

Roosevelt Island Operating Corporation (RIOC) Balance Sheet

	11/30/2025	11/30/2024	11/30/2023
Assets			
Cash	2,452,949	29,650,595	1,966,532
Investment	30,084,925	6,239,678	9,173,002
Accounts Receivable	484,485,228	490,513,122	496,547,972
Due From Other Funds	0	4,932,882	5,047,360
Capital Assets Net	143,532,766	147,939,688	153,487,498
Other Assets	2,174,931	1,968,801	1,546,809
Deferred Outflows of Resources	10,665,889	12,398,891	13,037,078
Total Assets	673,396,688	693,643,657	680,806,251
Liabilities & Fund Balance			
Liabilities			
Accounts Payable & Accrued Expenses	860,050	1,564,978	980,756
Compensated Absences	1,778,681	939,446	1,136,931
Other Post Employment Benefit	21,476,801	23,444,388	20,425,597
Due to Other Funds	562,000	4,934,483	5,044,360
Other Liabilities	546,823,454	555,740,120	539,583,290
Deferred Inflows of Resources	9,627,582	6,907,323	7,463,459
Liabilities	<u>581,128,568</u>	<u>593,530,738</u>	<u>574,634,393</u>
Net Assets/ Fund Balance			
Fund Balance	(33,525,281)	(25,490,490)	(19,431,551)
Restricted for Capital Projects	125,793,401	125,603,409	125,603,409
Net Assets/ Fund Balance	<u>92,268,120</u>	<u>100,112,919</u>	<u>106,171,858</u>
Liabilities & Fund Balance	673,396,688	693,643,657	680,806,251
Net Assets_BEGIN	96,446,753	102,366,905	111,555,832
NET SURPLUS/(DEFICIT)	(4,178,633)	(2,253,986)	(5,383,974)
Net Assets_END	92,268,120	100,112,919	106,171,858

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

	11/30/2025	%	11/30/2024	%	11/30/2023	%
Income Statement						
Revenue						
Residential Fees Revenue	3,447,772	-	6,378,559	-	2,605,946	-
Ground Rent	12,136,581	-	10,739,921	-	10,481,626	-
Commercial Rent	1,287,128	-	1,262,120	-	1,250,162	-
Tramway Revenue	3,734,174	-	4,060,084	-	3,552,533	-
Public Safety Reimbursement	1,843,120	-	1,688,386	-	1,656,032	-
Transport/ Parking Revenue	1,983,091	-	1,786,853	-	1,690,116	-
Interest Income	783,595	-	178,589	-	234,641	-
Realized Gain (Loss)	2,295	-	9,293	-	-	-
Other Revenue	1,674,603	-	1,300,457	-	679,294	-
Revenue	<u>26,892,359</u>	-	<u>27,404,262</u>	-	<u>22,150,350</u>	-
Operating Expenses						
Salaries & Benefits	12,150,652	45 %	10,615,354	39 %	9,876,770	45 %
Insurance	3,537,507	13 %	3,269,738	12 %	2,843,481	13 %
Professional Services						
Professional Services	1,375,512	5 %	2,138,367	8 %	1,786,951	8 %
Marketing/ Advertising	38,065	-	26,027	-	75,224	-
Total Professional Services	<u>1,413,577</u>	5 %	<u>2,164,394</u>	8 %	<u>1,862,175</u>	8 %
Legal Services	589,703	2 %	1,179,355	4 %	619,198	3 %
Management Fees	4,581,190	17 %	4,416,573	16 %	4,137,781	19 %
Telecommunications	167,106	1 %	172,479	1 %	173,327	1 %
Rent	490,804	2 %	408,113	1 %	393,109	2 %
Repairs & Maintenance	454,190	2 %	455,396	2 %	496,233	2 %
Vehicles Maintenance	247,211	1 %	165,154	1 %	178,234	1 %
Equipment Purchases/ Lease	150,303	1 %	101,358	-	160,386	1 %
Supplies/ Services	1,050,971	4 %	872,664	3 %	807,946	4 %
Other Expenses	544,466	2 %	268,183	1 %	401,867	2 %
Total Operating Expenses	<u>25,377,680</u>	94 %	<u>24,088,761</u>	88 %	<u>21,950,507</u>	99 %
Operating Profit (Loss)	<u>1,514,679</u>	-	<u>3,315,501</u>	-	<u>199,843</u>	-
Depreciation Expenses	5,693,312	-	5,569,488	-	5,583,817	-
NET SURPLUS/(DEFICIT)	<u>(4,178,633)</u>	-	<u>(2,253,986)</u>	-	<u>(5,383,974)</u>	-

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

	11/30/2025	%	11/30/2024	%	11/30/2023	%
Income Statement						
Revenue						
Residential Fees Revenue	340,682	-	174,264	-	258,450	-
Ground Rent	1,550,597	-	1,348,647	-	1,312,768	-
Commercial Rent	154,816	-	150,788	-	146,527	-
Tramway Revenue	414,775	-	383,872	-	431,649	-
Public Safety Reimbursement	203,489	-	176,637	-	171,234	-
Transport/ Parking Revenue	255,990	-	152,890	-	221,423	-
Interest Income	86,927	-	20,210	-	43,739	-
Other Revenue	488,306	-	89,375	-	135,039	-
Revenue	<u>3,495,582</u>	-	<u>2,496,683</u>	-	<u>2,720,829</u>	-
Operating Expenses						
Salaries & Benefits	2,156,270	62 %	1,944,949	78 %	1,186,946	44 %
Insurance	440,092	13 %	411,448	16 %	355,436	13 %
Professional Services						
Professional Services	165,161	5 %	293,580	12 %	260,997	10 %
Marketing/ Advertising	8,614	-	2,913	-	11,670	-
Total Professional Services	<u>173,775</u>	5 %	<u>296,493</u>	12 %	<u>272,667</u>	10 %
Legal Services	58,351	2 %	93,432	4 %	101,833	4 %
Management Fees	558,297	16 %	564,549	23 %	514,730	19 %
Telecommunications	30,057	1 %	15,960	1 %	18,170	1 %
Rent	58,677	2 %	50,709	2 %	89,663	3 %
Repairs & Maintenance	39,777	1 %	61,503	2 %	70,292	3 %
Vehicles Maintenance	62,175	2 %	25,032	1 %	22,674	1 %
Equipment Purchases/ Lease	13,117	-	6,260	-	9,278	-
Supplies/ Services	120,845	3 %	93,312	4 %	93,087	3 %
Other Expenses	40,433	1 %	33,364	1 %	34,473	1 %
Total Operating Expenses	<u>3,751,866</u>	<u>107 %</u>	<u>3,597,011</u>	<u>144 %</u>	<u>2,769,249</u>	<u>102 %</u>
Operating Profit (Loss)	<u>(256,284)</u>	-	<u>(1,100,328)</u>	-	<u>(48,420)</u>	-
Depreciation Expenses	710,853	-	703,898	-	698,346	-
NET SURPLUS/(DEFICIT)	<u>(967,137)</u>	-	<u>(1,804,226)</u>	-	<u>(746,767)</u>	-

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	<u>11/30/2025</u>	<u>11/30/2024</u>	<u>11/30/2023</u>
Revenue			
Residential Fees Revenue			
Fund 01 - Operating			
40123_TEP			
Southtown Building # 5	98,144	101,126	65,312
Southtown Building # 8	120,000	0	120,000
	<u>218,144</u>	<u>101,126</u>	<u>185,312</u>
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	288	288
	<u>731</u>	<u>731</u>	<u>731</u>
Fund 03 - Capital Project			
40400_CONDO/CO-OP ADDITIONAL SALES			
Island House	17,700	0	0
Rivercross	13,900	0	0
Southtown Building # 4	17,800	0	0
	<u>49,400</u>	<u>0</u>	<u>0</u>
40400_CONDO/CO-OP ADDITIONAL SALES			
40401_NET PRESENT VALUE			
Southtown Building # 4	2,241	2,241	2,241
Southtown Building # 5	3,603	3,603	3,603
Southtown Building # 6	5,545	5,545	5,545
Southtown Building # 7	6,320	6,320	6,320
Southtown Building # 8	11,546	11,546	11,546
	<u>29,255</u>	<u>29,255</u>	<u>29,255</u>
Fund 04 - Reserved Fund			
40401_NET PRESENT VALUE			
Southtown Building # 4	3,305	3,305	3,305
Southtown Building # 5	5,315	5,315	5,315
Southtown Building # 6	8,179	8,179	8,179
Southtown Building # 7	9,322	9,322	9,322
Southtown Building # 8	17,031	17,031	17,031
	<u>43,152</u>	<u>43,152</u>	<u>43,152</u>
Total	<u><u>340,682</u></u>	<u><u>174,264</u></u>	<u><u>258,450</u></u>
Ground Rent			
Fund 01 - Operating			
40090_GROUND RENT			
Eastwood	220,108	184,458	165,537
Island House	24,568	24,568	22,404
Rivercross	216,221	221,113	222,565
Manhattan Park- River Road	644,068	519,633	511,720
Manhattan Park - Bus Reimbursement	15,680	15,680	15,680
Westview	27,084	27,084	27,084
Southtown Building # 1	2,652	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	66,968	65,176	63,431
Southtown Building # 6	102,343	99,604	96,939
Southtown Building # 7	81,280	78,912	76,614
Southtown Building # 8	55,645	54,025	52,451
Southtown Building # 9	80,640	40,320	40,319

**Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD**

	<u>11/30/2025</u>	<u>11/30/2024</u>	<u>11/30/2023</u>
Octagon	3,946	6,028	5,978
40090_GROUND RENT	<u>1,550,597</u>	<u>1,348,647</u>	<u>1,312,768</u>
Total	<u>1,550,597</u>	<u>1,348,647</u>	<u>1,312,768</u>
Commercial Rent			
Fund 01 - Operating			
40208_COMMERCIAL RENT			
HCK Recreation- Tennis Bubble	25,000	25,000	25,000
HCK Recreation- Parking	2,564	2,442	2,325
Child School	37,036	35,330	33,333
Hudson Related	90,216	88,016	85,869
40208_COMMERCIAL RENT	<u>154,816</u>	<u>150,788</u>	<u>146,527</u>
Total	<u>154,816</u>	<u>150,788</u>	<u>146,527</u>
Tramway Revenue			
Fund 01 - Operating			
40020_TRAMWAY REVENUE			
Tramway	414,775	383,872	431,649
General	0	0	0
40020_TRAMWAY REVENUE	<u>414,775</u>	<u>383,872</u>	<u>431,649</u>
Total	<u>414,775</u>	<u>383,872</u>	<u>431,649</u>
Public Safety Reimbursement			
Fund 01 - Operating			
40080_PUBLIC SAFETY REIMBURSEMENT			
Eastwood	57,414	55,741	54,118
Island House	19,183	18,625	18,082
Rivercross	20,351	19,758	19,183
Westview	13,956	13,549	13,154
Southtown Building # 1	3,899	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	8,415	7,867	7,564
Southtown Building # 5	4,608	4,430	4,260
Southtown Building # 6	9,065	8,716	8,381
Southtown Building # 7	7,875	7,572	7,281
Southtown Building # 8	8,297	7,979	7,671
Southtown Building # 9	7,140	0	0
Octagon	28,572	14,282	14,003
General	1,600	1,600	1,500
40080_PUBLIC SAFETY REIMBURSEMENT	<u>203,489</u>	<u>176,637</u>	<u>171,234</u>
Total	<u>203,489</u>	<u>176,637</u>	<u>171,234</u>
Transport Parking Revenue			
Fund 01 - Operating			
40000_MAIN STREET PARKING			
Main Street	13,340	19,470	18,921
General	0	0	0
40000_MAIN STREET PARKING	<u>13,340</u>	<u>19,470</u>	<u>18,921</u>
40010_BUS REVENUE			
Octagon	23,809	0	11,669
40010_BUS REVENUE	<u>23,809</u>	<u>0</u>	<u>11,669</u>
40030_MOTORGATE REVENUE			
Motorgate Complex	218,841	133,420	190,833
40030_MOTORGATE REVENUE	<u>218,841</u>	<u>133,420</u>	<u>190,833</u>
Total	<u>255,990</u>	<u>152,890</u>	<u>221,423</u>

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	<u>11/30/2025</u>	<u>11/30/2024</u>	<u>11/30/2023</u>
Interest Income			
Fund 01 - Operating			
40050_INTEREST INCOME			
General	169	264	1,723
No Project	0	0	0
40050_INTEREST INCOME	<u>169</u>	<u>264</u>	<u>1,723</u>
Fund 03 - Capital Project			
40050_INTEREST INCOME			
General	820	544	2,823
40050_INTEREST INCOME	<u>820</u>	<u>544</u>	<u>2,823</u>
Fund 04 - Reserved Fund			
40050_INTEREST INCOME			
General	85,938	19,402	39,193
No Project	0	0	0
40050_INTEREST INCOME	<u>85,938</u>	<u>19,402</u>	<u>39,193</u>
Total	<u>86,927</u>	<u>20,210</u>	<u>43,739</u>
Other Revenue			
Fund 01 - Operating			
40060_FILMING			
Coler Hospital	0	75	0
General	500	0	1,500
40060_FILMING	<u>500</u>	<u>75</u>	<u>1,500</u>
40100_SPECIAL EVENTS PERMITS			
Good Shepherd's Chapel	0	0	120
General	0	0	30
40100_SPECIAL EVENTS PERMITS	<u>0</u>	<u>0</u>	<u>150</u>
40200_SPORTS FIELD RENTAL			
Fields: Octagon Park- Soccer Field	0	180	200
Fields: Octagon Park- Pony (Softball) Field	0	0	375
Sportspark Gym	0	0	560
40200_SPORTS FIELD RENTAL	<u>0</u>	<u>180</u>	<u>1,135</u>
40203_SPORTSPARK - Membership			
Sportspark	90,573	72,771	75,550
General	0	0	0
40203_SPORTSPARK - Membership	<u>90,573</u>	<u>72,771</u>	<u>75,550</u>
40204_SPORTSPARK - Equipment and Apparel			
Sportspark	755	498	540
General	0	0	0
40204_SPORTSPARK - Equipment and Apparel	<u>755</u>	<u>498</u>	<u>540</u>
40205_PERMIT REVENUES			
Sportspark Gym	705	0	0
Good Shepherd's Chapel	570	450	6,127
Cultural Center	5,270	1,365	2,340
General	(220)	1,035	405
40205_PERMIT REVENUES	<u>6,325</u>	<u>2,850</u>	<u>8,872</u>
40212_TELEPHONE COMMISSION			
Telecommunications:	4,660	0	0
Octagon	4,216	0	0
General	12,907	12,622	12,342
40212_TELEPHONE COMMISSION	<u>21,783</u>	<u>12,622</u>	<u>12,342</u>
40300_MISCELLANEOUS REVENUE			
Good Shepherd's Chapel	0	0	100
Bench Donation	150	0	75
Ads Red Bus	1,050	0	0

**Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD**

	<u>11/30/2025</u>	<u>11/30/2024</u>	<u>11/30/2023</u>
Ads Digital Kiosks	(1,000)	0	0
Ads Digital Signage	300	0	0
General	921	379	491
40300_MISCELLANEOUS REVENUE	<u>1,421</u>	<u>379</u>	<u>666</u>
40700_GRANTS			
Mini- Schools	0	0	34,284
40700_GRANTS	<u>0</u>	<u>0</u>	<u>34,284</u>
Fund 03 - Capital Project			
40302_FEMA REIMB - HURRICAN SANDY			
General	366,949	0	0
40302_FEMA REIMB - HURRICAN SANDY	<u>366,949</u>	<u>0</u>	<u>0</u>
Total	<u>488,306</u>	<u>89,375</u>	<u>135,039</u>
Total Revenue	<u>3,495,582</u>	<u>2,496,683</u>	<u>2,720,829</u>

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

	Fund 01 11/30/2025	Fund 02 11/30/2025	All Funds Fund 03 11/30/2025	Fund 04 11/30/2025	All Funds 11/30/2025
Income Statement					
Revenue					
Residential Fees Revenue	218,875	0	78,655	43,151	340,682
Ground Rent	1,550,597	0	0	0	1,550,597
Commercial Rent	154,816	0	0	0	154,816
Tramway Revenue	414,776	0	0	0	414,775
Public Safety Reimbursement	203,488	0	0	0	203,489
Transport/ Parking Revenue	255,990	0	0	0	255,990
Interest Income	169	0	820	85,938	86,927
Other Revenue	121,358	0	366,949	0	488,306
Revenue	<u>2,920,069</u>	<u>0</u>	<u>446,424</u>	<u>129,089</u>	<u>3,495,582</u>
Operating Expenses					
Salaries & Benefits	2,156,270	0	0	0	2,156,270
Insurance	440,092	0	0	0	440,092
Professional Services					
Professional Services	165,162	0	0	0	165,161
Marketing/ Advertising	8,613	0	0	0	8,614
Total Professional Services	<u>173,775</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>173,775</u>
Legal Services	58,351	0	0	0	58,351
Management Fees	558,297	0	0	0	558,297
Telecommunications	30,058	0	0	0	30,057
Rent	58,676	0	0	0	58,677
Repairs & Maintenance	39,777	0	0	0	39,777
Vehicles Maintenance	62,175	0	0	0	62,175
Equipment Purchases/ Lease	13,117	0	0	0	13,117
Supplies/ Services	120,845	0	0	0	120,845
Other Expenses	19,435	20,836	80	83	40,433
Total Operating Expenses	<u>3,730,868</u>	<u>20,836</u>	<u>80</u>	<u>83</u>	<u>3,751,866</u>
Operating Profit (Loss)	<u>(810,799)</u>	<u>(20,836)</u>	<u>446,344</u>	<u>129,006</u>	<u>(256,284)</u>
Depreciation Expenses					
Depreciation	0	0	710,853	0	710,853
Depreciation Expenses	<u>0</u>	<u>0</u>	<u>710,853</u>	<u>0</u>	<u>710,853</u>
NET SURPLUS/(DEFICIT)	<u>(810,799)</u>	<u>(20,836)</u>	<u>(264,509)</u>	<u>129,006</u>	<u>(967,137)</u>

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

	Fund 01 11/30/2025	Fund 02 11/30/2025	All Funds Fund 03 11/30/2025	Fund 04 11/30/2025	All Funds 11/30/2025
Income Statement					
Revenue					
Residential Fees Revenue	2,467,267	0	635,293	345,211	3,447,772
Ground Rent	12,136,582	0	0	0	12,136,581
Commercial Rent	1,287,128	0	0	0	1,287,128
Tramway Revenue	3,734,174	0	0	0	3,734,174
Public Safety Reimbursement	1,843,119	0	0	0	1,843,120
Transport/ Parking Revenue	1,983,092	0	0	0	1,983,091
Interest Income	1,666	0	5,260	776,670	783,595
Realized Gain (Loss)	0	0	2,295	0	2,295
Other Revenue	1,307,654	0	366,949	0	1,674,603
Revenue	<u>24,760,682</u>	<u>0</u>	<u>1,009,797</u>	<u>1,121,881</u>	<u>26,892,359</u>
Operating Expenses					
Salaries & Benefits	12,150,652	0	0	0	12,150,652
Insurance	3,537,507	0	0	0	3,537,507
Professional Services					
Professional Services	1,375,512	0	0	0	1,375,512
Marketing/ Advertising	38,065	0	0	0	38,065
Total Professional Services	<u>1,413,577</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,413,577</u>
Legal Services	589,135	568	0	0	589,703
Management Fees	4,581,190	0	0	0	4,581,190
Telecommunications	167,107	0	0	0	167,106
Rent	490,803	0	0	0	490,804
Repairs & Maintenance	454,191	0	0	0	454,190
Vehicles Maintenance	247,210	0	0	0	247,211
Equipment Purchases/ Lease	150,303	0	0	0	150,303
Supplies/ Services	1,050,944	27	0	0	1,050,971
Other Expenses	357,627	166,711	655	19,474	544,466
Total Operating Expenses	<u>25,190,246</u>	<u>167,306</u>	<u>655</u>	<u>19,474</u>	<u>25,377,680</u>
Operating Profit (Loss)	<u>(429,564)</u>	<u>(167,306)</u>	<u>1,009,142</u>	<u>1,102,407</u>	<u>1,514,679</u>
Depreciation Expenses	0	0	5,693,312	0	5,693,312
NET SURPLUS/(DEFICIT)	<u>(429,564)</u>	<u>(167,306)</u>	<u>(4,684,170)</u>	<u>1,102,407</u>	<u>(4,178,633)</u>

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

	Operations 11/30/2025	Public Safety 11/30/2025	Bus 11/30/2025	Total Fund Operations Parking 11/30/2025	Parks/Recs 11/30/2025	Tram 11/30/2025	Total Fund Operations 11/30/2025
Income Statement							
Revenue							
Residential Fees Revenue	218,875	0	0	0	0	0	218,875
Ground Rent	1,550,597	0	0	0	0	0	1,550,597
Commercial Rent	154,816	0	0	0	0	0	154,816
Tramway Revenue	0	0	0	0	0	414,775	414,776
Public Safety Reimbursement	0	203,489	0	0	0	0	203,488
Transport/ Parking Revenue	37,149	0	0	218,841	0	0	255,990
Interest Income	169	0	0	0	0	0	169
Other Revenue	28,224	0	0	0	93,134	0	121,358
Revenue	1,989,830	203,489	0	218,841	93,134	414,775	2,920,069
Operating Expenses							
Salaries & Benefits	1,139,875	491,261	118,843	0	406,291	0	2,156,270
Insurance	315,648	0	0	0	0	124,445	440,092
Professional Services							
Professional Services	142,794	5,999	0	0	16,369	0	165,162
Marketing/ Advertising	8,067	0	0	0	546	0	8,613
Total Professional Services	150,861	5,999	0	0	16,915	0	173,775
Legal Services	58,351	0	0	0	0	0	58,351
Management Fees	0	0	0	92,354	0	465,943	558,297
Telecommunications	30,057	0	0	0	0	0	30,058
Rent	58,676	0	0	0	0	0	58,676
Repairs & Maintenance	8,212	427	0	0	31,139	0	39,777
Vehicles Maintenance	4,433	8,967	28,843	0	19,931	0	62,175
Equipment Purchases/ Lease	11,793	56	109	0	405	752	13,117
Supplies/ Services	23,511	13,597	3,710	6,363	53,463	20,202	120,845
Other Expenses	16,696	956	196	0	1,589	0	19,435
Total Operating Expenses	1,818,113	521,263	151,701	98,717	529,733	611,342	3,730,868
Operating Profit (Loss)	171,717	(317,774)	(151,701)	120,124	(436,599)	(196,567)	(810,799)
Depreciation Expenses	0	0	0	0	0	0	0
NET SURPLUS/(DEFICIT)	171,717	(317,774)	(151,701)	120,124	(436,599)	(196,567)	(810,799)

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

	Operations 11/30/2025	Public Safety 11/30/2025	Bus 11/30/2025	Total Fund Operations Parking 11/30/2025	Parks/Recs 11/30/2025	Tram 11/30/2025	Total Fund Operations 11/30/2025
Income Statement							
Revenue							
Residential Fees Revenue	2,467,267	0	0	0	0	0	2,467,267
Ground Rent	12,136,582	0	0	0	0	0	12,136,582
Commercial Rent	1,287,128	0	0	0	0	0	1,287,128
Tramway Revenue	0	0	0	0	0	3,734,174	3,734,174
Public Safety Reimbursement	0	1,843,120	0	0	0	0	1,843,119
Transport/ Parking Revenue	269,423	0	0	1,713,669	0	0	1,983,092
Interest Income	1,666	0	0	0	0	0	1,666
Other Revenue	240,158	0	0	0	1,067,496	0	1,307,654
Revenue	16,402,224	1,843,120	0	1,713,669	1,067,496	3,734,174	24,760,682
Operating Expenses							
Salaries & Benefits	5,130,129	3,673,287	1,033,834	0	2,313,401	0	12,150,652
Insurance	2,542,594	0	0	0	0	994,913	3,537,507
Professional Services							
Professional Services	1,163,599	57,411	785	0	140,841	12,877	1,375,512
Marketing/ Advertising	35,435	0	0	0	2,630	0	38,065
Total Professional Services	1,199,034	57,411	785	0	143,471	12,877	1,413,577
Legal Services	589,135	0	0	0	0	0	589,135
Management Fees	0	0	0	867,121	0	3,714,069	4,581,190
Telecommunications	167,107	0	0	0	0	0	167,107
Rent	490,803	0	0	0	0	0	490,803
Repairs & Maintenance	176,483	4,799	0	771	234,881	37,257	454,191
Vehicles Maintenance	15,788	39,005	131,877	0	60,540	0	247,210
Equipment Purchases/ Lease	89,155	11,406	1,275	0	42,447	6,021	150,303
Supplies/ Services	242,727	123,800	88,092	57,302	367,645	171,378	1,050,944
Other Expenses	167,605	68,826	4,719	0	116,478	0	357,627
Total Operating Expenses	10,810,560	3,978,534	1,260,582	925,194	3,278,863	4,936,515	25,190,246
Operating Profit (Loss)	5,591,664	(2,135,414)	(1,260,582)	788,475	(2,211,367)	(1,202,341)	(429,564)
Depreciation Expenses	0	0	0	0	0	0	0
NET SURPLUS/(DEFICIT)	5,591,664	(2,135,414)	(1,260,582)	788,475	(2,211,367)	(1,202,341)	(429,564)

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 11/30/2025	Budget (B) 11/30/2025 Operating Budget	Variance (A) - (B) 11/30/2025	Percent 11/30/2025
Income Statement				
Revenue				
Residential Fees Revenue				
40123 - TEP	218,144	372,861	(154,718)	(41.49) %
40400 - CONDO/CO-OP ADDITIONAL SALES	49,400	22,667	26,734	117.93 %
40401 - NET PRESENT VALUE	73,138	121,682	(48,544)	(39.89) %
Residential Fees Revenue	340,682	517,210	(176,528)	(34.13) %
Ground Rent				
40090 - GROUND RENT	1,550,597	475,503	1,075,094	226.09 %
Ground Rent	1,550,597	475,503	1,075,094	226.09 %
Commercial Rent				
40208 - COMMERCIAL RENT	154,816	158,797	(3,981)	(2.50) %
Commercial Rent	154,816	158,797	(3,981)	(2.50) %
Tramway Revenue				
40020 - TRAMWAY REVENUE	414,775	541,435	(126,660)	(23.39) %
Tramway Revenue	414,775	541,435	(126,660)	(23.39) %
Public Safety Reimbursement				
40080 - PUBLIC SAFETY REIMBURSEMENT	203,489	221,913	(18,424)	(8.30) %
Public Safety Reimbursement	203,489	221,913	(18,424)	(8.30) %
Transport/ Parking Revenue				
40000 - MAIN STREET PARKING	13,340	25,383	(12,043)	(47.44) %
40010 - BUS REVENUE	23,809	12,001	11,808	98.38 %
40030 - MOTORGATE REVENUE	218,841	170,578	48,263	28.29 %
Transport/ Parking Revenue	255,990	207,962	48,028	23.09 %
Interest Income				
40050 - INTEREST INCOME	86,927	27,107	59,819	220.67 %
Interest Income	86,927	27,107	59,819	220.67 %
Other Revenue				
40060 - FILMING	500	0	500	100.00 %
40100 - SPECIAL EVENTS PERMITS	0	51	(51)	(100.00) %
40200 - SPORTS FIELD RENTAL	0	5,972	(5,972)	(100.00) %
40203 - SPORTSPARK - Membership	90,573	83,464	7,110	8.51 %
40204 - SPORTSPARK - Equipment and Apparel	755	1,034	(278)	(26.90) %
40205 - PERMIT REVENUES	6,325	20,269	(13,944)	(68.79) %
40212 - TELEPHONE COMMISSION	21,783	26,847	(5,065)	(18.86) %
40300 - MISCELLANEOUS REVENUE	1,421	11,106	(9,685)	(87.20) %
40302 - FEMA REIMB - HURRICAN SANDY	366,949	49,002	317,946	648.84 %
Other Revenue	488,306	197,745	290,561	146.93 %
Revenue	3,495,582	2,347,672	1,147,909	48.89 %
Operating Expenses				
Salaries & Benefits				
60010 - SALARIES	887,530	1,037,306	(149,776)	(14.43) %
60030 - SALARIES HOURLY OT	42,678	35,513	7,165	20.17 %
60100 - TEMPORARY EMPLOYEE	59,296	29,608	29,688	100.26 %
60060 - WORKERS COMPENSATION	25,318	20,833	4,485	21.52 %
60070 - DISABILITY INSURANCE	(386)	3,938	(4,324)	(109.80) %
60071 - MCTMT TAXES	2,349	3,734	(1,386)	(37.10) %
60080 - ER PAYROLL TAXES	75,076	89,306	(14,229)	(15.93) %
60090 - HEALTH INSURANCE	252,670	225,799	26,871	11.90 %
60091 - DENTAL/ VISION	7,868	5,977	1,892	31.65 %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 11/30/2025	Budget (B) 11/30/2025	Variance (A) - (B) 11/30/2025	Percent 11/30/2025
		Operating Budget		
60092 - PENSION	774,665	37,931	736,733	1,942.26 %
60093 - FRINGE BENEFITS ANNUITY - Grounds	390	500	(110)	(22.00) %
60094 - LEGAL SERVICES	717	600	116	19.38 %
60095 - OTHER POST EMPLOYMENT BENEFIT	0	45,834	(45,833)	(100.00) %
60096 - TERM LIFE/ LTD	25,789	3,811	21,978	576.65 %
60098 - SCHOLARSHIP AND EDUCA- TION	550	383	166	43.47 %
60099 - SUPPLEMENTAL BENEFITS	1,760	1,167	594	50.85 %
Total Salaries & Benefits	2,156,270	1,542,240	614,030	39.81 %
Insurance				
60200 - INSURANCE	440,092	455,437	(15,345)	(3.36) %
Insurance	440,092	455,437	(15,345)	(3.36) %
Professional Services				
Professional Services				
60220 - PROFESSIONAL SERVICES	165,161	164,286	875	0.53 %
Professional Services	165,161	164,286	875	0.53 %
Marketing/ Advertising				
60540 - MARKETING/ ADVERTISING	8,614	7,688	926	12.05 %
Marketing/ Advertising	8,614	7,688	926	12.05 %
Total Professional Services	173,775	171,974	1,801	1.04 %
Legal Services				
60240 - LEGAL SERVICES - Legal Gen- eral	4,390	41,666	(37,277)	(89.46) %
60241 - LEGAL SERVICES - Employ- ment Matters	9,856	12,500	(2,643)	(21.14) %
60242 - LEGAL SERVICES - Commer- cial	0	1,250	(1,250)	(100.00) %
60243 - LEGAL SERVICES - Residential	0	834	(834)	(100.00) %
60244 - LEGAL SERVICES - Develop- ment/Residential	22,500	833	21,667	2,600.01 %
60246 - LEGAL SERVICES - LITIGA- TION/SETTLEMENT	21,605	33,333	(11,728)	(35.18) %
Legal Services	58,351	90,416	(32,065)	(35.46) %
Management Fees				
60210 - MANAGEMENT FEES	532,353	557,840	(25,487)	(4.56) %
60211 - MANAGEMENT FEES - OMNY	25,944	19,834	6,110	30.80 %
Management Fees	558,297	577,674	(19,377)	(3.35) %
Telecommunications				
60400 - TELEPHONE	2,111	2,334	(223)	(9.53) %
60401 - TELEPHONE - LONG DIS- TANCE	0	166	(166)	(100.00) %
60402 - TELEPHONE - CELL	4,210	5,417	(1,207)	(22.27) %
60404 - INTERNET SERVICE PROVIDER - DATA LINE	23,236	10,833	12,403	114.48 %
60690 - WEB SITE HOSTING	0	125	(125)	(100.00) %
60700 - TV CABLE SERVICES	500	584	(84)	(14.28) %
Telecommunications	30,057	19,459	10,599	54.46 %
Rent				
61081 - COMMERCIAL SPACE RENT	58,677	50,590	8,085	15.98 %
Rent	58,677	50,590	8,085	15.98 %
Repairs & Maintenance				
60407 - REPAIR & MAINT PARKING	1,326	1,800	(474)	(26.33) %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 11/30/2025	Budget (B) 11/30/2025 Operating Budget	Variance (A) - (B) 11/30/2025	Percent 11/30/2025
METER				
60408 - REPAIRS & MAINT POT-HOLES/LINE STRIPING	0	1,833	(1,833)	(100.00) %
60410 - REPAIRS & MAINT SEWERS	0	188	(188)	(100.00) %
60411 - REPAIRS & MAINT ISLAND FIXTURES	0	3,417	(3,416)	(100.00) %
60412 - REPAIRS & MAINT BUILDING	9,212	4,000	5,212	130.28 %
60413 - REPAIR & MAINT ELEVATORS	0	17,917	(17,917)	(100.00) %
60414 - REPAIRS & MAINT OTHER	2,527	2,583	(56)	(2.18) %
60415 - REPAIR & MAINT HVAC - Maintenance	1,698	2,500	(803)	(32.11) %
60416 - REPAIR & MAINT BMS - Maintenance	0	4,167	(4,167)	(100.00) %
60417 - REPAIR & MAINT ELECTRICAL - Maintenance	1,879	2,917	(1,037)	(35.55) %
60418 - REPAIR & MAINT GENERATOR/ - Maintenance	0	1,666	(1,666)	(100.00) %
60419 - REPAIR & MAINT PLUMBING - Maintenance	1,853	1,667	186	11.18 %
60421 - REPAIR & MAINT ELEV/ESCAL - Maintenance	0	1,833	(1,833)	(100.00) %
60423 - REPAIR & MAINT FIRE ALARM - Maintenance	668	4,167	(3,499)	(83.98) %
60424 - REPAIR & MAINT FIRE EXTIN - Maintenance	0	1,250	(1,250)	(100.00) %
60440 - REPAIRS & MAINT EQUIPMENT	484	5,417	(4,933)	(91.05) %
60480 - TREE & LAWN SERVICE-Grounds	20,130	17,166	2,963	17.25 %
60490 - TREES, SHRUBS & SOD	0	14,834	(14,833)	(100.00) %
60620 - SNOW REMOVAL - Grounds	0	833	(833)	(100.00) %
Repairs & Maintenance	39,777	90,155	(50,377)	(55.87) %
Vehicles Maintenance				
60450 - VEHICLES GAS	11,274	12,729	(1,455)	(11.42) %
60500 - VEHICLE REPAIR & MAINT	2,310	10,875	(8,565)	(78.75) %
60640 - VEHICLES PARTS	48,591	4,250	44,341	1,043.31 %
Vehicles Maintenance	62,175	27,854	34,321	123.21 %
Equipment Purchases/ Lease				
60300 - LEASED EQUIPMENT	998	3,859	(2,861)	(74.14) %
60301 - LEASED EQUIPMENT - OMNY	752	439	314	71.44 %
60470 - OFFICE EQUIP PURCHASE	413	3,666	(3,254)	(88.73) %
60510 - EQUIPMENT PURCHASE	574	4,669	(4,095)	(87.71) %
60660 - COMPUTER PURCHASE SOFTWARE	10,380	1,667	8,713	522.76 %
60780 - COMPUTER PURCHASES	0	1,250	(1,250)	(100.00) %
Equipment Purchases/ Lease	13,117	15,550	(2,433)	(15.64) %
Supplies/ Services				
60250 - EXTERMINATOR	0	612	(613)	(100.00) %
60290 - UNIFORMS	8,813	4,704	4,110	87.35 %
60291 - UNIFORMS CLEANING	1,750	2,480	(729)	(29.39) %
60320 - LIGHT, POWER, HEAT	68,750	52,000	16,749	32.21 %
60322 - WATER & SEWER	4,120	3,483	637	18.27 %
60420 - OFFICE SUPPLIES	7,535	1,962	5,572	283.92 %
60430 - PARTS & SUPPLIES	25,434	22,802	2,633	11.54 %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 11/30/2025	Budget (B) 11/30/2025	Variance (A) - (B) 11/30/2025	Percent 11/30/2025
		Operating Budget		
60750 - SERVICE MAINTENANCE AGREE	3,203	6,750	(3,548)	(52.55) %
60751 - SERVICE MAINTENANCE AGREE - OMNY	1,240	724	517	71.42 %
Supplies/ Services	120,845	95,517	25,328	26.51 %
Other Expenses				
60520 - EMPL TRV & MEAL	610	283	327	115.26 %
60530 - EMPLOYEE TRAINING	141	9,763	(9,622)	(98.55) %
60550 - POSTAGE	33	154	(120)	(78.33) %
60551 - SHIPPING	808	983	(176)	(17.85) %
60552 - UPS SHIPPING	0	125	(125)	(100.00) %
60560 - SUBSCRIPTIONS / MEMBERSHIP	4,787	5,675	(888)	(15.65) %
60570 - BANK CHARGES	7,381	3,519	3,861	109.73 %
60580 - MISCELLANEOUS	(942)	550	(1,491)	(271.18) %
60600 - PUBLIC WORK ENFORCEMENT F - Administrative	0	834	(833)	(100.00) %
60681 - ISLAND EVENTS	3,182	14,458	(11,277)	(77.99) %
60790 - MTA METRO CARD PURCHASE	3,600	2,200	1,400	63.63 %
61750 - PUBLIC PURPOSE GRANTS	20,833	20,833	(1)	0.00 %
Other Expenses	40,433	59,377	(18,945)	(31.90) %
Total Operating Expenses	3,751,866	3,196,243	555,622	17.38 %
Operating Profit (Loss)	(256,284)	(848,571)	592,287	(69.79) %
Depreciation Expenses				
Depreciation				
70000 - DEPRCN EXPENSE OFFICE FURNITURE, FIXTURES, EQUIPMENT	3,856	3,540	316	8.92 %
70010 - DEPRCN EXPENSES BUILDINGS	34,171	22,238	11,933	53.65 %
70020 - DEPRCN EXPENSES BUILDINGS IMPROVEMENTS	406,286	443,817	(37,532)	(8.45) %
70030 - DEPRECN EXPENSES INFRASTRUCTURE	154,316	159,678	(5,361)	(3.35) %
70040 - DEPRECN EXPENSES SEAWALL	17,292	18,157	(864)	(4.76) %
70100 - DEPRECIATION EXPENSE VEHICLES	3,805	3,280	524	15.97 %
70400 - DEPRECIATION EXPENSE BUSES	25,934	15,126	10,808	71.45 %
70500 - DEPRECIATION EXPENSE NON RESIDENTIAL REAL PROPERTY	2,491	2,615	(124)	(4.76) %
70600 - DEPRECIATION EXPENSE LANDMARKS	30,548	32,204	(1,656)	(5.14) %
70800 - DEPRECIATION EQUIPMENT	32,154	29,879	2,275	7.61 %
Depreciation	710,853	730,534	(19,681)	(2.69) %
Depreciation Expenses	710,853	730,534	(19,681)	(2.69) %
NET SURPLUS/(DEFICIT)	(967,137)	(1,579,105)	611,968	(38.75) %

The Roosevelt Island Operating Corporation (RIOC)
 UNAUDITED CAPITAL IMPROVEMENTS 2025/2026
 For The Fifth Month Ending November 30, 2025 (In Thousands)

	Project #	Approved Budget FY 2024-25	Actual FY 2024-25	Balance 3/31/25	Approved Budget FY 2025-26	Forecasted FY 2025-26	Expenditures as of November 30, 2025	Balance as of November 30, 2025
1	Sports Fields/Parks	2,699	983	1,716	130	692	351	341
	Blackwell Pk East - inc Kallos (Design)	3101	499	499			0	0
	Octagon Park - Sports Field Construction	5888		0	80	80	0	80
	Octagon Sports field (Construction Soccer Field)	3320	150	(150)			0	0
	Sports Field Equipment	8010		0			11	(11)
	Sport Park renovation (Construction)	3400	2,000	833	1,167	612	341	271
	Sport Park renovation (Design)	Not in Use	200	200			0	0
	Miscellaneous Upgrades & Improvements - Reserve	General		0	50		0	0
2	Historic & Landmark Structures	0	24	(24)	250	250	52	198
	Good Shepherd	3543	24	(24)	200	130	52	78
	Sports Park - Infrastructure Improvements	3400		0		70	0	70
	Miscellaneous Upgrades & Improvements - Reserve	General		0	50	50	0	50
3	Infrastructure Improvements	2,500	468	2,032	3,665	3,765	352	3,413
	AVAC Upgrades (Construction & Design)	2800		0	250	150	0	150
	Bike Ramp (Design)	7036	47	(47)			0	0
	Blackwell Park Plaza & Fountains	3101		0			0	0
	Blackwell Playground	3101		0	120	120	0	120
	Eleanor Pier	8009		0			0	0
	West Side Pier	8000/8001	10	(10)			0	0
	Helix Ramp & Flat Plaza Repairs (Design)	7020		0	132	132	0	132
	Island Operations	do not use	287	(287)			0	0
	Island wide Main Street Trees & Sidewalks	8003		0	725	350	84	266
	Motorgate Elevator Controls	5688		0		500	0	500
	Prow - East Promenade Boat Sculpture Structural Repairs	8000	300	300			0	0
	Island Wide Elevator/ Escalator /Conveyance Capital Repairs (Costruction)- PH 1	8003		0	150	100	0	100
	Roadway Rehabilitation (Design)	8003		0	114	890	235	655
	Roadway Rehabilitation (Construction)	8003		0	1,714	938	0	938
	Seawall - Railings Maintenance	50		50			0	0
	Seawall - Special Inspection	3800	46	(46)			0	0
	Steam Tunnel	Not in Use	35	(35)			0	0
	Steam Tunnel Construction	7033	2,000	2,000			0	0
	Water Distribution System Study	Not in Use	150	150			0	0
	West Promenade Enhancements	8000		0	210	100	0	100
	West Side Pier	8001		0		485	33	452
	Miscellaneous Repairs	General	43	(43)	250		0	0
4	Facilities & Offices	160	62	98	35	125	159	(34)
	AVAC - Mechanical/Piping	2800	60	60			0	0
	AVAC - Equip. Replacement	2800	27	(27)			0	0
	Waste Compactor Unit	2210		0	35	35	32	4
	Motorgate Parking Garage Inspection	5688	100	100			0	0
	Motorgate Plaza & Atrium	5688	35	(35)			0	0
	Warehouse/Bus Garage Rehabilitation	2230/2231		0			23	(23)
	Miscellaneous Facilities & Offices - Reserve	General		0		90	105	(15)
5	Equipment & Vehicles	170	1,554	(1,384)	2,310	2,210	456	1,754
	IT - CPU & Monitor (Workstations)	1500	10	10	10	10	0	10
	IT - Disaster Recovery (on/offsite data storage)	1500	20	20	15	15	0	15
	IT-Dark Fiber	1500	33	(33)			(6)	6
	IT - Firewall (Sonicwall & Implementation Prof Services)	1500	15	15	10	10	19	(9)
	IT - Multi-Function Units (Copier/Printer/Fax/Scanner)	1500		0			0	0
	IT - Security (access control - Camera)	1500	15	15	10	10	0	10
	IT - Outdoor Signage Display	1500		0			3	(3)
	IT - Security (access control - swipe cards)	1500	15	15	15	15	14	1
	IT - Servers Infrastructure	1500	25	25	10	10	0	10
	IT - Software Upgrades	1500	15	47	(32)	15	15	11
	IT - Storage System (Hardware)	1500	10	10	15	15	0	15
	IT - Telecommunication (New Phone System)	8011		0			7	(7)
	IT - Upgrade of Network Switches & Hubs	1500	10	10	10	10	14	(4)
	IT - Wireless Access Point	1500	10	10	10	10	0	10
	IT - Website Redesign	1500		0			10	(10)
	AVAC-Top Roll Containers/Wheels	2800		0			40	(40)
	Bus Operation	2240	1,408	(1,408)			0	0
	Vehicle Purchase - Grounds	2210	38	(38)			0	0
	Parks & Recs BBQ Grills	2300		0			9	(9)
	East & West Seawall - Garbage Receptacles	8003		0			0	0
	P.S. - Misc. Equipment	2100	25	25	10	10	0	10
	P.S. - Motorola Radios	2100		0			0	0
	P.S. - Vehicles	2100		0			77	(77)
	Vehicle, Bus & Minibus / + Infrastructure	2240		0	2,080	2,080	258	1,822
	Youth Center - Equipment	5101	28	(28)			0	0
	Misc. Reserve			0	100		0	0
6	Special Projects	0	0	0	0	0	0	0
7	Lighting & Signage	0	0	0	0	0	0	0
8	Tram	0	464	(464)	1,493	1,493	866	627
	Tram - Modernization	2901		0	1,493	1,493	866	627

The Roosevelt Island Operating Corporation (RIOC)
 UNAUDITED CAPITAL IMPROVEMENTS 2025/2026
 For The Fifth Month Ending November 30, 2025 (In Thousands)

	Project #	Approved Budget FY 2024-25	Actual FY 2024-25	Balance 3/31/25	Approved Budget FY 2025-26	Forecasted FY 2025-26	Expenditures as of November 30, 2025	Balance as of November 30, 2025
	Tram - Repairs	2900	385	(385)			0	0
	Tram - Sway Dampener	2900	79	(79)			0	0
10	Miscellaneous	900	475	425	100	0	0	0
	Reserve			0			0	0
	Owner's Representative	General	900	475	425	100	0	0
	TOTAL CAPITAL IMPROVEMENTS	6,429	4,029	2,400	7,983	8,535	2,237	6,298