

Roosevelt Island Operating Corporation (RIOC)

Balance Sheet

	07/31/2026	07/31/2025	07/31/2024
Assets			
Cash	9,701,733	2,764,912	1,007,564
Investment	28,255,329	29,711,766	6,157,066
Accounts Receivable	478,022,260	484,827,563	491,162,654
Due From Other Funds	0	0	4,932,882
Capital Assets Net	141,786,954	144,476,132	149,905,175
Other Assets	3,972,315	3,747,187	3,753,192
Deferred Outflows of Resources	10,308,078	10,665,889	12,398,891
Total Assets	672,046,669	676,193,449	669,317,424
Liabilities & Fund Balance			
Liabilities			
Accounts Payable & Accrued Expenses	3,547,688	912,441	1,030,793
Compensated Absences	2,084,737	1,778,682	939,446
Other Post Employment Benefit	23,552,784	21,606,929	23,575,290
Due to Other Funds	0	0	4,932,883
Other Liabilities	537,802,710	547,179,977	531,278,523
Deferred Inflows of Resources	9,795,347	9,627,582	6,907,323
Liabilities	576,783,266	581,105,611	568,664,258
Net Assets/ Fund Balance			
Fund Balance	(30,656,660)	(30,642,232)	(24,886,912)
Restricted for Capital Projects	125,920,063	125,730,070	125,540,078
Net Assets/ Fund Balance	95,263,403	95,087,838	100,653,166
Liabilities & Fund Balance	672,046,669	676,193,449	669,317,424
 Net Assets_BEGIN	 88,625,914	 96,446,753	 102,366,905
 NET SURPLUS/(DEFICIT)	 6,637,489	 (1,358,915)	 (1,713,740)
 Net Assets_END	 95,263,403	 95,087,838	 100,653,166

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

	07/31/2026	%	07/31/2025	%	07/31/2024	%
Income Statement						
Revenue						
Residential Fees Revenue	2,190,831	-	2,018,809	-	1,853,037	-
Ground Rent	9,370,739	-	6,045,878	-	5,360,068	-
Commercial Rent	639,662	-	612,865	-	603,967	-
Tramway Revenue	1,872,377	-	1,898,299	-	2,168,826	-
Public Safety Reimbursement	989,390	-	959,591	-	901,776	-
Transport/ Parking Revenue	971,134	-	984,347	-	905,396	-
Interest Income	318,988	-	388,389	-	93,470	-
Realized Gain (Loss)	-	-	2,295	-	-	-
Other Revenue	5,961,485	-	676,506	-	821,690	-
Revenue	<u>22,314,606</u>	-	<u>13,586,979</u>	-	<u>12,708,230</u>	-
Operating Expenses						
Salaries & Benefits	5,912,248	26 %	5,310,317	39 %	4,553,521	36 %
Insurance	1,754,868	8 %	1,760,656	13 %	1,623,945	13 %
Professional Services						
Professional Services	601,503	3 %	714,885	5 %	1,227,001	10 %
Marketing/ Advertising	22,993	-	16,110	-	11,411	-
Total Professional Services	<u>624,496</u>	<u>3 %</u>	<u>730,995</u>	<u>5 %</u>	<u>1,238,412</u>	<u>10 %</u>
Legal Services	398,354	2 %	370,293	3 %	768,623	6 %
Management Fees	2,485,475	11 %	2,285,893	17 %	2,186,102	17 %
Telecommunications	72,589	-	78,150	1 %	94,278	1 %
Rent	234,761	1 %	241,533	2 %	247,010	2 %
Repairs & Maintenance	201,449	1 %	294,306	2 %	237,675	2 %
Vehicles Maintenance	148,958	1 %	103,555	1 %	81,975	1 %
Equipment Purchases/ Lease	95,240	-	59,930	-	58,512	-
Supplies/ Services	556,256	2 %	553,336	4 %	444,255	3 %
Other Expenses	319,993	1 %	305,308	2 %	106,147	1 %
Total Operating Expenses	<u>12,804,687</u>	<u>57 %</u>	<u>12,094,272</u>	<u>89 %</u>	<u>11,640,455</u>	<u>92 %</u>
Operating Profit (Loss)	<u>9,509,919</u>	-	<u>1,492,707</u>	-	<u>1,067,776</u>	-
Depreciation Expenses	2,872,430	-	2,851,622	-	2,781,515	-
NET SURPLUS/(DEFICIT)	<u>6,637,489</u>	-	<u>(1,358,915)</u>	-	<u>(1,713,740)</u>	-

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

	07/31/2026	%	07/31/2025	%	07/31/2024	%
Income Statement						
Revenue						
Residential Fees Revenue	951,877	-	581,578	-	872,472	-
Ground Rent	4,477,351	-	1,509,840	-	1,338,688	-
Commercial Rent	162,329	-	160,134	-	167,066	-
Tramway Revenue	452,569	-	511,726	-	559,344	-
Public Safety Reimbursement	301,518	-	292,487	-	276,365	-
Transport/ Parking Revenue	246,405	-	246,196	-	228,563	-
Interest Income	74,556	-	81,806	-	20,525	-
Other Revenue	5,195,598	-	178,453	-	348,591	-
Revenue	<u>11,862,203</u>	-	<u>3,562,220</u>	-	<u>3,811,614</u>	-
Operating Expenses						
Salaries & Benefits	1,515,324	13 %	1,337,503	38 %	1,021,017	27 %
Insurance	439,339	4 %	435,674	12 %	393,033	10 %
Professional Services						
Professional Services	191,682	2 %	255,442	7 %	449,650	12 %
Marketing/ Advertising	5,665	-	1,964	-	2,193	-
Total Professional Services	<u>197,347</u>	<u>2 %</u>	<u>257,406</u>	<u>7 %</u>	<u>451,843</u>	<u>12 %</u>
Legal Services	9,409	-	140,856	4 %	131,898	3 %
Management Fees	648,367	5 %	567,708	16 %	570,200	15 %
Telecommunications	16,500	-	14,794	-	29,212	1 %
Rent	58,704	-	65,958	2 %	50,523	1 %
Repairs & Maintenance	57,219	-	44,240	1 %	63,122	2 %
Vehicles Maintenance	40,242	-	32,603	1 %	26,691	1 %
Equipment Purchases/ Lease	15,894	-	12,158	-	19,304	1 %
Supplies/ Services	112,301	1 %	145,815	4 %	83,764	2 %
Other Expenses	84,405	1 %	55,843	2 %	34,371	1 %
Total Operating Expenses	<u>3,195,051</u>	<u>27 %</u>	<u>3,110,558</u>	<u>87 %</u>	<u>2,874,978</u>	<u>75 %</u>
Operating Profit (Loss)	<u>8,667,152</u>	-	<u>451,662</u>	-	<u>936,636</u>	-
Depreciation Expenses	710,083	-	708,773	-	694,275	-
NET SURPLUS/(DEFICIT)	<u>7,957,069</u>	-	<u>(257,112)</u>	-	<u>242,361</u>	-

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	07/31/2026	07/31/2025	07/31/2024
Revenue			
Residential Fees Revenue			
Fund 01 - Operating			
40123_TEP			
Southtown Building # 5	130,611	102,024	101,126
Southtown Building # 6	606,142	440,758	432,009
Southtown Building # 7	50,400	50,400	50,400
Southtown Building # 9	47,329	47,328	67,199
General	0	(138,170)	0
40123_TEP	834,482	502,340	650,734
40401_NET PRESENT VALUE			
Southtown Building # 4	56	56	56
Southtown Building # 5	90	90	91
Southtown Building # 6	138	138	138
Southtown Building # 7	158	158	158
Southtown Building # 8	289	289	289
40401_NET PRESENT VALUE	731	731	732
Fund 03 - Capital Project			
40400_CONDO/CO-OP ADDITIONAL SALES			
Island House	0	6,100	0
Rivercross	26,758	0	47,650
Southtown Building # 4	17,500	0	89,700
General	0	0	11,250
40400_CONDO/CO-OP ADDITIONAL SALES	44,258	6,100	148,600
40401_NET PRESENT VALUE			
Southtown Building # 4	2,240	2,241	2,240
Southtown Building # 5	3,603	3,603	3,603
Southtown Building # 6	5,546	5,545	5,546
Southtown Building # 7	6,319	6,320	6,320
Southtown Building # 8	11,547	11,546	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	5,314	5,314	5,314
Southtown Building # 6	8,180	8,180	8,180
Southtown Building # 7	9,321	9,322	9,322
Southtown Building # 8	17,031	17,031	17,030
40401_NET PRESENT VALUE	43,151	43,152	43,151
Total	951,877	581,578	872,472
Ground Rent			
Fund 01 - Operating			
40090_GROUND RENT			
Eastwood	202,283	184,458	180,428
Island House	24,568	24,567	24,567
Rivercross	214,307	216,222	221,113
Manhattan Park- River Road	763,269	644,068	519,634
Manhattan Park - Bus Reimbursement	15,680	15,680	15,680
Westview	29,792	27,083	27,084
Southtown Building # 1	2,652	2,653	2,653
Southtown Building # 2	2,532	2,532	2,531
Southtown Building # 3	5,410	5,410	5,410
Southtown Building # 4	1,452	1,452	1,452
Southtown Building # 5	68,810	66,968	65,176

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	07/31/2026	07/31/2025	07/31/2024
Southtown Building # 6	102,343	99,604	96,938
Southtown Building # 7	81,280	78,912	76,614
Southtown Building # 8	2,875,968	55,646	53,111
Southtown Building # 9	83,059	80,639	40,320
Octagon	3,946	3,946	5,977
40090_GROUND RENT	4,477,351	1,509,840	1,338,688
Total	4,477,351	1,509,840	1,338,688
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	40,255	44,555	53,755
Hudson Related	90,215	88,015	85,869
40208_COMMERCIAL RENT	162,329	160,134	167,066
Total	162,329	160,134	167,066
Tramway Revenue			
Fund 01 - Operating			
40020_TRAMWAY REVENUE			
Tramway	422,455	485,274	528,184
General	0	0	0
40020_TRAMWAY REVENUE	422,455	485,274	528,184
40021_TRAMWAY REDUCED FARE REIMBURSEMENT			
Tramway	30,114	26,452	31,160
40021_TRAMWAY REDUCED FARE REIMBURSEMENT	30,114	26,452	31,160
Total	452,569	511,726	559,344
Public Safety Reimbursement			
Fund 01 - Operating			
40080_PUBLIC SAFETY REIMBURSEMENT			
Eastwood	59,136	57,414	55,742
Island House	19,758	19,183	18,624
Rivercross	20,962	20,351	19,759
Manhattan Park- River Road	107,568	104,435	101,393
Westview	14,374	13,955	13,549
Southtown Building # 1	3,900	3,786	3,675
Southtown Building # 2	5,047	4,901	4,758
Southtown Building # 3	8,066	7,831	7,604
Southtown Building # 4	8,752	8,415	7,866
Southtown Building # 5	4,792	4,608	4,430
Southtown Building # 6	9,065	8,716	8,382
Southtown Building # 7	7,875	7,572	7,280
Southtown Building # 8	8,629	8,298	7,801
Southtown Building # 9	7,426	7,140	0
Octagon	14,568	14,282	14,002
General	1,600	1,600	1,500
40080_PUBLIC SAFETY REIMBURSEMENT	301,518	292,487	276,365
Total	301,518	292,487	276,365
Transport Parking Revenue			
Fund 01 - Operating			
40000_MAIN STREET PARKING			
Main Street	18,199	20,246	23,011
General	0	0	0

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	07/31/2026	07/31/2025	07/31/2024
40000_MAIN STREET PARKING	18,199	20,246	23,011
40010_BUS REVENUE			
Octagon	12,140	11,902	11,668
40010_BUS REVENUE	12,140	11,902	11,668
40030_MOTORGATE REVENUE			
Motorgate Complex	216,066	214,048	193,884
40030_MOTORGATE REVENUE	216,066	214,048	193,884
Total	246,405	246,196	228,563
Interest Income			
Fund 01 - Operating			
40050_INTEREST INCOME			
General	233	219	323
40050_INTEREST INCOME	233	219	323
Fund 03 - Capital Project			
40050_INTEREST INCOME			
General	285	412	557
40050_INTEREST INCOME	285	412	557
Fund 04 - Reserved Fund			
40050_INTEREST INCOME			
General	74,038	81,175	19,645
40050_INTEREST INCOME	74,038	81,175	19,645
Total	74,556	81,806	20,525
Other Revenue			
Fund 01 - Operating			
40100_SPECIAL EVENTS PERMITS			
Southpoint	0	0	350
40100_SPECIAL EVENTS PERMITS	0	0	350
40200_SPORTS FIELD RENTAL			
Fields: Octagon Park- Soccer Field	25,086	13,005	11,117
Fields: Octagon Park- Pony (Softball) Field	0	0	360
Fields: Capobianco - Softball Field	0	7,240	1,400
Octagon Field Project 08-09	0	525	0
40200_SPORTS FIELD RENTAL	25,086	20,770	12,877
40203_SPORTSPARK - Membership			
Sportspark	106,659	106,569	74,483
Sportspark Gym	0	0	16,627
Sportspark Pool	0	0	4,433
General	0	0	0
40203_SPORTSPARK - Membership	106,659	106,569	95,543
40204_SPORTSPARK - Equipment and Apparel			
Sportspark	2,290	1,925	1,999
General	0	0	0
40204_SPORTSPARK - Equipment and Apparel	2,290	1,925	1,999
40205_PERMIT REVENUES			
Sportspark Pool	23,120	0	0
Good Shepherd's Chapel	4,788	1,124	535
Cultural Center	7,555	90	175
General	0	845	690
40205_PERMIT REVENUES	35,463	2,059	1,400
40212_TELEPHONE COMMISSION			
Telecommunications:	0	0	0
Octagon	2,134	2,082	0
General	43,641	41,023	12,458

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	<u>07/31/2026</u>	<u>07/31/2025</u>	<u>07/31/2024</u>
40212_TELEPHONE COMMISSION	45,775	43,105	12,458
40300_MISCELLANEOUS REVENUE			
Manhattan Park- River Road	4,982,500	0	0
Ads Lamppost Banners	(1,000)	3,000	0
Ads Digital Kiosks	(1,500)	500	0
Ads Digital Signage	(300)	0	0
General	625	525	1,170
40300_MISCELLANEOUS REVENUE	4,980,325	4,025	1,170
Fund 03 - Capital Project			
40302_FEMA REIMB - HURRICAN SANDY			
General	0	0	222,794
40302_FEMA REIMB - HURRICAN SANDY	0	0	222,794
Total	5,195,598	178,453	348,591
Total Revenue	11,862,203	3,562,220	3,811,614

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

	Fund 01 07/31/2026	Fund 02 07/31/2026	All Funds Fund 03 07/31/2026	Fund 04 07/31/2026	All Funds 07/31/2026
Income Statement					
Revenue					
Residential Fees Revenue	835,213	0	73,513	43,151	951,877
Ground Rent	4,477,351	0	0	0	4,477,351
Commercial Rent	162,329	0	0	0	162,329
Tramway Revenue	452,568	0	0	0	452,569
Public Safety Reimbursement	301,519	0	0	0	301,518
Transport/ Parking Revenue	246,404	0	0	0	246,405
Interest Income	233	0	285	74,038	74,556
Other Revenue	5,195,598	0	0	0	5,195,598
Revenue	<u>11,671,215</u>	<u>0</u>	<u>73,798</u>	<u>117,189</u>	<u>11,862,203</u>
Operating Expenses					
Salaries & Benefits	1,515,324	0	0	0	1,515,324
Insurance	439,339	0	0	0	439,339
Professional Services					
Professional Services	191,682	0	0	0	191,682
Marketing/ Advertising	5,665	0	0	0	5,665
Total Professional Services	<u>197,347</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>197,347</u>
Legal Services	9,408	0	0	0	9,409
Management Fees	648,368	0	0	0	648,367
Telecommunications	16,500	0	0	0	16,500
Rent	58,704	0	0	0	58,704
Repairs & Maintenance	57,219	0	0	0	57,219
Vehicles Maintenance	40,241	0	0	0	40,242
Equipment Purchases/ Lease	15,894	0	0	0	15,894
Supplies/ Services	112,302	0	0	0	112,301
Other Expenses	44,811	20,833	80	18,680	84,405
Total Operating Expenses	<u>3,155,457</u>	<u>20,833</u>	<u>80</u>	<u>18,680</u>	<u>3,195,051</u>
Operating Profit (Loss)	<u>8,515,758</u>	<u>(20,833)</u>	<u>73,718</u>	<u>98,509</u>	<u>8,667,152</u>
Depreciation Expenses					
Depreciation	0	0	710,083	0	710,083
Depreciation Expenses	<u>0</u>	<u>0</u>	<u>710,083</u>	<u>0</u>	<u>710,083</u>
NET SURPLUS/(DEFICIT)	<u>8,515,758</u>	<u>(20,833)</u>	<u>(636,365)</u>	<u>98,509</u>	<u>7,957,069</u>

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

	Fund 01 07/31/2026	Fund 02 07/31/2026	All Funds Fund 03 07/31/2026	Fund 04 07/31/2026	All Funds 07/31/2026
Income Statement					
Revenue					
Residential Fees Revenue	1,780,584	0	237,642	172,606	2,190,831
Ground Rent	9,370,739	0	0	0	9,370,739
Commercial Rent	639,662	0	0	0	639,662
Tramway Revenue	1,872,377	0	0	0	1,872,377
Public Safety Reimbursement	989,390	0	0	0	989,390
Transport/ Parking Revenue	971,134	0	0	0	971,134
Interest Income	674	0	1,145	317,168	318,988
Other Revenue	5,961,485	0	0	0	5,961,485
Revenue	<u>21,586,045</u>	<u>0</u>	<u>238,787</u>	<u>489,774</u>	<u>22,314,606</u>
Operating Expenses					
Salaries & Benefits	5,912,249	0	0	0	5,912,249
Insurance	1,754,867	0	0	0	1,754,867
Professional Services					
Professional Services	601,503	0	0	0	601,503
Marketing/ Advertising	22,994	0	0	0	22,993
Total Professional Services	<u>624,497</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>624,496</u>
Legal Services	398,353	0	0	0	398,354
Management Fees	2,485,475	0	0	0	2,485,475
Telecommunications	72,589	0	0	0	72,589
Rent	234,761	0	0	0	234,761
Repairs & Maintenance	201,449	0	0	0	201,449
Vehicles Maintenance	148,958	0	0	0	148,958
Equipment Purchases/ Lease	95,240	0	0	0	95,240
Supplies/ Services	556,256	0	0	0	556,256
Other Expenses	198,041	83,336	622	37,994	319,993
Total Operating Expenses	<u>12,682,735</u>	<u>83,336</u>	<u>622</u>	<u>37,994</u>	<u>12,804,687</u>
Operating Profit (Loss)	<u>8,903,310</u>	<u>(83,336)</u>	<u>238,165</u>	<u>451,780</u>	<u>9,509,919</u>
Depreciation Expenses	0	0	2,872,430	0	2,872,430
NET SURPLUS/(DEFICIT)	<u>8,903,310</u>	<u>(83,336)</u>	<u>(2,634,265)</u>	<u>451,780</u>	<u>6,637,489</u>

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

	Operations 07/31/2026	Public Safety 07/31/2026	Bus 07/31/2026	Total Fund Operations Parking 07/31/2026	Parks/Recs 07/31/2026	Tram 07/31/2026	Total Fund Operations 07/31/2026
Income Statement							
Revenue							
Residential Fees Revenue	835,213	0	0	0	0	0	835,213
Ground Rent	4,477,351	0	0	0	0	0	4,477,351
Commercial Rent	162,329	0	0	0	0	0	162,329
Tramway Revenue	0	0	0	0	0	452,568	452,568
Public Safety Reimbursement	0	301,519	0	0	0	0	301,519
Transport/ Parking Revenue	30,339	0	0	216,066	0	0	246,404
Interest Income	233	0	0	0	0	0	233
Other Revenue	5,037,587	0	0	0	158,010	0	5,195,598
Revenue	<u>10,543,052</u>	<u>301,519</u>	<u>0</u>	<u>216,066</u>	<u>158,010</u>	<u>452,568</u>	<u>11,671,215</u>
Operating Expenses							
Salaries & Benefits	670,686	438,555	145,353	0	260,730	0	1,515,324
Insurance	319,917	0	0	0	0	119,422	439,339
Professional Services							
Professional Services	117,961	6,261	1,650	0	16,584	49,225	191,682
Marketing/ Advertising	5,517	0	0	0	148	0	5,665
Total Professional Services	<u>123,478</u>	<u>6,261</u>	<u>1,650</u>	<u>0</u>	<u>16,732</u>	<u>49,225</u>	<u>197,347</u>
Legal Services	9,409	0	0	0	0	0	9,408
Management Fees	0	0	0	117,874	0	530,494	648,368
Telecommunications	16,499	0	0	0	0	0	16,500
Rent	58,705	0	0	0	0	0	58,704
Repairs & Maintenance	29,919	0	0	0	24,725	2,575	57,219
Vehicles Maintenance	2,390	3,210	27,870	0	6,772	0	40,241
Equipment Purchases/ Lease	1,131	5,480	259	0	7,518	1,506	15,894
Supplies/ Services	20,050	11,285	3,640	5,700	51,629	19,997	112,302
Other Expenses	23,592	11,736	805	0	8,679	0	44,811
Total Operating Expenses	<u>1,275,776</u>	<u>476,527</u>	<u>179,577</u>	<u>123,574</u>	<u>376,785</u>	<u>723,219</u>	<u>3,155,457</u>
Operating Profit (Loss)	<u>9,267,276</u>	<u>(175,008)</u>	<u>(179,577)</u>	<u>92,492</u>	<u>(218,775)</u>	<u>(270,651)</u>	<u>8,515,758</u>
Depreciation Expenses	0	0	0	0	0	0	0
NET SURPLUS/(DEFICIT)	<u>9,267,276</u>	<u>(175,008)</u>	<u>(179,577)</u>	<u>92,492</u>	<u>(218,775)</u>	<u>(270,651)</u>	<u>8,515,758</u>

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

	Operations 07/31/2026	Public Safety 07/31/2026	Bus 07/31/2026	Total Fund Operations Parking 07/31/2026	Parks/Recs 07/31/2026	Tram 07/31/2026	Total Fund Operations 07/31/2026
Income Statement							
Revenue							
Residential Fees Revenue	1,780,584	0	0	0	0	0	1,780,584
Ground Rent	9,370,739	0	0	0	0	0	9,370,739
Commercial Rent	639,662	0	0	0	0	0	639,662
Tramway Revenue	0	0	0	0	0	1,872,377	1,872,377
Public Safety Reimbursement	0	989,390	0	0	0	0	989,390
Transport/ Parking Revenue	128,186	0	0	842,948	0	0	971,134
Interest Income	674	0	0	0	0	0	674
Other Revenue	5,320,358	0	0	0	641,127	0	5,961,485
Revenue	<u>17,240,203</u>	<u>989,390</u>	<u>0</u>	<u>842,948</u>	<u>641,127</u>	<u>1,872,377</u>	<u>21,586,045</u>
Operating Expenses							
Salaries & Benefits	2,580,403	1,771,578	538,844	0	1,021,424	0	5,912,249
Insurance	1,277,181	0	0	0	0	477,686	1,754,867
Professional Services							
Professional Services	486,494	25,044	6,450	0	34,289	49,226	601,503
Marketing/ Advertising	22,374	0	0	0	620	0	22,994
Total Professional Services	<u>508,868</u>	<u>25,044</u>	<u>6,450</u>	<u>0</u>	<u>34,909</u>	<u>49,226</u>	<u>624,497</u>
Legal Services	398,353	0	0	0	0	0	398,353
Management Fees	0	0	0	432,585	0	2,052,890	2,485,475
Telecommunications	72,589	0	0	0	0	0	72,589
Rent	234,761	0	0	0	0	0	234,761
Repairs & Maintenance	95,586	0	2,299	0	100,988	2,575	201,449
Vehicles Maintenance	9,126	19,739	103,183	0	16,911	0	148,958
Equipment Purchases/ Lease	60,116	5,481	9,276	0	16,604	3,763	95,240
Supplies/ Services	117,205	41,444	43,531	33,715	213,933	106,428	556,256
Other Expenses	91,165	36,263	2,779	0	67,832	0	198,041
Total Operating Expenses	<u>5,445,353</u>	<u>1,899,549</u>	<u>706,362</u>	<u>466,300</u>	<u>1,472,601</u>	<u>2,692,568</u>	<u>12,682,735</u>
Operating Profit (Loss)	<u>11,794,850</u>	<u>(910,159)</u>	<u>(706,362)</u>	<u>376,648</u>	<u>(831,474)</u>	<u>(820,191)</u>	<u>8,903,310</u>
Depreciation Expenses	0	0	0	0	0	0	0
NET SURPLUS/(DEFICIT)	<u>11,794,850</u>	<u>(910,159)</u>	<u>(706,362)</u>	<u>376,648</u>	<u>(831,474)</u>	<u>(820,191)</u>	<u>8,903,310</u>

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 07/31/2026	Budget (B) 07/31/2026 Operating Budget	Variance (A) - (B) 07/31/2026	Percent 07/31/2026
Income Statement				
Revenue				
Residential Fees Revenue				
40123 - TEP	834,482	345,452	489,030	141.56 %
40400 - CONDO/CO-OP ADDITIONAL SALES	44,257	37,500	6,758	18.02 %
40401 - NET PRESENT VALUE	73,138	121,681	(48,544)	(39.89) %
Residential Fees Revenue	951,877	504,633	447,244	88.62 %
Ground Rent				
40090 - GROUND RENT	4,477,351	730,841	3,746,510	512.63 %
Ground Rent	4,477,351	730,841	3,746,510	512.63 %
Commercial Rent				
40208 - COMMERCIAL RENT	162,329	176,062	(13,733)	(7.80) %
Commercial Rent	162,329	176,062	(13,733)	(7.80) %
Tramway Revenue				
40020 - TRAMWAY REVENUE	422,455	494,043	(71,588)	(14.49) %
40021 - TRAMWAY REDUCED FARE REIMBURSEMENT	30,114	53,637	(23,523)	(43.85) %
Tramway Revenue	452,569	547,680	(95,111)	(17.36) %
Public Safety Reimbursement				
40080 - PUBLIC SAFETY REIMBURSEMENT	301,518	230,674	70,844	30.71 %
Public Safety Reimbursement	301,518	230,674	70,844	30.71 %
Transport/ Parking Revenue				
40000 - MAIN STREET PARKING	18,199	25,133	(6,935)	(27.59) %
40010 - BUS REVENUE	12,140	12,242	(101)	(0.82) %
40030 - MOTORGATE REVENUE	216,066	210,833	5,232	2.48 %
Transport/ Parking Revenue	246,405	248,208	(1,804)	(0.72) %
Interest Income				
40050 - INTEREST INCOME	74,556	86,698	(12,141)	(14.00) %
Interest Income	74,556	86,698	(12,141)	(14.00) %
Other Revenue				
40060 - FILMING	0	8,333	(8,333)	(100.00) %
40100 - SPECIAL EVENTS PERMITS	0	52	(52)	(100.00) %
40200 - SPORTS FIELD RENTAL	25,086	5,828	19,258	330.45 %
40203 - SPORTSPARK - Membership	106,659	94,647	12,012	12.69 %
40204 - SPORTSPARK - Equipment and Apparel	2,290	1,084	1,207	111.38 %
40205 - PERMIT REVENUES	35,463	17,644	17,818	100.98 %
40212 - TELEPHONE COMMISSION	45,775	26,323	19,451	73.89 %
40300 - MISCELLANEOUS REVENUE	4,980,325	28,417	4,951,909	17,426.06 %
Other Revenue	5,195,598	182,328	5,013,270	2,749.58 %
Revenue	11,862,203	2,707,124	9,155,079	338.18 %
Operating Expenses				
Salaries & Benefits				
60010 - SALARIES	987,220	1,071,250	(84,031)	(7.84) %
60030 - SALARIES HOURLY OT	27,442	31,346	(3,903)	(12.45) %
60100 - TEMPORARY EMPLOYEE	20,591	75,009	(54,419)	(72.54) %
60060 - WORKERS COMPENSATION	18,827	16,667	2,160	12.96 %
60070 - DISABILITY INSURANCE	18,345	4,550	13,796	303.19 %
60071 - MCTMT TAXES	2,316	2,987	(671)	(22.46) %
60080 - ER PAYROLL TAXES	82,322	93,090	(10,769)	(11.56) %
60090 - HEALTH INSURANCE	307,033	225,132	81,902	36.37 %
60091 - DENTAL/ VISION	9,754	7,772	1,981	25.49 %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 07/31/2026	Budget (B) 07/31/2026 Operating Budget	Variance (A) - (B) 07/31/2026	Percent 07/31/2026
60092 - PENSION	29,247	68,740	(39,492)	(57.45) %
60093 - FRINGE BENEFITS ANNUITY - Grounds	312	308	4	1.27 %
60094 - LEGAL SERVICES	1,367	658	708	107.66 %
60096 - TERM LIFE/ LTD	5,508	3,492	2,016	57.73 %
60098 - SCHOLARSHIP AND EDUCA- TION	1,200	525	675	128.57 %
60099 - SUPPLEMENTAL BENEFITS	3,840	1,680	2,160	128.57 %
Total Salaries & Benefits	1,515,324	1,603,206	(87,883)	(5.48) %
Insurance				
60200 - INSURANCE	439,339	477,715	(38,375)	(8.03) %
Insurance	439,339	477,715	(38,375)	(8.03) %
Professional Services				
Professional Services				
60220 - PROFESSIONAL SERVICES	191,682	212,447	(20,766)	(9.77) %
Professional Services	191,682	212,447	(20,766)	(9.77) %
Marketing/ Advertising				
60540 - MARKETING/ ADVERTISING	5,665	5,646	19	0.33 %
Marketing/ Advertising	5,665	5,646	19	0.33 %
Total Professional Services	197,347	218,093	(20,747)	(9.51) %
Legal Services				
60240 - LEGAL SERVICES - Legal Gen- eral	9,409	39,583	(30,174)	(76.23) %
60241 - LEGAL SERVICES - Employ- ment Matters	0	20,834	(20,834)	(100.00) %
60242 - LEGAL SERVICES - Commer- cial	0	1,250	(1,250)	(100.00) %
60243 - LEGAL SERVICES - Residential	0	833	(833)	(100.00) %
60244 - LEGAL SERVICES - Develop- ment/Residential	0	1,667	(1,667)	(100.00) %
60246 - LEGAL SERVICES - LITIGA- TION/SETTLEMENT	0	25,000	(25,000)	(100.00) %
Legal Services	9,409	89,167	(79,758)	(89.44) %
Management Fees				
60210 - MANAGEMENT FEES	594,131	607,359	(13,228)	(2.17) %
60211 - MANAGEMENT FEES - OMNY	54,236	20,833	33,403	160.33 %
60310 - FRANCHISE FEE - Tramway	0	4,167	(4,166)	(100.00) %
Management Fees	648,367	632,359	16,009	2.53 %
Telecommunications				
60400 - TELEPHONE	2,097	2,167	(71)	(3.24) %
60401 - TELEPHONE - LONG DIS- TANCE	0	166	(166)	(100.00) %
60402 - TELEPHONE - CELL	4,690	5,417	(726)	(13.40) %
60404 - INTERNET SERVICE PROVIDER - DATA LINE	7,943	13,333	(5,391)	(40.42) %
60690 - WEB SITE HOSTING	0	1,000	(1,000)	(100.00) %
60700 - TV CABLE SERVICES	1,770	417	1,353	324.79 %
Telecommunications	16,500	22,500	(6,001)	(26.66) %
Rent				
61081 - COMMERCIAL SPACE RENT	58,704	58,519	186	0.31 %
Rent	58,704	58,519	186	0.31 %
Repairs & Maintenance				
60407 - REPAIR & MAINT PARKING METER	2,652	1,969	683	34.71 %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 07/31/2026	Budget (B) 07/31/2026	Variance (A) - (B) 07/31/2026	Percent 07/31/2026
		Operating Budget		
60408 - REPAIRS & MAINT POT-HOLES/LINE STRIPING	0	1,833	(1,833)	(100.00) %
60411 - REPAIRS & MAINT ISLAND FIXTURES	2,130	2,250	(120)	(5.33) %
60412 - REPAIRS & MAINT BUILDING	4,713	7,000	(2,288)	(32.67) %
60413 - REPAIR & MAINT ELEVATORS	3,085	4,583	(1,498)	(32.69) %
60414 - REPAIRS & MAINT OTHER	9,944	4,250	5,694	133.96 %
60415 - REPAIR & MAINT HVAC - Maintenance	0	3,917	(3,917)	(100.00) %
60416 - REPAIR & MAINT BMS - Maintenance	0	833	(833)	(100.00) %
60417 - REPAIR & MAINT ELECTRICAL - Maintenance	3,167	4,000	(833)	(20.81) %
60418 - REPAIR & MAINT GENERATOR/ - Maintenance	0	1,667	(1,667)	(100.00) %
60419 - REPAIR & MAINT PLUMBING - Maintenance	2,365	417	1,949	467.60 %
60421 - REPAIR & MAINT ELEV/ESCAL - Maintenance	0	1,416	(1,417)	(100.00) %
60423 - REPAIR & MAINT FIRE ALARM - Maintenance	7,877	4,167	3,711	89.05 %
60424 - REPAIR & MAINT FIRE EXTINGUISH - Maintenance	0	1,250	(1,250)	(100.00) %
60440 - REPAIRS & MAINT EQUIPMENT	1,141	14,000	(12,859)	(91.85) %
60480 - TREE & LAWN SERVICE-Grounds	20,145	17,167	2,978	17.34 %
60490 - TREES, SHRUBS & SOD	0	4,166	(4,167)	(100.00) %
60620 - SNOW REMOVAL - Grounds	0	2,084	(2,083)	(100.00) %
Repairs & Maintenance	57,219	76,969	(19,750)	(25.65) %
Vehicles Maintenance				
60450 - VEHICLES GAS	20,520	10,687	9,833	92.00 %
60500 - VEHICLE REPAIR & MAINT	0	4,417	(4,417)	(100.00) %
60640 - VEHICLES PARTS	19,722	4,800	14,921	310.85 %
Vehicles Maintenance	40,242	19,904	20,337	102.17 %
Equipment Purchases/ Lease				
60300 - LEASED EQUIPMENT	2,817	3,166	(349)	(11.02) %
60301 - LEASED EQUIPMENT - OMNY	1,505	753	753	100.00 %
60470 - OFFICE EQUIP PURCHASE	383	692	(309)	(44.68) %
60510 - EQUIPMENT PURCHASE	11,057	5,400	5,656	104.75 %
60660 - COMPUTER PURCHASE SOFTWARE	132	2,083	(1,951)	(93.66) %
60780 - COMPUTER PURCHASES	0	417	(417)	(100.00) %
Equipment Purchases/ Lease	15,894	12,511	3,383	27.04 %
Supplies/ Services				
60250 - EXTERMINATOR	0	700	(700)	(100.00) %
60290 - UNIFORMS	4,697	4,025	673	16.71 %
60291 - UNIFORMS CLEANING	1,699	3,775	(2,076)	(54.99) %
60320 - LIGHT, POWER, HEAT	71,956	69,333	2,622	3.78 %
60322 - WATER & SEWER	0	3,625	(3,625)	(100.00) %
60420 - OFFICE SUPPLIES	2,726	2,084	643	30.85 %
60430 - PARTS & SUPPLIES	21,829	28,438	(6,609)	(23.24) %
60750 - SERVICE MAINTENANCE AGREE	6,914	8,622	(1,708)	(19.81) %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 07/31/2026	Budget (B) 07/31/2026 Operating Budget	Variance (A) - (B) 07/31/2026	Percent 07/31/2026
60751 - SERVICE MAINTENANCE AGREE - OMNY	2,480	1,240	1,239	100.00 %
Supplies/ Services	112,301	121,842	(9,541)	(7.83) %
Other Expenses				
60520 - EMPL TRV & MEAL	205	513	(307)	(60.00) %
60530 - EMPLOYEE TRAINING	6,601	10,314	(3,713)	(35.99) %
60550 - POSTAGE	125	112	12	10.56 %
60551 - SHIPPING	1,547	1,080	468	43.36 %
60552 - UPS SHIPPING	0	225	(225)	(100.00) %
60560 - SUBSCRIPTIONS / MEMBER- SHIP	11,741	5,755	5,985	104.00 %
60570 - BANK CHARGES	27,288	4,031	23,258	576.86 %
60580 - MISCELLANEOUS	5,813	738	5,075	688.16 %
60600 - PUBLIC WORK ENFORCE- MENT F - Administrative	0	833	(834)	(100.00) %
60681 - ISLAND EVENTS	6,152	20,817	(14,664)	(70.44) %
60790 - MTA METRO CARD PUR- CHASE	4,100	2,500	1,600	64.00 %
61750 - PUBLIC PURPOSE GRANTS	20,833	20,833	0	0.00 %
Other Expenses	84,405	67,751	16,655	24.58 %
Total Operating Expenses	3,195,051	3,400,536	(205,485)	(6.04) %
Operating Profit (Loss)	8,667,152	(693,412)	9,360,564	(1,349.92) %
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	404,520	429,732	(25,211)	(5.86) %
70030 - DEPRECEN EXPENSES INFRAS- TRUCTURE	154,457	161,845	(7,388)	(4.56) %
70040 - DEPRECEN 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	(6,095)	(16.63) %
70800 - DEPRECIATION EQUIPMENT	45,874	31,564	14,310	45.33 %
Depreciation	710,083	749,997	(39,914)	(5.32) %
Depreciation Expenses	710,083	749,997	(39,914)	(5.32) %
NET SURPLUS/(DEFICIT)	7,957,069	(1,443,409)	9,400,478	(651.26) %

The Roosevelt Island Operating Corporation (RIOC)
UNAUDITED CAPITAL IMPROVEMENTS 2026/20276
For The Fourth Month Ending July 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 July 31, 2026	Balance as of July 31, 2026
1	Sports Fields/Parks		130	406	(276)	179	0	1,150	0	1,150
	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
	Octagon Park - Sports Field Construction	5888	80		80	0	0		0	0
	Irrigation/Landscaping Upgrades	8009			0	0	0	250	0	250
	Sports Field Equipment	8010		11	(11)	0	0		0	0
	Sport Park renovation (Construction)	3400		395	(395)	179	0		0	0
	Sport Park renovation (Design)	Not in Use			0	0	0		0	0
	Miscellaneous Upgrades & Improvements - Reserve	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 - Reserve	General	50		50	0	0	50	0	50
3	Infrastructure Improvements		3,665	804	2,861	1,089	538	7,379	200	7,179
	AVAC Upgrades (Construction & Design)	2800	250	83	167	277	1	315	0	315
	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	50	(5)
	Waste Compactor Unit	2210	35	32	4	0	0		50	(50)
	Warehouse/Bus Garage Rehabilitation	2230/2231		33	(33)	70	0		0	0
	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	9	3,031
	IT - CPU & Monitor (Workstations)	1500	10		10	0	0	25	0	25
	IT - Disaster Recovery (on/offsite data storage)	1500	15		15	0	0	25	0	25
	IT-Dark Fiber	1500		(6)	6	0	0	250	0	250
	IT - Firewall (Sonicwall & Implementation Prof Service)	1500	10	19	(9)	0	0	30	0	30
	IT - Security (access control - Camera)	1500	10		10	0	0	20	6	14
	IT - Outdoor Signage Display	1500		3	(3)	0	0		0	0
	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 Center)	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
	Parks & Recs BBQ Grills	2300		9	(9)	0	0		0	0
	Ground Small Medium Equipment and Tools	8012		11	(11)	0	0		0	0
	P.S. - Misc. Equipment	2100	10		10	0	0		0	0
	P.S. - Motorola Radios	2100			0	0	0		0	0
	P.S. - Vehicles	2100		77	(77)	0	0		0	0
	Sportspark - Starting Block	Not in Use			0	0	0		0	0
	Vehicle, Bus & Minibus / + Infrastructure	2240	2,080	515	1,565	1,270	0	2,300	0	2,300
	Youth Center - Equipment	5101			0	0	0		0	0
	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	28	2,142
	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 - Bullwheel Brakes Overhaul	2900			0	0	0	120	0	120
	Tram - Long-Term Overhaul Projects	2900			0	0	0	1,400	0	1,400
	Tram Capital Reserve				0	0	0		0	0
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	287	14,322