Due From Other Funds	0	0	4,932,882
Capital Assets Net	141,226,508	144,315,710	149,438,348
Other Assets	3,486,113	3,694,922	3,308,782
Deferred Outflows of Resources	10,308,078	10,665,889	12,398,891
Total Assets	**671,272,663**	**675,476,827**	**668,441,517**
Liabilities & Fund Balance			
Liabilities			
Accounts Payable & Accrued Expenses	3,379,014	746,134	941,367
Compensated Absences	2,084,737	1,778,682	939,445
Other Post Employment Benefit	23,517,386	21,574,397	23,549,902
Due to Other Funds	0	0	4,932,882
Other Liabilities	537,713,580	547,090,846	531,189,393
Deferred Inflows of Resources	9,795,347	9,627,582	6,907,323
Liabilities	576,490,064	580,817,641	568,460,312
Net Assets/ Fund Balance			
Fund Balance	(31,153,297)	(31,086,717)	(25,574,706)
Restricted for Capital Projects	125,935,896	125,745,903	125,555,911
Net Assets/ Fund Balance	94,782,599	94,659,186	99,981,205
Liabilities & Fund Balance	**671,272,663**	**675,476,827**	**668,441,517**
Net Assets_BEGIN	**88,625,914**	**96,446,753**	**102,366,905**
NET SURPLUS/(DEFICIT)	**6,156,685**	**(1,787,568)**	**(2,385,701)**
Net Assets_END	**94,782,599**	**94,659,185**	**99,981,204**

Roosevelt Island Operating Corporation (RIOC)
Profit and Loss Statement (YTD)

	08/31/2026	%	08/31/2025	%	08/31/2024	%
Income Statement						
Revenue						
Residential Fees Revenue	2,394,580	-	2,216,657	-	2,043,129	-
Ground Rent	11,032,250	-	7,558,458	-	6,702,364	-
Commercial Rent	855,051	-	822,680	-	809,756	-
Tramway Revenue	2,468,481	-	2,416,659	-	2,693,345	-
Public Safety Reimbursement	1,183,703	-	1,157,507	-	1,077,261	-
Transport/ Parking Revenue	1,226,646	-	1,301,467	-	1,127,513	-
Interest Income	395,693	-	492,798	-	117,666	-
Realized Gain (Loss)	-	-	2,295	-	9,293	-
Other Revenue	6,096,559	-	854,784	-	951,746	-
Revenue	25,652,963	-	16,823,305	-	15,532,073	-
Operating Expenses						
Salaries & Benefits	7,314,749	29 %	6,701,391	40 %	5,688,797	37 %
Insurance	2,194,206	9 %	2,217,229	13 %	2,035,394	13 %
Professional Services						
Professional Services	813,638	3 %	830,079	5 %	1,485,757	10 %
Marketing/ Advertising	26,010	-	19,594	-	14,533	-
Total Professional Services	839,648	3 %	849,673	5 %	1,500,290	10 %
Legal Services	454,227	2 %	431,258	3 %	933,983	6 %
Management Fees	3,071,603	12 %	2,879,407	17 %	2,735,714	18 %
Telecommunications	103,478	-	105,043	1 %	110,724	1 %
Rent	293,466	1 %	307,492	2 %	297,873	2 %
Repairs & Maintenance	268,125	1 %	330,058	2 %	297,356	2 %
Vehicles Maintenance	194,554	1 %	132,644	1 %	93,810	1 %
Equipment Purchases/ Lease	128,242	-	89,680	1 %	73,103	-
Supplies/ Services	680,229	3 %	653,041	4 %	534,974	3 %
Other Expenses	372,479	1 %	353,226	2 %	143,280	1 %
Total Operating Expenses	15,915,006	62 %	15,050,142	89 %	14,445,298	93 %
Operating Profit (Loss)	**9,737,957**	**-**	**1,773,163**	**-**	**1,086,775**	**-**
Depreciation Expenses	**3,581,272**	**-**	**3,560,731**	**-**	**3,472,476**	**-**
NET SURPLUS/(DEFICIT)	**6,156,685**	**-**	**(1,787,568)**	**-**	**(2,385,701)**	**-**

Roosevelt Island Operating Corporation (RIOC)
Profit and Loss Statement (MTD)

	08/31/2026	%	08/31/2025	%	08/31/2024	%
Income Statement						
Revenue						
Residential Fees Revenue	203,749	-	197,848	-	190,092	-
Ground Rent	1,661,511	-	1,512,580	-	1,342,296	-
Commercial Rent	215,389	-	209,816	-	205,788	-
Tramway Revenue	596,104	-	518,359	-	524,520	-
Public Safety Reimbursement	194,313	-	197,917	-	175,485	-
Transport/ Parking Revenue	255,511	-	317,120	-	222,117	-
Interest Income	76,705	-	104,408	-	24,196	-
Realized Gain (Loss)	-	-	-	-	9,293	-
Other Revenue	135,075	-	178,277	-	130,056	-
Revenue	3,338,357	-	3,236,325	-	2,823,843	-
Operating Expenses						
Salaries & Benefits	1,402,500	42 %	1,391,073	43 %	1,135,277	40 %
Insurance	439,339	13 %	456,573	14 %	411,448	15 %
Professional Services						
Professional Services	212,135	6 %	115,195	4 %	258,756	9 %
Marketing/ Advertising	3,016	-	3,482	-	3,122	-
Total Professional Services	215,151	6 %	118,677	4 %	261,878	9 %
Legal Services	55,875	2 %	60,966	2 %	165,360	6 %
Management Fees	586,127	18 %	593,513	18 %	549,612	19 %
Telecommunications	30,889	1 %	26,895	1 %	16,446	1 %
Rent	58,705	2 %	65,959	2 %	50,863	2 %
Repairs & Maintenance	66,676	2 %	35,751	1 %	59,682	2 %
Vehicles Maintenance	45,596	1 %	29,089	1 %	11,834	-
Equipment Purchases/ Lease	33,003	1 %	29,750	1 %	14,591	1 %
Supplies/ Services	123,972	4 %	99,705	3 %	90,719	3 %
Other Expenses	52,486	2 %	47,918	1 %	37,134	1 %
Total Operating Expenses	3,110,319	93 %	2,955,869	91 %	2,804,844	99 %
Operating Profit (Loss)	**228,038**	**-**	**280,456**	**-**	**18,999**	**-**
Depreciation Expenses	**708,842**	**-**	**709,109**	**-**	**690,960**	**-**
NET SURPLUS/(DEFICIT)	**(480,804)**	**-**	**(428,653)**	**-**	**(671,961)**	**-**

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	08/31/2026	08/31/2025	08/31/2024
Revenue			
Residential Fees Revenue			
Fund 01 - Operating			
40123_TEP			
Southtown Building # 5	130,611	102,024	101,126
40123_TEP	130,611	102,024	101,126
40401_NET PRESENT VALUE			
Southtown Building # 4	56	56	56
Southtown Building # 5	90	90	90
Southtown Building # 6	139	139	139
Southtown Building # 7	158	158	158
Southtown Building # 8	288	289	288
40401_NET PRESENT VALUE	731	732	731
Fund 03 - Capital Project			
40400_CONDO/CO-OP ADDITIONAL SALES			
Island House	0	13,950	8,878
Rivercross	0	0	6,950
Southtown Building # 4	0	8,736	0
40400_CONDO/CO-OP ADDITIONAL SALES	0	22,686	15,828
40401_NET PRESENT VALUE			
Southtown Building # 4	2,241	2,240	2,241
Southtown Building # 5	3,603	3,603	3,603
Southtown Building # 6	5,545	5,546	5,545
Southtown Building # 7	6,320	6,319	6,320
Southtown Building # 8	11,546	11,547	11,546
40401_NET PRESENT VALUE	29,255	29,255	29,255
Fund 04 - Reserved Fund			
40401_NET PRESENT VALUE			
Southtown Building # 4	3,305	3,305	3,305
Southtown Building # 5	5,315	5,314	5,315
Southtown Building # 6	8,179	8,180	8,179
Southtown Building # 7	9,322	9,321	9,322
Southtown Building # 8	17,031	17,031	17,031
40401_NET PRESENT VALUE	43,152	43,151	43,152
Total	203,749	197,848	190,092
Ground Rent			
Fund 01 - Operating			
40090_GROUND RENT			
Eastwood	202,283	184,458	180,427
Island House	24,568	24,568	24,568
Rivercross	214,307	216,222	221,113
Manhattan Park- River Road	763,268	644,068	519,634
Manhattan Park - Bus Reimbursement	15,680	15,680	15,680
Westview	29,792	27,083	27,083
Southtown Building # 1	2,653	2,653	2,653
Southtown Building # 2	2,532	2,531	2,531
Southtown Building # 3	5,410	5,410	5,410
Southtown Building # 4	1,452	1,452	1,452
Southtown Building # 5	68,809	66,968	65,176
Southtown Building # 6	105,158	102,343	99,604
Southtown Building # 7	81,280	78,913	76,614
Southtown Building # 8	57,314	55,645	54,025
Southtown Building # 9	83,059	80,640	40,319
Octagon	3,946	3,946	6,007

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	08/31/2026	08/31/2025	08/31/2024
40090_GROUND RENT	1,661,511	1,512,580	1,342,296
Total	1,661,511	1,512,580	1,342,296
Commercial Rent			
Fund 01 - Operating			
40208_COMMERCIAL RENT			
HCK Recreation- Tennis Bubble	29,167	25,000	25,000
HCK Recreation- Parking	2,692	2,564	2,442
Child School	38,314	37,036	35,331
Hudson Related	90,216	90,216	88,015
Westview	55,000	55,000	55,000
General	0	0	0
40208_COMMERCIAL RENT	215,389	209,816	205,788
Total	215,389	209,816	205,788
Tramway Revenue			
Fund 01 - Operating			
40020_TRAMWAY REVENUE			
Tramway	596,104	518,359	524,520
General	0	0	0
40020_TRAMWAY REVENUE	596,104	518,359	524,520
Total	596,104	518,359	524,520
Public Safety Reimbursement			
Fund 01 - Operating			
40080_PUBLIC SAFETY REIMBURSEMENT			
Public Safety	0	9,516	0
Eastwood	59,136	57,414	55,742
Island House	19,758	19,183	18,624
Rivercross	20,962	20,351	19,758
Westview	14,374	13,955	13,639
Southtown Building # 1	3,900	3,786	3,676
Southtown Building # 2	5,048	4,901	4,758
Southtown Building # 3	8,066	7,831	7,603
Southtown Building # 4	8,751	8,415	7,867
Southtown Building # 5	4,792	4,608	4,430
Southtown Building # 6	9,428	9,065	8,716
Southtown Building # 7	7,875	7,572	7,281
Southtown Building # 8	8,629	8,297	7,979
Southtown Building # 9	7,426	7,140	0
Octagon	14,568	14,283	14,002
General	1,600	1,600	1,410
40080_PUBLIC SAFETY REIMBURSEMENT	194,313	197,917	175,485
Total	194,313	197,917	175,485
Transport Parking Revenue			
Fund 01 - Operating			
40000_MAIN STREET PARKING			
Main Street	23,086	22,523	24,766
General	0	0	0
40000_MAIN STREET PARKING	23,086	22,523	24,766
40010_BUS REVENUE			
Octagon	12,140	11,902	2,121
40010_BUS REVENUE	12,140	11,902	2,121
40030_MOTORGATE REVENUE			
Motorgate Complex	220,285	282,695	195,230

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	08/31/2026	08/31/2025	08/31/2024
40030_MOTORGATE REVENUE	220,285	282,695	195,230
Total	255,511	317,120	222,117
Interest Income			
Fund 01 - Operating			
40050_INTEREST INCOME			
General	286	219	314
40050_INTEREST INCOME	286	219	314
Fund 03 - Capital Project			
40050_INTEREST INCOME			
General	173	499	943
40050_INTEREST INCOME	173	499	943
Fund 04 - Reserved Fund			
40050_INTEREST INCOME			
General	76,246	103,690	22,939
40050_INTEREST INCOME	76,246	103,690	22,939
Total	76,705	104,408	24,196
Other Revenue			
Fund 01 - Operating			
40060_FILMING			
Southpoint	0	6,800	0
General	0	20,025	0
40060_FILMING	0	26,825	0
40200_SPORTS FIELD RENTAL			
Fields: Octagon Park- Soccer Field	1,080	12,780	405
Fields: Octagon Park- Pony (Softball) Field	2,935	0	0
General	0	0	1,200
40200_SPORTS FIELD RENTAL	4,015	12,780	1,605
40203_SPORTSPARK - Membership			
Sportspark	98,501	93,210	0
Sportspark Gym	0	0	16,627
Sportspark Pool	0	24,630	19,903
General	0	0	71,212
40203_SPORTSPARK - Membership	98,501	117,840	107,742
40204_SPORTSPARK - Equipment and Apparel			
Sportspark	1,681	1,503	0
General	0	0	2,239
40204_SPORTSPARK - Equipment and Apparel	1,681	1,503	2,239
40205_PERMIT REVENUES			
Fields: Octagon Park- Soccer Field	720	0	175
Fields: Octagon Park- Pony (Softball) Field	0	0	200
Fields: Capobianco - Softball Field	405	0	0
Good Shepherd's Chapel	833	1,898	2,430
Cultural Center	114	610	330
Southpoint	4,000	0	0
Cornell Technology	475	0	0
Coler Hospital	3,500	0	0
General	0	1,035	2,130
40205_PERMIT REVENUES	10,047	3,543	5,265
40212_TELEPHONE COMMISSION			
Octagon	2,187	2,134	0
General	17,859	12,907	12,622
40212_TELEPHONE COMMISSION	20,046	15,041	12,622
40300_MISCELLANEOUS REVENUE			
Ads Red Bus	0	(280)	0

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	08/31/2026	08/31/2025	08/31/2024
Ads Digital Kiosks	0	500	0
General	785	525	584
40300_MISCELLANEOUS REVENUE	785	745	584
Fund 03 - Capital Project			
40051_REALIZED GAIN (LOSS)			
REALIZED GAIN (LOSS)	0	0	9,292
Total	135,075	178,277	139,349
Total Revenue	**3,338,357**	**3,236,325**	**2,823,843**

Roosevelt Island Operating Corporation (RIOC)
Income Statement By Fund (All) - MTD

	Fund 01 08/31/2026	Fund 02 08/31/2026	Fund 03 08/31/2026	Fund 04 08/31/2026	All Funds 08/31/2026
Income Statement					
Revenue					
Residential Fees Revenue	131,342	0	29,255	43,151	203,749
Ground Rent	1,661,511	0	0	0	1,661,511
Commercial Rent	215,389	0	0	0	215,389
Tramway Revenue	596,104	0	0	0	596,104
Public Safety Reimbursement	194,313	0	0	0	194,313
Transport/ Parking Revenue	255,512	0	0	0	255,511
Interest Income	285	0	174	76,247	76,705
Other Revenue	135,074	0	0	0	135,075
Revenue	3,189,530	0	29,429	119,398	3,338,357
Operating Expenses					
Salaries & Benefits	1,402,500	0	0	0	1,402,500
Insurance	439,338	0	0	0	439,339
Professional Services					
Professional Services	212,135	0	0	0	212,135
Marketing/ Advertising	3,016	0	0	0	3,016
Total Professional Services	215,151	0	0	0	215,151
Legal Services	55,875	0	0	0	55,875
Management Fees	586,127	0	0	0	586,127
Telecommunications	30,889	0	0	0	30,889
Rent	58,705	0	0	0	58,705
Repairs & Maintenance	66,676	0	0	0	66,676
Vehicles Maintenance	45,596	0	0	0	45,596
Equipment Purchases/ Lease	33,003	0	0	0	33,003
Supplies/ Services	123,972	0	0	0	123,972
Other Expenses	31,484	20,833	80	90	52,486
Total Operating Expenses	3,089,316	20,833	80	90	3,110,319
Operating Profit (Loss)	**100,214**	**(20,833)**	**29,349**	**119,308**	**228,038**
Depreciation Expenses					
Depreciation	0	0	708,842	0	708,842
Depreciation Expenses	**0**	**0**	**708,842**	**0**	**708,842**
NET SURPLUS/(DEFICIT)	**100,214**	**(20,833)**	**(679,493)**	**119,308**	**(480,804)**

Roosevelt Island Operating Corporation (RIOC)
Income Statement By Fund (All) - YTD

	Fund 01 08/31/2026	Fund 02 08/31/2026	Fund 03 08/31/2026	Fund 04 08/31/2026	All Funds 08/31/2026
Income Statement					
Revenue					
Residential Fees Revenue	1,911,926	0	266,897	215,757	2,394,580
Ground Rent	11,032,251	0	0	0	11,032,250
Commercial Rent	855,050	0	0	0	855,051
Tramway Revenue	2,468,481	0	0	0	2,468,481
Public Safety Reimbursement	1,183,704	0	0	0	1,183,703
Transport/ Parking Revenue	1,226,645	0	0	0	1,226,645
Interest Income	960	0	1,319	393,414	395,694
Other Revenue	6,096,558	0	0	0	6,096,559
Revenue	24,775,575	0	268,216	609,171	25,652,963
Operating Expenses					
Salaries & Benefits	7,314,748	0	0	0	7,314,749
Insurance	2,194,206	0	0	0	2,194,206
Professional Services					
Professional Services	813,638	0	0	0	813,638
Marketing/ Advertising	26,010	0	0	0	26,010
Total Professional Services	839,648	0	0	0	839,648
Legal Services	454,227	0	0	0	454,227
Management Fees	3,071,603	0	0	0	3,071,603
Telecommunications	103,479	0	0	0	103,478
Rent	293,465	0	0	0	293,466
Repairs & Maintenance	268,125	0	0	0	268,125
Vehicles Maintenance	194,554	0	0	0	194,554
Equipment Purchases/ Lease	128,243	0	0	0	128,242
Supplies/ Services	680,228	0	0	0	680,229
Other Expenses	229,524	104,169	703	38,083	372,479
Total Operating Expenses	15,772,050	104,169	703	38,083	15,915,006
Operating Profit (Loss)	**9,003,525**	**(104,169)**	**267,513**	**571,088**	**9,737,957**
Depreciation Expenses	**0**	**0**	**3,581,272**	**0**	**3,581,272**
NET SURPLUS/(DEFICIT)	**9,003,525**	**(104,169)**	**(3,313,759)**	**571,088**	**6,156,685**

Roosevelt Island Operating Corporation (RIOC)
Income Statement Fund_01 Details - MTD

	Operations 08/31/2026	Public Safety 08/31/2026	Bus 08/31/2026	Total Fund Operations Parking 08/31/2026	Parks/Recs 08/31/2026	Tram 08/31/2026	Total Fund Operations 08/31/2026
Income Statement							
Revenue							
Residential Fees Revenue	131,342	0	0	0	0	0	131,342
Ground Rent	1,661,511	0	0	0	0	0	1,661,511
Commercial Rent	215,389	0	0	0	0	0	215,389
Tramway Revenue	0	0	0	0	0	596,104	596,104
Public Safety Reimbursement	0	194,313	0	0	0	0	194,313
Transport/ Parking Revenue	35,226	0	0	220,286	0	0	255,512
Interest Income	285	0	0	0	0	0	285
Other Revenue	21,451	0	0	0	113,623	0	135,074
Revenue	2,065,204	194,313	0	220,286	113,623	596,104	3,189,530
Operating Expenses							
Salaries & Benefits	626,111	413,954	88,084	0	274,351	0	1,402,500
Insurance	319,917	0	0	0	0	119,422	439,338
Professional Services							
Professional Services	196,148	6,261	0	0	5,850	3,875	212,135
Marketing/ Advertising	2,178	0	0	0	838	0	3,016
Total Professional Services	198,326	6,261	0	0	6,688	3,875	215,151
Legal Services	55,875	0	0	0	0	0	55,875
Management Fees	0	0	0	98,047	0	488,080	586,127
Telecommunications	30,889	0	0	0	0	0	30,889
Rent	58,705	0	0	0	0	0	58,705
Repairs & Maintenance	26,221	0	8,669	0	31,786	0	66,676
Vehicles Maintenance	1,491	2,007	37,619	0	4,479	0	45,596
Equipment Purchases/ Lease	14,538	0	0	0	18,466	0	33,003
Supplies/ Services	42,665	7,799	4,889	7,159	40,690	20,769	123,972
Other Expenses	19,783	3,567	620	0	7,514	0	31,484
Total Operating Expenses	1,394,521	433,588	139,881	105,206	383,974	632,146	3,089,316
Operating Profit (Loss)	**670,683**	**(239,275)**	**(139,881)**	**115,080**	**(270,351)**	**(36,042)**	**100,214**
Depreciation Expenses	**0**	**0**	**0**	**0**	**0**	**0**	**0**
NET SURPLUS/(DEFICIT)	**670,683**	**(239,275)**	**(139,881)**	**115,080**	**(270,351)**	**(36,042)**	**100,214**

Roosevelt Island Operating Corporation (RIOC)
Income Statement Fund_01 Details - YTD

	Operations 08/31/2026	Public Safety 08/31/2026	Bus 08/31/2026	Total Fund Operations Parking 08/31/2026	Parks/Recs 08/31/2026	Tram 08/31/2026	Total Fund Operations 08/31/2026
Income Statement							
Revenue							
Residential Fees Revenue	1,911,926	0	0	0	0	0	1,911,926
Ground Rent	11,032,251	0	0	0	0	0	11,032,251
Commercial Rent	855,050	0	0	0	0	0	855,050
Tramway Revenue	0	0	0	0	0	2,468,481	2,468,481
Public Safety Reimbursement	0	1,183,703	0	0	0	0	1,183,704
Transport/ Parking Revenue	163,412	0	0	1,063,233	0	0	1,226,645
Interest Income	960	0	0	0	0	0	960
Other Revenue	5,341,808	0	0	0	754,750	0	6,096,558
Revenue	19,305,407	1,183,703	0	1,063,233	754,750	2,468,481	24,775,575
Operating Expenses							
Salaries & Benefits	3,206,514	2,185,532	626,927	0	1,295,774	0	7,314,748
Insurance	1,597,098	0	0	0	0	597,108	2,194,206
Professional Services							
Professional Services	682,642	31,305	6,450	0	40,140	53,100	813,638
Marketing/ Advertising	24,552	0	0	0	1,458	0	26,010
Total Professional Services	707,194	31,305	6,450	0	41,598	53,100	839,648
Legal Services	454,228	0	0	0	0	0	454,227
Management Fees	0	0	0	530,631	0	2,540,971	3,071,603
Telecommunications	103,478	0	0	0	0	0	103,479
Rent	293,466	0	0	0	0	0	293,465
Repairs & Maintenance	121,807	0	10,969	0	132,775	2,575	268,125
Vehicles Maintenance	10,617	21,746	140,801	0	21,389	0	194,554
Equipment Purchases/ Lease	74,653	5,481	9,276	0	35,070	3,764	128,243
Supplies/ Services	159,871	49,243	48,421	40,874	254,623	127,196	680,228
Other Expenses	110,948	39,830	3,400	0	75,346	0	229,524
Total Operating Expenses	6,839,874	2,333,137	846,244	571,505	1,856,575	3,324,714	15,772,050
Operating Profit (Loss)	**12,465,533**	**(1,149,434)**	**(846,244)**	**491,728**	**(1,101,825)**	**(856,233)**	**9,003,525**
Depreciation Expenses	**0**	**0**	**0**	**0**	**0**	**0**	**0**
NET SURPLUS/(DEFICIT)	**12,465,533**	**(1,149,434)**	**(846,244)**	**491,728**	**(1,101,825)**	**(856,233)**	**9,003,525**

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 08/31/2026	Budget (B) 08/31/2026 Operating Budget	Variance (A) - (B) 08/31/2026	Percent 08/31/2026
Income Statement				
Revenue				
Residential Fees Revenue				
40123 - TEP	130,611	345,452	(214,841)	(62.19) %
40400 - CONDO/CO-OP ADDITIONAL SALES	0	37,500	(37,500)	(100.00) %
40401 - NET PRESENT VALUE	73,138	121,681	(48,543)	(39.89) %
Residential Fees Revenue	**203,749**	**504,633**	**(300,884)**	**(59.62) %**
Ground Rent				
40090 - GROUND RENT	1,661,511	730,841	930,670	127.34 %
Ground Rent	**1,661,511**	**730,841**	**930,670**	**127.34 %**
Commercial Rent				
40208 - COMMERCIAL RENT	215,389	176,062	39,326	22.33 %
Commercial Rent	**215,389**	**176,062**	**39,326**	**22.33 %**
Tramway Revenue				
40020 - TRAMWAY REVENUE	596,104	494,043	102,061	20.65 %
Tramway Revenue	**596,104**	**494,043**	**102,061**	**20.65 %**
Public Safety Reimbursement				
40080 - PUBLIC SAFETY REIMBURSE-MENT	194,313	230,674	(36,360)	(15.76) %
Public Safety Reimbursement	**194,313**	**230,674**	**(36,360)**	**(15.76) %**
Transport/ Parking Revenue				
40000 - MAIN STREET PARKING	23,086	25,134	(2,048)	(8.14) %
40010 - BUS REVENUE	12,140	12,241	(101)	(0.82) %
40030 - MOTORGATE REVENUE	220,285	210,834	9,452	4.48 %
Transport/ Parking Revenue	**255,511**	**248,209**	**7,303**	**2.94 %**
Interest Income				
40050 - INTEREST INCOME	76,705	86,697	(9,993)	(11.52) %
Interest Income	**76,705**	**86,697**	**(9,993)**	**(11.52) %**
Other Revenue				
40060 - FILMING	0	8,334	(8,333)	(100.00) %
40100 - SPECIAL EVENTS PERMITS	0	52	(52)	(100.00) %
40200 - SPORTS FIELD RENTAL	4,015	5,827	(1,813)	(31.10) %
40203 - SPORTSPARK - Membership	98,501	94,648	3,853	4.07 %
40204 - SPORTSPARK - Equipment and Apparel	1,681	1,083	598	55.16 %
40205 - PERMIT REVENUES	10,047	17,644	(7,598)	(43.06) %
40212 - TELEPHONE COMMISSION	20,046	26,324	(6,277)	(23.84) %
40300 - MISCELLANEOUS REVENUE	785	28,417	(27,632)	(97.24) %
Other Revenue	**135,075**	**182,329**	**(47,254)**	**(25.91) %**
Revenue	**3,338,357**	**2,653,488**	**684,869**	**25.81 %**
Operating Expenses				
Salaries & Benefits				
60010 - SALARIES	980,927	1,071,250	(90,324)	(8.43) %
60030 - SALARIES HOURLY OT	18,178	31,346	(13,167)	(42.00) %
60100 - TEMPORARY EMPLOYEE	26,188	75,010	(48,822)	(65.08) %
60060 - WORKERS COMPENSATION	18,827	16,666	2,161	12.96 %
60070 - DISABILITY INSURANCE	(405)	4,550	(4,956)	(108.91) %
60071 - MCTMT TAXES	2,262	2,987	(725)	(24.27) %
60080 - ER PAYROLL TAXES	81,178	93,090	(11,912)	(12.79) %
60090 - HEALTH INSURANCE	250,513	225,132	25,382	11.27 %
60091 - DENTAL/ VISION	9,163	7,773	1,390	17.88 %
60092 - PENSION	9,837	68,739	(58,903)	(85.68) %
60093 - FRINGE BENEFITS ANNUITY -	390	309	82	26.59 %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 08/31/2026	Budget (B) 08/31/2026 Operating Budget	Variance (A) - (B) 08/31/2026	Percent 08/31/2026
Grounds				
60094 - LEGAL SERVICES	166	657	(491)	(74.72) %
60096 - TERM LIFE/ LTD	5,276	3,492	1,784	51.08 %
60098 - SCHOLARSHIP AND EDUCATION	0	525	(525)	(100.00) %
60099 - SUPPLEMENTAL BENEFITS	0	1,680	(1,680)	(100.00) %
Total Salaries & Benefits	**1,402,500**	**1,603,206**	**(200,706)**	**(12.51) %**
Insurance				
60200 - INSURANCE	439,339	477,715	(38,376)	(8.03) %
Insurance	**439,339**	**477,715**	**(38,376)**	**(8.03) %**
Professional Services				
Professional Services				
60220 - PROFESSIONAL SERVICES	212,135	212,448	(313)	(0.14) %
Professional Services	**212,135**	**212,448**	**(313)**	**(0.14) %**
Marketing/ Advertising				
60540 - MARKETING/ ADVERTISING	3,016	5,645	(2,630)	(46.57) %
Marketing/ Advertising	**3,016**	**5,645**	**(2,630)**	**(46.57) %**
Total Professional Services	**215,151**	**218,093**	**(2,943)**	**(1.34) %**
Legal Services				
60240 - LEGAL SERVICES - Legal General	39,024	39,584	(559)	(1.41) %
60241 - LEGAL SERVICES - Employment Matters	16,851	20,833	(3,983)	(19.11) %
60242 - LEGAL SERVICES - Commercial	0	1,250	(1,250)	(100.00) %
60243 - LEGAL SERVICES - Residential	0	833	(833)	(100.00) %
60244 - LEGAL SERVICES - Development/Residential	0	1,667	(1,667)	(100.00) %
60246 - LEGAL SERVICES - LITIGATION/SETTLEMENT	0	25,000	(25,000)	(100.00) %
Legal Services	**55,875**	**89,167**	**(33,292)**	**(37.33) %**
Management Fees				
60210 - MANAGEMENT FEES	574,304	607,359	(33,055)	(5.44) %
60211 - MANAGEMENT FEES - OMNY	11,823	20,834	(9,010)	(43.25) %
60310 - FRANCHISE FEE - Tramway	0	4,166	(4,167)	(100.00) %
Management Fees	**586,127**	**632,359**	**(46,232)**	**(7.31) %**
Telecommunications				
60400 - TELEPHONE	2,096	2,167	(70)	(3.22) %
60401 - TELEPHONE - LONG DISTANCE	0	167	(167)	(100.00) %
60402 - TELEPHONE - CELL	4,439	5,416	(978)	(18.06) %
60404 - INTERNET SERVICE PROVIDER - DATA LINE	24,163	13,334	10,830	81.22 %
60690 - WEB SITE HOSTING	0	1,000	(1,000)	(100.00) %
60700 - TV CABLE SERVICES	191	416	(226)	(54.15) %
Telecommunications	**30,889**	**22,500**	**8,389**	**37.28 %**
Rent				
61081 - COMMERCIAL SPACE RENT	58,705	58,519	186	0.31 %
Rent	**58,705**	**58,519**	**186**	**0.31 %**
Repairs & Maintenance				
60407 - REPAIR & MAINT PARKING METER	1,326	1,969	(643)	(32.64) %
60408 - REPAIRS & MAINT POTHOLES/LINE STRIPING	0	1,833	(1,833)	(100.00) %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 08/31/2026	Budget (B) 08/31/2026 Operating Budget	Variance (A) - (B) 08/31/2026	Percent 08/31/2026
60411 - REPAIRS & MAINT ISLAND FIXTURES	3,050	2,250	800	35.55 %
60412 - REPAIRS & MAINT BUILDING	3,070	7,000	(3,930)	(56.14) %
60413 - REPAIR & MAINT ELEVATORS	0	4,584	(4,584)	(100.00) %
60414 - REPAIRS & MAINT OTHER	4,005	4,250	(244)	(5.75) %
60415 - REPAIR & MAINT HVAC - Maintenance	2,358	3,916	(1,558)	(39.78) %
60416 - REPAIR & MAINT BMS - Maintenance	1,217	834	383	46.01 %
60417 - REPAIR & MAINT ELECTRICAL - Maintenance	8,101	4,000	4,101	102.52 %
60418 - REPAIR & MAINT GENERATOR/ - Maintenance	0	1,666	(1,666)	(100.00) %
60419 - REPAIR & MAINT PLUMBING - Maintenance	1,555	417	1,138	273.16 %
60421 - REPAIR & MAINT ELEV/ESCAL - Maintenance	0	1,417	(1,417)	(100.00) %
60423 - REPAIR & MAINT FIRE ALARM - Maintenance	1,539	4,166	(2,628)	(63.06) %
60424 - REPAIR & MAINT FIRE EXTIN - Maintenance	0	1,250	(1,250)	(100.00) %
60440 - REPAIRS & MAINT EQUIPMENT	11,391	14,000	(2,609)	(18.63) %
60480 - TREE & LAWN SERVICE-Grounds	20,346	17,167	3,180	18.51 %
60490 - TREES, SHRUBS & SOD	8,718	4,167	4,551	109.22 %
60620 - SNOW REMOVAL - Grounds	0	2,083	(2,084)	(100.00) %
Repairs & Maintenance	**66,676**	**76,969**	**(10,293)**	**(13.37) %**
Vehicles Maintenance				
60450 - VEHICLES GAS	24,276	10,688	13,589	127.14 %
60500 - VEHICLE REPAIR & MAINT	0	4,416	(4,416)	(100.00) %
60640 - VEHICLES PARTS	21,320	4,800	16,519	344.16 %
Vehicles Maintenance	**45,596**	**19,904**	**25,692**	**129.07 %**
Equipment Purchases/ Lease				
60300 - LEASED EQUIPMENT	3,356	3,167	190	5.97 %
60301 - LEASED EQUIPMENT - OMNY	0	753	(753)	(100.00) %
60470 - OFFICE EQUIP PURCHASE	59	691	(633)	(91.47) %
60510 - EQUIPMENT PURCHASE	20,858	5,400	15,458	286.25 %
60660 - COMPUTER PURCHASE SOFTWARE	8,730	2,084	6,647	319.05 %
60780 - COMPUTER PURCHASES	0	416	(417)	(100.00) %
Equipment Purchases/ Lease	**33,003**	**12,511**	**20,492**	**163.79 %**
Supplies/ Services				
60250 - EXTERMINATOR	0	700	(700)	(100.00) %
60290 - UNIFORMS	3,399	4,025	(626)	(15.54) %
60291 - UNIFORMS CLEANING	5,553	3,775	1,779	47.10 %
60320 - LIGHT, POWER, HEAT	74,197	69,334	4,863	7.01 %
60322 - WATER & SEWER	3,979	3,625	354	9.76 %
60420 - OFFICE SUPPLIES	3,082	2,083	999	47.96 %
60430 - PARTS & SUPPLIES	21,753	28,438	(6,685)	(23.50) %
60750 - SERVICE MAINTENANCE AGREE	12,009	8,623	3,386	39.27 %
60751 - SERVICE MAINTENANCE AGREE - OMNY	0	1,240	(1,240)	(100.00) %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 08/31/2026	Budget (B) 08/31/2026 Operating Budget	Variance (A) - (B) 08/31/2026	Percent 08/31/2026
Supplies/ Services	**123,972**	**121,843**	**2,130**	**1.74 %**
Other Expenses				
60520 - EMPL TRV & MEAL	0	512	(512)	(100.00) %
60530 - EMPLOYEE TRAINING	1,516	10,314	(8,799)	(85.30) %
60550 - POSTAGE	54	113	(58)	(51.74) %
60551 - SHIPPING	5,017	1,079	3,938	364.79 %
60552 - UPS SHIPPING	570	225	345	153.33 %
60560 - SUBSCRIPTIONS / MEMBER-SHIP	5,389	5,755	(367)	(6.36) %
60570 - BANK CHARGES	7,693	4,032	3,662	90.81 %
60580 - MISCELLANEOUS	532	737	(206)	(27.82) %
60600 - PUBLIC WORK ENFORCE-MENT F - Administrative	0	834	(833)	(100.00) %
60681 - ISLAND EVENTS	6,682	20,816	(14,134)	(67.89) %
60790 - MTA METRO CARD PUR-CHASE	4,200	2,500	1,700	68.00 %
61750 - PUBLIC PURPOSE GRANTS	20,833	20,834	0	0.00 %
Other Expenses	**52,486**	**67,751**	**(15,264)**	**(22.53) %**
Total Operating Expenses	**3,110,319**	**3,400,537**	**(290,217)**	**(8.53) %**
Operating Profit (Loss)	**228,038**	**(747,049)**	**975,086**	**(130.52) %**
Depreciation Expenses				
Depreciation				
70000 - DEPRCN EXPENSE OFFICE FURNITURE, FIXTURES, EQUIPMENT	4,473	2,896	1,577	54.45 %
70010 - DEPRCN EXPENSES BUILD-INGS	16,751	35,879	(19,129)	(53.31) %
70020 - DEPRCN EXPENSES BUILD-INGS IMPROVEMENTS	404,122	429,732	(25,609)	(5.95) %
70030 - DEPRECN EXPENSES INFRAS-TRUCTURE	154,760	161,845	(7,085)	(4.37) %
70040 - DEPRECN EXPENSES SEA-WALL	17,292	18,157	(864)	(4.76) %
70100 - DEPRECIATION EXPENSE VE-HICLES	4,067	3,435	631	18.39 %
70400 - DEPRECIATION EXPENSE BUSES	29,610	27,230	2,379	8.73 %
70500 - DEPRECIATION EXPENSE NON RESIDENTIAL REAL PROPERTY	2,490	2,616	(124)	(4.76) %
70600 - DEPRECIATION EXPENSE LANDMARKS	30,549	36,643	(6,096)	(16.63) %
70800 - DEPRECIATION EQUIPMENT	44,728	31,564	13,165	41.70 %
Depreciation	**708,842**	**749,997**	**(41,155)**	**(5.48) %**
Depreciation Expenses	**708,842**	**749,997**	**(41,155)**	**(5.48) %**
NET SURPLUS/(DEFICIT)	**(480,804)**	**(1,497,046)**	**1,016,241**	**(67.88) %**

The Roosevelt Island Operating Corporation (RIOC)
UNAUDITED CAPITAL IMPROVEMENTS 2026/20276
For The Fifth Month Ending August 31, 2026 (In Thousands)

		Project #	Approved Budget FY 2025-26	Actual FY 2025-26	Balance 3/31/26	Accrued as of 3/31/2026	Accrued Amount As of 3/31/2026 Paid in 2027	Approved Budget FY 2026-27	Expenditures as of Aug 31, 2026	Balance as of Aug 31, 2026
1	Sports Fields/Parks		130	406	(276)	179	0	1,150	37	1,113
	Fire fighters field comfort station (Construction)	3310			0	0	0	700	0	700
	Fire fighters field comfort station (Design)	3310			0	0	0	100	0	100
	Nellie Bly Monument	3900			0	0	0		34	(34)
	Octagon Park - Sports Field Construction	5888	80		80	0	0		0	0
	Irrigation/Landscaping Upgrades	8009			0	0	0	250	3	247
	Sports Field Equipment	8010		11	(11)	0	0		0	0
	Sport Park renovation (Construction)	3400		395	(395)	179	0		0	0
	Miscellaneous Upgrades & Improvements - Res	**General**	50		50	0	0	100	0	100
2	Historic & Landmark Structures		250	73	177	0	0	725	0	725
	Blackwell House - Exterior and Roof	3100			0	0	0	450	0	450
	Good Shepherd - Interior Repairs/Doors	3543			0	0	0	225	0	225
	Good Shepherd	3543	200	68	132	0	0		0	0
	Lighthouse Park	3900		5	(5)	0	0		0	0
	Miscellaneous Upgrades & Improvements - Res	**General**	50		50	0	0	50	0	50
3	Infrastructure Improvements		3,665	804	2,861	1,089	538	7,379	264	7,115
	AVAC Upgrades (Construction & Design)	2800	250	83	167	277	1	315	64	251
	Blackwell Playground	3101	120		120	0	0	130	0	130
	Helix Ramp & Flat Plaza Repairs (Design)	7020	132		132	33	33	219	0	219
	Island wide Main Street Trees & Sidewalks	8003	725	209	516	141	141	200	26	174
	Motorgate Elevator Controls	5688		183	(183)	236	235	250	0	250
	Island Wide Elevator/ Escalator /Conveyance Capital Repairs (Costruction)- PH 1	8003	150		150	0	0	200	0	200
	Roadway Rehabilitation (Design)	8003	114	263	(149)	348	128	65	0	65
	Roadway Rehabilitation (Construction)	8003	1,714	0	1,714	0	0	5,600	155	5,445
	Steam Tunnel design	7033		13	(13)	0	0		0	0
	West Promenade Enhancements	8000	210	12	198	53	0	250	0	250
	West Side Pier	8001		41	(41)	0	0		19	(19)
	Miscellaneous Repairs	**General**	250		250	0	0	150	0	150
4	Facilities & Offices		35	169	(134)	70	0	45	63	(18)
	Waste Compactor Unit	2210	35	32	4	0	0		50	(50)
	Warehouse/Bus Garage Rehabilitation	2230/2231		33	(33)	70	0		13	(13)
	Miscellaneous Facilities & Offices - Reserve	**General**		105	(105)	0	0	45	1	44
5	Equipment & Vehicles		2,310	737	1,573	1,270	0	3,040	55	2,985
	IT - CPU & Monitor (Workstations)	1500	10		10	0	0	25	24	1
	IT - Disaster Recovery (on/offsite data storage)	1500	15		15	0	0	25	0	25
	IT-Dark Fiber	1500		(6)	6	0	0	250	9	241
	IT - Firewall (Sonicwall & Implementation Prof Ser	1500	10	19	(9)	0	0	30	0	30
	IT - Security (access control - Camera)	1500	10		10	0	0	20	16	4
	IT - Security (access control - swipe cards)	1500	15	14	1	0	0	25	0	25
	IT - Servers Infrastructure	1500	10		10	0	0	25	0	25
	IT - Software Upgrades	1500	15	11	4	0	0	20	0	20
	IT - Storage System (Hardware)	1500	15		15	0	0	150	0	150
	IT - Telecom (Cables/Fiber to Connect to Data Cer	Not in Use		7	(7)	0	0		0	0
	IT - Telecommunication (New Phone System)	8011			0	0	0	10	0	10
	IT - Upgrade of Network Switches & Hubs	1500	10	14	(4)	0	0	25	0	25
	IT - Wireless Access Point	1500	10		10	0	0	15	0	15
	IT - Website Redesign	1500		23	(23)	0	0	20	3	17
	AVAC-Top Roll Containers/Wheels	2800		40	(40)	0	0		0	0
	Island Wide Benches	2210			0				4	(4)
	P.S. - Misc. Equipment	2100	10		10	0	0		0	0
	P.S. - Vehicles	2100		77	(77)	0	0		0	0
	Vehicle, Bus & Minibus / + Infrastructure	2240	2,080	515	1,565	1,270	0	2,300	0	2,300
	Misc. Reserve		100		100	0	0	100	0	100
6	Special Projects		0	0	0	0	0	0	0	0
7	Lighting & Signage		0	0	0	0	0	0	0	0
8	Tram		1,493	866	627	148	148	2,170	184	1,986
	Tram - Modernization	2901	1,493	866	627	148	148		28	(28)
	Tram - Repairs/Station Frames	2900			0	0	0	400	0	400
	Tram - Gearbox Overhaul	2900			0	0	0	250	0	250
	Tram - Bullwheek Brakes Overhaul	2900			0	0	0	120	0	120
	Tram - Manhattan Netting	2900			0	0	0		157	(157)
	Tram - Long-Term Overhaul Projects	2900			0	0	0	1,400	0	1,400
10	Miscellaneous		100	0	100	0	0	100	0	100
	Reserve				0	0	0	100	0	100
	Owner's Representative	**General**	100		100	0	0		0	0
	TOTAL CAPITAL IMPROVEMENTS		7,983	3,055	4,928	2,756	686	14,609	604	14,005