

Roosevelt Island Operating Corporation (RIOC) Balance Sheet

	01/31/2026	01/31/2025	01/31/2024
Assets			
Cash	3,510,588	3,420,898	2,887,486
Investment	30,218,954	31,128,445	9,209,894
Accounts Receivable	484,438,561	491,042,786	496,742,379
Due From Other Funds	0	4,932,882	4,931,806
Capital Assets Net	142,562,163	148,151,761	152,358,887
Other Assets	1,445,633	1,373,323	846,575
Deferred Outflows of Resources	10,665,889	12,398,891	13,037,078
Total Assets	672,841,788	692,448,986	680,014,105
Liabilities & Fund Balance			
Liabilities			
Accounts Payable & Accrued Expenses	1,443,161	1,080,497	862,834
Compensated Absences	1,778,682	939,445	1,136,931
Other Post Employment Benefit	21,406,006	23,375,652	20,378,989
Due to Other Funds	0	4,932,883	4,928,806
Other Liabilities	546,645,193	555,561,859	539,410,401
Deferred Inflows of Resources	9,627,582	6,907,323	7,463,460
Liabilities	<u>580,900,624</u>	<u>592,797,659</u>	<u>574,181,421</u>
Net Assets/ Fund Balance			
Fund Balance	(33,883,902)	(25,983,747)	(19,802,390)
Restricted for Capital Projects	125,825,066	125,635,074	125,635,074
Net Assets/ Fund Balance	<u>91,941,164</u>	<u>99,651,327</u>	<u>105,832,684</u>
Liabilities & Fund Balance	672,841,788	692,448,986	680,014,105
Net Assets_BEGIN	96,446,753	102,366,905	111,555,832
NET SURPLUS/(DEFICIT)	(4,505,589)	(2,715,578)	(5,723,148)
Net Assets_END	91,941,164	99,651,327	105,832,684

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

	01/31/2026	%	01/31/2025	%	01/31/2024	%
Income Statement						
Revenue						
Residential Fees Revenue	4,513,044	-	7,370,478	-	3,295,755	-
Ground Rent	15,617,672	-	14,062,383	-	13,697,139	-
Commercial Rent	1,600,805	-	1,563,696	-	1,539,914	-
Tramway Revenue	4,522,506	-	4,787,401	-	5,162,176	-
Public Safety Reimbursement	2,328,428	-	2,160,442	-	2,096,378	-
Transport/ Parking Revenue	2,453,146	-	2,237,361	-	2,126,819	-
Interest Income	938,292	-	268,536	-	273,284	-
Realized Gain (Loss)	4,005	-	9,292	-	-	-
Other Revenue	2,233,733	-	2,190,182	-	1,128,532	-
Revenue	<u>34,211,631</u>	-	<u>34,649,771</u>	-	<u>29,319,997</u>	-
Operating Expenses						
Salaries & Benefits	14,981,507	44 %	13,222,724	38 %	12,825,363	44 %
Insurance	4,417,692	13 %	4,092,634	12 %	3,554,351	12 %
Professional Services						
Professional Services	1,580,529	5 %	2,679,503	8 %	2,196,225	7 %
Marketing/ Advertising	52,371	-	30,288	-	82,904	-
Total Professional Services	<u>1,632,900</u>	5 %	<u>2,709,791</u>	8 %	<u>2,279,129</u>	8 %
Legal Services	658,805	2 %	1,304,941	4 %	770,403	3 %
Management Fees	6,061,678	18 %	5,643,465	16 %	5,324,754	18 %
Telecommunications	193,014	1 %	219,077	1 %	224,380	1 %
Rent	608,155	2 %	509,404	1 %	490,250	2 %
Repairs & Maintenance	569,044	2 %	578,317	2 %	611,505	2 %
Vehicles Maintenance	319,020	1 %	252,920	1 %	217,095	1 %
Equipment Purchases/ Lease	160,356	-	137,812	-	171,783	1 %
Supplies/ Services	1,298,576	4 %	1,277,431	4 %	1,057,122	4 %
Other Expenses	673,041	2 %	429,136	1 %	537,348	2 %
Total Operating Expenses	<u>31,573,788</u>	92 %	<u>30,377,652</u>	88 %	<u>28,063,483</u>	96 %
Operating Profit (Loss)	<u>2,637,843</u>	-	<u>4,272,119</u>	-	<u>1,256,514</u>	-
Depreciation Expenses	7,143,432	-	6,987,697	-	6,979,661	-
NET SURPLUS/(DEFICIT)	<u>(4,505,589)</u>	-	<u>(2,715,578)</u>	-	<u>(5,723,148)</u>	-

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

	01/31/2026	%	01/31/2025	%	01/31/2024	%
Income Statement						
Revenue						
Residential Fees Revenue	763,968	-	774,754	-	538,359	-
Ground Rent	1,945,899	-	1,973,817	-	1,902,745	-
Commercial Rent	158,861	-	150,788	-	145,557	-
Tramway Revenue	356,818	-	321,933	-	493,972	-
Public Safety Reimbursement	295,537	-	295,418	-	267,611	-
Transport/ Parking Revenue	240,310	-	217,523	-	222,931	-
Interest Income	55,655	-	67,996	-	25,028	-
Other Revenue	323,146	-	658,227	-	267,561	-
Revenue	<u>4,140,194</u>	-	<u>4,460,456</u>	-	<u>3,863,764</u>	-
Operating Expenses						
Salaries & Benefits	1,455,665	35 %	1,302,584	29 %	1,346,687	35 %
Insurance	440,093	11 %	411,448	9 %	355,435	9 %
Professional Services						
Professional Services	113,722	3 %	67,733	2 %	206,200	5 %
Marketing/ Advertising	7,592	-	2,229	-	3,079	-
Total Professional Services	<u>121,314</u>	<u>3 %</u>	<u>69,962</u>	<u>2 %</u>	<u>209,279</u>	<u>5 %</u>
Legal Services	55,802	1 %	91,074	2 %	43,368	1 %
Management Fees	637,525	15 %	665,962	15 %	547,715	14 %
Telecommunications	14,754	-	29,712	1 %	33,305	1 %
Rent	58,676	1 %	50,667	1 %	8,838	-
Repairs & Maintenance	42,457	1 %	38,151	1 %	31,667	1 %
Vehicles Maintenance	26,816	1 %	59,885	1 %	19,785	1 %
Equipment Purchases/ Lease	5,555	-	13,388	-	5,694	-
Supplies/ Services	141,060	3 %	285,790	6 %	149,432	4 %
Other Expenses	65,338	2 %	97,305	2 %	71,525	2 %
Total Operating Expenses	<u>3,065,055</u>	<u>74 %</u>	<u>3,115,928</u>	<u>70 %</u>	<u>2,822,730</u>	<u>73 %</u>
Operating Profit (Loss)	<u>1,075,139</u>	-	<u>1,344,528</u>	-	<u>1,041,034</u>	-
Depreciation Expenses	724,960	-	714,406	-	697,815	-
NET SURPLUS/(DEFICIT)	<u>350,178</u>	-	<u>630,122</u>	-	<u>343,219</u>	-

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	<u>01/31/2026</u>	<u>01/31/2025</u>	<u>01/31/2024</u>
Revenue			
Residential Fees Revenue			
Fund 01 - Operating			
40123_TEP			
Southtown Building # 5	98,144	101,013	27,473
Southtown Building # 6	440,757	432,304	320,149
Southtown Building # 7	50,400	50,400	50,400
Southtown Building # 9	47,329	67,199	67,199
40123_TEP	<u>636,630</u>	<u>650,916</u>	<u>465,221</u>
40401_NET PRESENT VALUE			
Southtown Building # 4	56	56	56
Southtown Building # 5	90	91	90
Southtown Building # 6	139	138	139
Southtown Building # 7	158	158	158
Southtown Building # 8	288	289	289
40401_NET PRESENT VALUE	<u>731</u>	<u>732</u>	<u>732</u>
Fund 03 - Capital Project			
40400_CONDO/CO-OP ADDITIONAL SALES			
Rivercross	0	25,700	0
Southtown Building # 4	54,200	25,000	0
40400_CONDO/CO-OP ADDITIONAL SALES	<u>54,200</u>	<u>50,700</u>	<u>0</u>
40401_NET PRESENT VALUE			
Southtown Building # 4	2,241	2,240	2,240
Southtown Building # 5	3,603	3,603	3,603
Southtown Building # 6	5,545	5,546	5,546
Southtown Building # 7	6,320	6,320	6,320
Southtown Building # 8	11,547	11,546	11,546
40401_NET PRESENT VALUE	<u>29,256</u>	<u>29,255</u>	<u>29,255</u>
Fund 04 - Reserved Fund			
40401_NET PRESENT VALUE			
Southtown Building # 4	3,304	3,305	3,305
Southtown Building # 5	5,315	5,314	5,314
Southtown Building # 6	8,179	8,180	8,180
Southtown Building # 7	9,322	9,322	9,321
Southtown Building # 8	17,031	17,030	17,031
40401_NET PRESENT VALUE	<u>43,151</u>	<u>43,151</u>	<u>43,151</u>
Total	<u>763,968</u>	<u>774,754</u>	<u>538,359</u>
Ground Rent			
Fund 01 - Operating			
40090_GROUND RENT			
Eastwood	202,283	184,459	337,438
Island House	24,568	24,567	24,568
Rivercross	216,222	221,113	222,564
Manhattan Park- River Road	644,067	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	2,531	2,532	2,532
Southtown Building # 3	5,410	5,410	5,410
Southtown Building # 4	1,452	1,452	1,452
Southtown Building # 5	66,968	65,175	63,431
Southtown Building # 6	102,343	99,604	96,938
Southtown Building # 7	81,280	78,913	76,614
Southtown Building # 8	55,646	54,024	52,451

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	<u>01/31/2026</u>	<u>01/31/2025</u>	<u>01/31/2024</u>
Southtown Building # 9	83,058	133,055	40,320
Octagon	3,946	6,029	5,977
40090_GROUND RENT	<u>1,537,899</u>	<u>1,565,817</u>	<u>1,494,745</u>
Fund 03 - Capital Project			
40141_LAND TRANSFER FEE - CORNELL			
Cornell Technology	408,000	408,000	408,000
40141_LAND TRANSFER FEE - CORNELL	<u>408,000</u>	<u>408,000</u>	<u>408,000</u>
Total	<u>1,945,899</u>	<u>1,973,817</u>	<u>1,902,745</u>
Commercial Rent			
Fund 01 - Operating			
40208_COMMERCIAL RENT			
HCK Recreation- Tennis Bubble	29,167	25,000	25,000
HCK Recreation- Parking	2,442	2,442	2,326
Child School	37,036	35,330	32,362
Hudson Related	90,216	88,016	85,869
40208_COMMERCIAL RENT	<u>158,861</u>	<u>150,788</u>	<u>145,557</u>
Total	<u>158,861</u>	<u>150,788</u>	<u>145,557</u>
Tramway Revenue			
Fund 01 - Operating			
40020_TRAMWAY REVENUE			
Tramway	332,076	300,702	457,259
General	0	0	0
40020_TRAMWAY REVENUE	<u>332,076</u>	<u>300,702</u>	<u>457,259</u>
40021_TRAMWAY REDUCED FARE REIMBURSEMENT			
Tramway	24,742	21,231	36,713
40021_TRAMWAY REDUCED FARE REIMBURSEMENT	<u>24,742</u>	<u>21,231</u>	<u>36,713</u>
Total	<u>356,818</u>	<u>321,933</u>	<u>493,972</u>
Public Safety Reimbursement			
Fund 01 - Operating			
40080_PUBLIC SAFETY REIMBURSEMENT			
Eastwood	57,414	55,741	54,118
Island House	19,758	19,183	18,624
Rivercross	20,351	19,759	19,183
Manhattan Park- River Road	104,435	101,393	98,440
Westview	14,713	13,956	13,549
Southtown Building # 1	3,899	3,785	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	8,717	8,381
Southtown Building # 7	7,875	7,572	7,281
Southtown Building # 8	8,297	7,978	7,671
Southtown Building # 9	7,426	16,422	0
Octagon	14,567	14,283	14,003
General	1,600	1,600	(1,500)
40080_PUBLIC SAFETY REIMBURSEMENT	<u>295,537</u>	<u>295,418</u>	<u>267,611</u>
Total	<u>295,537</u>	<u>295,418</u>	<u>267,611</u>
Transport Parking Revenue			
Fund 01 - Operating			
40000_MAIN STREET PARKING			
Main Street	11,073	14,524	16,656

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

	<u>01/31/2026</u>	<u>01/31/2025</u>	<u>01/31/2024</u>
General	139	241	499
40000_MAIN STREET PARKING	11,212	14,765	17,155
40010_BUS REVENUE			
Octagon	12,140	0	11,669
40010_BUS REVENUE	12,140	0	11,669
40030_MOTORGATE REVENUE			
Motorgate Complex	216,958	202,758	194,107
40030_MOTORGATE REVENUE	216,958	202,758	194,107
Total	<u>240,310</u>	<u>217,523</u>	<u>222,931</u>
Interest Income			
Fund 01 - Operating			
40050_INTEREST INCOME			
General	179	275	1,812
40050_INTEREST INCOME	179	275	1,812
Fund 03 - Capital Project			
40050_INTEREST INCOME			
General	673	640	3,135
40050_INTEREST INCOME	673	640	3,135
Fund 04 - Reserved Fund			
40050_INTEREST INCOME			
General	54,803	67,081	20,081
40050_INTEREST INCOME	54,803	67,081	20,081
Total	<u>55,655</u>	<u>67,996</u>	<u>25,028</u>
Other Revenue			
Fund 01 - Operating			
40060_FILMING			
General	0	0	1,000
40060_FILMING	0	0	1,000
40203_SPORTSPARK - Membership			
Sportspark	114,905	107,384	67,876
Sportspark Gym	693	977	4,557
Sportspark Pool	0	4,500	55
General	0	0	0
40203_SPORTSPARK - Membership	115,598	112,861	72,488
40204_SPORTSPARK - Equipment and Apparel			
Sportspark	790	1,002	540
General	0	0	0
40204_SPORTSPARK - Equipment and Apparel	790	1,002	540
40205_PERMIT REVENUES			
North Sector	0	0	1,620
Good Shepherd's Chapel	4,545	2,618	1,648
Cultural Center	430	1,310	135
General	30	26,643	26,508
40205_PERMIT REVENUES	5,005	30,571	29,911
40212_TELEPHONE COMMISSION			
Octagon	0	0	0
General	45,775	12,740	12,458
40212_TELEPHONE COMMISSION	45,775	12,740	12,458
40300_MISCELLANEOUS REVENUE			
Southpoint	0	0	150,000
Octagon	0	262	0
Bench Donation	0	0	100
Ads Red Bus	1,050	0	0
Ads Lamppost Banners	3,000	0	0

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	<u>01/31/2026</u>	<u>01/31/2025</u>	<u>01/31/2024</u>
Ads Digital Kiosks	1,500	0	0
General	650	500,791	1,064
40300_MISCELLANEOUS REVENUE	<u>6,200</u>	<u>501,053</u>	<u>151,164</u>
Fund 03 - Capital Project			
40302_FEMA REIMB - HURRICAN SANDY			
General	<u>149,778</u>	<u>0</u>	<u>0</u>
40302_FEMA REIMB - HURRICAN SANDY	<u>149,778</u>	<u>0</u>	<u>0</u>
Total	<u>323,146</u>	<u>658,227</u>	<u>267,561</u>
Total Revenue	<u>4,140,194</u>	<u>4,460,456</u>	<u>3,863,764</u>

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

	Fund 01 01/31/2026	Fund 02 01/31/2026	All Funds Fund 03 01/31/2026	Fund 04 01/31/2026	All Funds 01/31/2026
Income Statement					
Revenue					
Residential Fees Revenue	637,361	0	83,455	43,151	763,968
Ground Rent	1,537,900	0	408,000	0	1,945,899
Commercial Rent	158,860	0	0	0	158,861
Tramway Revenue	356,818	0	0	0	356,818
Public Safety Reimbursement	295,537	0	0	0	295,537
Transport/ Parking Revenue	240,310	0	0	0	240,310
Interest Income	180	0	673	54,803	55,655
Other Revenue	173,368	0	149,778	0	323,146
Revenue	<u>3,400,334</u>	<u>0</u>	<u>641,906</u>	<u>97,954</u>	<u>4,140,194</u>
Operating Expenses					
Salaries & Benefits	1,455,665	0	0	0	1,455,665
Insurance	440,093	0	0	0	440,093
Professional Services					
Professional Services	113,722	0	0	0	113,722
Marketing/ Advertising	7,592	0	0	0	7,592
Total Professional Services	<u>121,314</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>121,314</u>
Legal Services	55,802	0	0	0	55,802
Management Fees	637,525	0	0	0	637,525
Telecommunications	14,754	0	0	0	14,754
Rent	58,676	0	0	0	58,676
Repairs & Maintenance	42,457	0	0	0	42,457
Vehicles Maintenance	26,816	0	0	0	26,816
Equipment Purchases/ Lease	5,555	0	0	0	5,555
Supplies/ Services	141,060	0	0	0	141,060
Other Expenses	25,642	20,833	80	18,784	65,338
Total Operating Expenses	<u>3,025,359</u>	<u>20,833</u>	<u>80</u>	<u>18,784</u>	<u>3,065,055</u>
Operating Profit (Loss)	<u>374,975</u>	<u>(20,833)</u>	<u>641,826</u>	<u>79,170</u>	<u>1,075,139</u>
Depreciation Expenses					
Depreciation	0	0	724,960	0	724,960
Depreciation Expenses	<u>0</u>	<u>0</u>	<u>724,960</u>	<u>0</u>	<u>724,960</u>
NET SURPLUS/(DEFICIT)	<u>374,975</u>	<u>(20,833)</u>	<u>(83,134)</u>	<u>79,170</u>	<u>350,178</u>

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

	Fund 01 01/31/2026	Fund 02 01/31/2026	All Funds Fund 03 01/31/2026	Fund 04 01/31/2026	All Funds 01/31/2026
Income Statement					
Revenue					
Residential Fees Revenue	3,203,504	0	878,026	431,514	4,513,044
Ground Rent	15,209,672	0	408,000	0	15,617,672
Commercial Rent	1,600,805	0	0	0	1,600,805
Tramway Revenue	4,522,506	0	0	0	4,522,506
Public Safety Reimbursement	2,328,428	0	0	0	2,328,428
Transport/ Parking Revenue	2,453,146	0	0	0	2,453,146
Interest Income	2,015	0	6,815	929,461	938,292
Realized Gain (Loss)	0	0	4,005	0	4,005
Other Revenue	1,717,006	0	516,727	0	2,233,733
Revenue	<u>31,037,082</u>	<u>0</u>	<u>1,813,573</u>	<u>1,360,975</u>	<u>34,211,631</u>
Operating Expenses					
Salaries & Benefits	14,981,507	0	0	0	14,981,507
Insurance	4,417,692	0	0	0	4,417,692
Professional Services					
Professional Services	1,580,529	0	0	0	1,580,529
Marketing/ Advertising	52,371	0	0	0	52,371
Total Professional Services	<u>1,632,900</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,632,900</u>
Legal Services	658,237	568	0	0	658,805
Management Fees	6,061,677	0	0	0	6,061,678
Telecommunications	193,015	0	0	0	193,014
Rent	608,155	0	0	0	608,155
Repairs & Maintenance	569,044	0	0	0	569,044
Vehicles Maintenance	319,020	0	0	0	319,020
Equipment Purchases/ Lease	160,356	0	0	0	160,356
Supplies/ Services	1,298,549	27	0	0	1,298,576
Other Expenses	425,493	208,379	814	38,353	673,041
Total Operating Expenses	<u>31,325,645</u>	<u>208,974</u>	<u>814</u>	<u>38,353</u>	<u>31,573,788</u>
Operating Profit (Loss)	<u>(288,563)</u>	<u>(208,974)</u>	<u>1,812,759</u>	<u>1,322,622</u>	<u>2,637,843</u>
Depreciation Expenses	0	0	7,143,432	0	7,143,432
NET SURPLUS/(DEFICIT)	<u>(288,563)</u>	<u>(208,974)</u>	<u>(5,330,674)</u>	<u>1,322,622</u>	<u>(4,505,589)</u>

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

	Operations 01/31/2026	Public Safety 01/31/2026	Bus 01/31/2026	Total Fund Operations Parking 01/31/2026	Parks/Recs 01/31/2026	Tram 01/31/2026	Total Fund Operations 01/31/2026
Income Statement							
Revenue							
Residential Fees Revenue	637,361	0	0	0	0	0	637,361
Ground Rent	1,537,900	0	0	0	0	0	1,537,900
Commercial Rent	158,860	0	0	0	0	0	158,860
Tramway Revenue	0	0	0	0	0	356,818	356,818
Public Safety Reimbursement	0	295,537	0	0	0	0	295,537
Transport/ Parking Revenue	23,353	0	0	216,958	0	0	240,310
Interest Income	179	0	0	0	0	0	180
Other Revenue	51,160	0	0	0	122,208	0	173,368
Revenue	2,408,813	295,537	0	216,958	122,208	356,818	3,400,334
Operating Expenses							
Salaries & Benefits	647,087	440,018	119,737	0	248,822	0	1,455,665
Insurance	315,648	0	0	0	0	124,445	440,093
Professional Services							
Professional Services	87,888	7,837	0	0	17,997	0	113,722
Marketing/ Advertising	7,388	0	0	0	205	0	7,592
Total Professional Services	95,276	7,837	0	0	18,202	0	121,314
Legal Services	55,801	0	0	0	0	0	55,802
Management Fees	0	0	0	137,026	0	500,500	637,525
Telecommunications	14,753	0	0	0	0	0	14,754
Rent	58,677	0	0	0	0	0	58,676
Repairs & Maintenance	24,981	579	0	0	16,897	0	42,457
Vehicles Maintenance	2,643	2,321	18,899	0	2,953	0	26,816
Equipment Purchases/ Lease	2,021	0	76	0	2,705	753	5,555
Supplies/ Services	33,968	5,575	6,762	8,675	61,147	24,934	141,060
Other Expenses	20,850	27	1,200	0	3,565	0	25,642
Total Operating Expenses	1,271,705	456,357	146,674	145,701	354,291	650,632	3,025,359
Operating Profit (Loss)	1,137,108	(160,820)	(146,674)	71,257	(232,083)	(293,814)	374,975
Depreciation Expenses	0	0	0	0	0	0	0
NET SURPLUS/(DEFICIT)	1,137,108	(160,820)	(146,674)	71,257	(232,083)	(293,814)	374,975

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

	Operations 01/31/2026	Public Safety 01/31/2026	Bus 01/31/2026	Total Fund Operations Parking 01/31/2026	Parks/Recs 01/31/2026	Tram 01/31/2026	Total Fund Operations 01/31/2026
Income Statement							
Revenue							
Residential Fees Revenue	3,203,504	0	0	0	0	0	3,203,504
Ground Rent	15,209,672	0	0	0	0	0	15,209,672
Commercial Rent	1,600,805	0	0	0	0	0	1,600,805
Tramway Revenue	0	0	0	0	0	4,522,506	4,522,506
Public Safety Reimbursement	0	2,328,428	0	0	0	0	2,328,428
Transport/ Parking Revenue	318,786	0	0	2,134,359	0	0	2,453,146
Interest Income	2,016	0	0	0	0	0	2,016
Other Revenue	410,260	0	0	0	1,306,746	0	1,717,006
Revenue	20,745,043	2,328,428	0	2,134,359	1,306,746	4,522,506	31,037,082
Operating Expenses							
Salaries & Benefits	6,389,186	4,526,619	1,252,322	0	2,813,381	0	14,981,507
Insurance	3,173,889	0	0	0	0	1,243,803	4,417,692
Professional Services							
Professional Services	1,316,361	71,246	785	0	175,067	17,070	1,580,529
Marketing/ Advertising	48,971	0	0	0	3,400	0	52,371
Total Professional Services	1,365,332	71,246	785	0	178,467	17,070	1,632,900
Legal Services	658,236	0	0	0	0	0	658,237
Management Fees	0	0	0	1,120,680	0	4,940,997	6,061,677
Telecommunications	193,015	0	0	0	0	0	193,015
Rent	608,155	0	0	0	0	0	608,155
Repairs & Maintenance	256,501	5,378	8,000	772	261,137	37,257	569,044
Vehicles Maintenance	21,323	53,271	168,313	0	76,112	0	319,020
Equipment Purchases/ Lease	94,086	11,406	1,456	0	45,883	7,526	160,356
Supplies/ Services	307,271	133,849	100,498	72,672	467,378	216,881	1,298,549
Other Expenses	207,373	68,942	6,302	0	142,876	0	425,493
Total Operating Expenses	13,274,367	4,870,711	1,537,676	1,194,124	3,985,234	6,463,534	31,325,645
Operating Profit (Loss)	7,470,676	(2,542,283)	(1,537,676)	940,235	(2,678,488)	(1,941,028)	(288,563)
Depreciation Expenses	0	0	0	0	0	0	0
NET SURPLUS/(DEFICIT)	7,470,676	(2,542,283)	(1,537,676)	940,235	(2,678,488)	(1,941,028)	(288,563)

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 01/31/2026	Budget (B) 01/31/2026 Operating Budget	Variance (A) - (B) 01/31/2026	Percent 01/31/2026
Income Statement				
Revenue				
Residential Fees Revenue				
40123 - TEP	636,630	372,861	263,769	70.74 %
40400 - CONDO/CO-OP ADDITIONAL SALES	54,200	22,667	31,533	139.11 %
40401 - NET PRESENT VALUE	73,138	121,682	(48,544)	(39.89) %
Residential Fees Revenue	763,968	517,210	246,758	47.70 %
Ground Rent				
40090 - GROUND RENT	1,537,899	475,503	1,062,397	223.42 %
40141 - LAND TRANSFER FEE - CORNELL	408,000	408,000	0	0.00 %
Ground Rent	1,945,899	883,503	1,062,397	120.24 %
Commercial Rent				
40208 - COMMERCIAL RENT	158,861	158,797	63	0.03 %
Commercial Rent	158,861	158,797	63	0.03 %
Tramway Revenue				
40020 - TRAMWAY REVENUE	332,076	541,435	(209,360)	(38.66) %
40021 - TRAMWAY REDUCED FARE REIMBURSEMENT	24,742	41,812	(17,069)	(40.82) %
Tramway Revenue	356,818	583,247	(226,429)	(38.82) %
Public Safety Reimbursement				
40080 - PUBLIC SAFETY REIMBURSEMENT	295,537	221,912	73,624	33.17 %
Public Safety Reimbursement	295,537	221,912	73,624	33.17 %
Transport/ Parking Revenue				
40000 - MAIN STREET PARKING	11,212	25,383	(14,170)	(55.82) %
40010 - BUS REVENUE	12,140	12,001	139	1.15 %
40030 - MOTORGATE REVENUE	216,958	170,578	46,380	27.18 %
Transport/ Parking Revenue	240,310	207,962	32,349	15.55 %
Interest Income				
40050 - INTEREST INCOME	55,655	27,108	28,547	105.31 %
Interest Income	55,655	27,108	28,547	105.31 %
Other Revenue				
40100 - SPECIAL EVENTS PERMITS	0	50	(51)	(100.00) %
40200 - SPORTS FIELD RENTAL	0	5,972	(5,972)	(100.00) %
40203 - SPORTSPARK - Membership	115,598	83,464	32,134	38.50 %
40204 - SPORTSPARK - Equipment and Apparel	790	1,034	(243)	(23.54) %
40205 - PERMIT REVENUES	5,005	20,269	(15,264)	(75.30) %
40212 - TELEPHONE COMMISSION	45,775	26,847	18,928	70.50 %
40300 - MISCELLANEOUS REVENUE	6,200	11,106	(4,906)	(44.17) %
40302 - FEMA REIMB - HURRICAN SANDY	149,778	49,002	100,776	205.65 %
Other Revenue	323,146	197,744	125,402	63.41 %
Revenue	4,140,194	2,797,483	1,342,711	47.99 %
Operating Expenses				
Salaries & Benefits				
60010 - SALARIES	898,830	1,037,306	(138,476)	(13.34) %
60030 - SALARIES HOURLY OT	32,929	35,512	(2,584)	(7.27) %
60100 - TEMPORARY EMPLOYEE	46,460	29,609	16,852	56.91 %
60060 - WORKERS COMPENSATION	25,318	20,833	4,485	21.52 %
60070 - DISABILITY INSURANCE	15,712	3,938	11,773	299.01 %
60071 - MCTMT TAXES	2,325	3,734	(1,408)	(37.72) %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 01/31/2026	Budget (B) 01/31/2026	Variance (A) - (B) 01/31/2026	Percent 01/31/2026
		Operating Budget		
60080 - ER PAYROLL TAXES	122,172	89,306	32,866	36.80 %
60090 - HEALTH INSURANCE	280,549	225,799	54,749	24.24 %
60091 - DENTAL/ VISION	8,474	5,976	2,498	41.78 %
60092 - PENSION	14,335	37,932	(23,596)	(62.20) %
60093 - FRINGE BENEFITS ANNUITY - Grounds	195	500	(305)	(61.00) %
60094 - LEGAL SERVICES	752	600	152	25.31 %
60095 - OTHER POST EMPLOYMENT BENEFIT	0	45,833	(45,834)	(100.00) %
60096 - TERM LIFE/ LTD	5,094	3,812	1,283	33.66 %
60098 - SCHOLARSHIP AND EDUCA- TION	600	383	217	56.51 %
60099 - SUPPLEMENTAL BENEFITS	1,920	1,167	753	64.57 %
Total Salaries & Benefits	1,455,665	1,542,240	(86,575)	(5.61) %
Insurance				
60200 - INSURANCE	440,093	455,437	(15,345)	(3.36) %
Insurance	440,093	455,437	(15,345)	(3.36) %
Professional Services				
Professional Services				
60220 - PROFESSIONAL SERVICES	113,722	164,286	(50,564)	(30.77) %
Professional Services	113,722	164,286	(50,564)	(30.77) %
Marketing/ Advertising				
60540 - MARKETING/ ADVERTISING	7,592	7,688	(95)	(1.23) %
Marketing/ Advertising	7,592	7,688	(95)	(1.23) %
Total Professional Services	121,314	171,974	(50,659)	(29.45) %
Legal Services				
60240 - LEGAL SERVICES - Legal Gen- eral	1,322	41,666	(40,345)	(96.82) %
60241 - LEGAL SERVICES - Employ- ment Matters	8,074	12,500	(4,426)	(35.40) %
60242 - LEGAL SERVICES - Commer- cial	0	1,250	(1,250)	(100.00) %
60243 - LEGAL SERVICES - Residential	0	834	(833)	(100.00) %
60244 - LEGAL SERVICES - Develop- ment/Residential	46,406	833	45,572	5,468.68 %
60246 - LEGAL SERVICES - LITIGA- TION/SETTLEMENT	0	33,333	(33,333)	(100.00) %
Legal Services	55,802	90,416	(34,615)	(38.28) %
Management Fees				
60210 - MANAGEMENT FEES	613,283	557,840	55,443	9.93 %
60211 - MANAGEMENT FEES - OMNY	24,242	19,834	4,408	22.22 %
60310 - FRANCHISE FEE - Tramway	0	32,486	(32,486)	(100.00) %
Management Fees	637,525	610,160	27,365	4.48 %
Telecommunications				
60400 - TELEPHONE	2,122	2,334	(211)	(9.07) %
60401 - TELEPHONE - LONG DIS- TANCE	0	166	(167)	(100.00) %
60402 - TELEPHONE - CELL	4,375	5,417	(1,042)	(19.22) %
60404 - INTERNET SERVICE PROVIDER - DATA LINE	7,757	10,833	(3,076)	(28.39) %
60690 - WEB SITE HOSTING	0	125	(125)	(100.00) %
60700 - TV CABLE SERVICES	500	584	(83)	(14.28) %
Telecommunications	14,754	19,459	(4,704)	(24.17) %
Rent				

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 01/31/2026	Budget (B) 01/31/2026 Operating Budget	Variance (A) - (B) 01/31/2026	Percent 01/31/2026
61081 - COMMERCIAL SPACE RENT	58,676	50,590	8,085	15.98 %
Rent	58,676	50,590	8,085	15.98 %
Repairs & Maintenance				
60407 - REPAIR & MAINT PARKING METER	2,840	1,800	1,040	57.75 %
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	3,337	3,417	(80)	(2.33) %
60412 - REPAIRS & MAINT BUILDING	1,602	4,000	(2,397)	(59.93) %
60413 - REPAIR & MAINT ELEVATORS	0	17,917	(17,917)	(100.00) %
60414 - REPAIRS & MAINT OTHER	704	2,583	(1,879)	(72.74) %
60415 - REPAIR & MAINT HVAC - Maintenance	6,304	2,500	3,803	152.12 %
60416 - REPAIR & MAINT BMS - Maintenance	0	4,167	(4,167)	(100.00) %
60417 - REPAIR & MAINT ELECTRICAL - Maintenance	976	2,917	(1,940)	(66.52) %
60418 - REPAIR & MAINT GENERATOR/ - Maintenance	0	1,666	(1,667)	(100.00) %
60419 - REPAIR & MAINT PLUMBING - Maintenance	2,606	1,667	939	56.33 %
60421 - REPAIR & MAINT ELEV/ESCAL - Maintenance	0	1,833	(1,833)	(100.00) %
60423 - REPAIR & MAINT FIRE ALARM - Maintenance	7,253	4,167	3,086	74.07 %
60424 - REPAIR & MAINT FIRE EXTIN - Maintenance	579	1,250	(671)	(53.67) %
60440 - REPAIRS & MAINT EQUIPMENT	0	5,417	(5,417)	(100.00) %
60480 - TREE & LAWN SERVICE - Grounds	0	17,166	(17,166)	(100.00) %
60490 - TREES, SHRUBS & SOD	1,236	14,834	(13,598)	(91.66) %
60620 - SNOW REMOVAL - Grounds	15,020	833	14,188	1,702.50 %
Repairs & Maintenance	42,457	90,155	(47,697)	(52.90) %
Vehicles Maintenance				
60450 - VEHICLES GAS	13,542	12,729	813	6.38 %
60500 - VEHICLE REPAIR & MAINT	6	10,875	(10,870)	(99.94) %
60640 - VEHICLES PARTS	13,268	4,250	9,018	212.18 %
Vehicles Maintenance	26,816	27,854	(1,039)	(3.72) %
Equipment Purchases/ Lease				
60300 - LEASED EQUIPMENT	2,444	3,859	(1,414)	(36.64) %
60301 - LEASED EQUIPMENT - OMNY	753	439	314	71.44 %
60470 - OFFICE EQUIP PURCHASE	0	3,666	(3,667)	(100.00) %
60510 - EQUIPMENT PURCHASE	2,227	4,669	(2,441)	(52.29) %
60660 - COMPUTER PURCHASE SOFTWARE	131	1,667	(1,536)	(92.15) %
60780 - COMPUTER PURCHASES	0	1,250	(1,250)	(100.00) %
Equipment Purchases/ Lease	5,555	15,550	(9,994)	(64.27) %
Supplies/ Services				
60250 - EXTERMINATOR	920	612	307	50.13 %
60290 - UNIFORMS	3,132	4,704	(1,572)	(33.41) %
60291 - UNIFORMS CLEANING	824	2,479	(1,655)	(66.76) %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 01/31/2026	Budget (B) 01/31/2026	Variance (A) - (B) 01/31/2026	Percent 01/31/2026
		Operating Budget		
60320 - LIGHT, POWER, HEAT	109,552	52,000	57,552	110.67 %
60322 - WATER & SEWER	0	3,484	(3,483)	(100.00) %
60420 - OFFICE SUPPLIES	1,934	1,962	(29)	(1.48) %
60430 - PARTS & SUPPLIES	17,729	22,802	(5,073)	(22.24) %
60750 - SERVICE MAINTENANCE AGREE	5,730	6,750	(1,020)	(15.11) %
60751 - SERVICE MAINTENANCE AGREE - OMNY	1,239	724	516	71.42 %
Supplies/ Services	141,060	95,517	45,543	47.68 %
Other Expenses				
60520 - EMPL TRV & MEAL	34	283	(249)	(88.02) %
60530 - EMPLOYEE TRAINING	6,535	9,763	(3,228)	(33.06) %
60550 - POSTAGE	0	154	(154)	(100.00) %
60551 - SHIPPING	2,940	983	1,957	198.96 %
60552 - UPS SHIPPING	580	125	455	364.00 %
60560 - SUBSCRIPTIONS / MEMBER- SHIP	5,373	5,675	(303)	(5.32) %
60570 - BANK CHARGES	25,990	3,519	22,471	638.52 %
60580 - MISCELLANEOUS	(591)	550	(1,140)	(207.34) %
60600 - PUBLIC WORK ENFORCE- MENT F - Administrative	0	834	(834)	(100.00) %
60681 - ISLAND EVENTS	94	14,458	(14,364)	(99.35) %
60790 - MTA METRO CARD PUR- CHASE	3,550	2,200	1,350	61.36 %
61750 - PUBLIC PURPOSE GRANTS	20,833	20,833	0	0.00 %
Other Expenses	65,338	59,377	5,961	10.03 %
Total Operating Expenses	3,065,055	3,228,729	(163,674)	(5.06) %
Operating Profit (Loss)	1,075,139	(431,246)	1,506,385	(349.30) %
Depreciation Expenses				
Depreciation				
70000 - DEPRCN EXPENSE OFFICE FURNITURE, FIXTURES, EQUIPMENT	4,524	3,540	984	27.78 %
70010 - DEPRCN EXPENSES BUILD- INGS	34,170	22,238	11,932	53.65 %
70020 - DEPRCN EXPENSES BUILD- INGS IMPROVEMENTS	405,302	443,817	(38,515)	(8.67) %
70030 - DEPRECN EXPENSES INFRAS- TRUCTURE	154,291	159,678	(5,387)	(3.37) %
70040 - DEPRECN EXPENSES SEA- WALL	17,292	18,157	(865)	(4.76) %
70100 - DEPRECIATION EXPENSE VE- HICLES	5,955	3,280	2,674	81.51 %
70400 - DEPRECIATION EXPENSE BUSES	25,934	15,126	10,809	71.45 %
70500 - DEPRECIATION EXPENSE NON RESIDENTIAL REAL PROPERTY	2,490	2,615	(125)	(4.76) %
70600 - DEPRECIATION EXPENSE LANDMARKS	30,549	32,204	(1,655)	(5.14) %
70800 - DEPRECIATION EQUIPMENT	44,453	29,879	14,574	48.77 %
Depreciation	724,960	730,534	(5,574)	(0.76) %
Depreciation Expenses	724,960	730,534	(5,574)	(0.76) %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 01/31/2026	Budget (B) 01/31/2026 <small>Operating Budget</small>	Variance (A) - (B) 01/31/2026	Percent 01/31/2026
NET SURPLUS/(DEFICIT)	350,178	(1,161,780)	1,511,959	(130.14) %

The Roosevelt Island Operating Corporation (RIOC)
 UNAUDITED CAPITAL IMPROVEMENTS 2025/2026
 For The Tenth Month Ending January 31, 2026 (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 January 31, 2026	Balance as of January 31, 2026
1	Sports Fields/Parks	2,699	983	1,716	130	692	406	286
	Blackwell Pk East - inc Kallos (Design)	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	0			11	(11)
	Sport Park renovation (Construction)	3400	2,000	833		612	395	217
	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	61	189
	Good Shepherd	3543	24	(24)	200	130	61	69
	Sports Park - Infrastructure Improvements	3400		0		70	0	70
	Lighthouse Park	3900		0		50	0	50
	Miscellaneous Upgrades & Improvements - Reserve	General		0	50	0	0	0
3	Infrastructure Improvements	2,500	468	2,032	3,665	3,765	548	3,217
	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
	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 Data Replacements	do not use		0			0	0
	Island wide Main Street Trees & Sidewalks	8003		0	725	350	113	237
	Motorgate Elevator Controls	5688		0		500	55	445
	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	244	646
	Roadway Rehabilitation (Construction)	8003		0	1,714	938	96	842
	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
	Steam Tunnel design	7033	0	0			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	41	444
	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	676	1,534
	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 Service)	1500	15	15	10	10	19	(9)
	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	11	4
	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)
	Ground Small Medium Equipment and Tools	8012		0			0	0
	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	479	1,601
	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
	Tram - Repairs	2900	385	(385)			0	0
	Tram - Sway Dampener	2900	79	(79)			0	0
10	Miscellaneous Reserve	900	475	425	100	0	0	0

The Roosevelt Island Operating Corporation (RIOC)
 UNAUDITED CAPITAL IMPROVEMENTS 2025/2026
 For The Tenth Month Ending January 31, 2026 (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 January 31, 2026	Balance as of January 31, 2026
Owner's Representative	General	900	475	425	100	0	0	0
TOTAL CAPITAL IMPROVEMENTS		6,429	4,029	2,400	7,983	8,535	2,716	5,819

Roosevelt Island Operating Corporation (RIOC) Balance Sheet

	02/28/2026	02/28/2025	02/29/2024
Assets			
Cash	3,467,498	3,820,618	3,885,404
Investment	30,297,793	31,223,849	9,236,032
Accounts Receivable	483,854,217	491,113,715	496,609,912
Due From Other Funds	0	4,932,883	4,936,306
Capital Assets Net	142,042,111	147,437,615	151,827,391
Other Assets	981,863	934,102	463,929
Deferred Outflows of Resources	10,665,889	12,398,891	13,037,077
Total Assets	671,309,371	691,861,673	679,996,051
Liabilities & Fund Balance			
Liabilities			
Accounts Payable & Accrued Expenses	708,397	1,357,382	1,660,445
Compensated Absences	1,778,682	939,445	1,136,931
Other Post Employment Benefit	21,370,608	23,342,138	20,329,657
Due to Other Funds	0	4,932,883	4,933,306
Other Liabilities	546,556,063	555,472,728	539,301,053
Deferred Inflows of Resources	9,627,582	6,907,323	7,463,460
Liabilities	<u>580,041,332</u>	<u>592,951,899</u>	<u>574,824,852</u>
Net Assets/ Fund Balance			
Fund Balance	(34,572,860)	(26,741,133)	(20,479,708)
Restricted for Capital Projects	125,840,899	125,650,907	125,650,907
Net Assets/ Fund Balance	<u>91,268,039</u>	<u>98,909,774</u>	<u>105,171,199</u>
Liabilities & Fund Balance	671,309,371	691,861,673	679,996,051
Net Assets_BEGIN	96,446,753	102,366,905	111,555,832
NET SURPLUS/(DEFICIT)	(5,178,714)	(3,457,132)	(6,384,633)
Net Assets_END	91,268,039	98,909,773	105,171,199

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

	02/28/2026	%	02/28/2025	%	02/29/2024	%
Income Statement						
Revenue						
Residential Fees Revenue	4,708,126	-	7,554,675	-	3,453,925	-
Ground Rent	17,393,974	-	15,575,785	-	15,019,983	-
Commercial Rent	1,957,954	-	1,714,484	-	1,685,470	-
Tramway Revenue	4,814,530	-	5,087,707	-	5,669,624	-
Public Safety Reimbursement	2,519,193	-	2,347,656	-	2,270,048	-
Transport/ Parking Revenue	2,693,890	-	2,473,273	-	2,343,671	-
Interest Income	1,017,825	-	364,454	-	300,676	-
Realized Gain (Loss)	4,005	-	9,293	-	-	-
Other Revenue	2,359,156	-	2,313,148	-	1,231,307	-
Revenue	<u>37,468,653</u>	-	<u>37,440,475</u>	-	<u>31,974,704</u>	-
Operating Expenses						
Salaries & Benefits	16,411,127	44 %	14,486,174	39 %	14,029,835	44 %
Insurance	4,857,784	13 %	4,504,082	12 %	3,909,786	12 %
Professional Services						
Professional Services	1,718,124	5 %	2,723,636	7 %	2,356,260	7 %
Marketing/ Advertising	62,738	-	34,060	-	85,012	-
Total Professional Services	<u>1,780,862</u>	5 %	<u>2,757,696</u>	7 %	<u>2,441,272</u>	8 %
Legal Services	735,686	2 %	1,481,827	4 %	814,576	3 %
Management Fees	6,682,419	18 %	6,277,222	17 %	5,859,832	18 %
Telecommunications	228,116	1 %	232,681	1 %	240,844	1 %
Rent	666,832	2 %	560,335	1 %	579,913	2 %
Repairs & Maintenance	604,839	2 %	634,424	2 %	650,798	2 %
Vehicles Maintenance	376,083	1 %	280,347	1 %	236,687	1 %
Equipment Purchases/ Lease	183,688	-	157,617	-	178,306	1 %
Supplies/ Services	1,465,579	4 %	1,360,950	4 %	1,181,481	4 %
Other Expenses	784,490	2 %	462,409	1 %	557,756	2 %
Total Operating Expenses	<u>34,777,505</u>	93 %	<u>33,195,764</u>	89 %	<u>30,681,086</u>	96 %
Operating Profit (Loss)	<u>2,691,148</u>	-	<u>4,244,711</u>	-	<u>1,293,618</u>	-
Depreciation Expenses	7,869,862	-	7,701,843	-	7,678,251	-
NET SURPLUS/(DEFICIT)	<u>(5,178,714)</u>	-	<u>(3,457,132)</u>	-	<u>(6,384,633)</u>	-

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

	02/28/2026	%	02/28/2025	%	02/29/2024	%
Income Statement						
Revenue						
Residential Fees Revenue	195,082	-	184,198	-	158,169	-
Ground Rent	1,657,101	-	1,513,400	-	1,322,844	-
Commercial Rent	357,149	-	150,788	-	145,557	-
Tramway Revenue	292,024	-	300,306	-	507,447	-
Public Safety Reimbursement	190,765	-	187,215	-	173,671	-
Transport/ Parking Revenue	240,744	-	235,912	-	216,852	-
Interest Income	79,533	-	95,918	-	27,392	-
Other Revenue	125,423	-	122,967	-	102,775	-
Revenue	<u>3,137,821</u>	-	<u>2,790,704</u>	-	<u>2,654,707</u>	-
Operating Expenses						
Salaries & Benefits	1,429,620	46 %	1,263,450	45 %	1,204,472	45 %
Insurance	440,093	14 %	411,448	15 %	355,435	13 %
Professional Services						
Professional Services	137,594	4 %	44,133	2 %	160,034	6 %
Marketing/ Advertising	10,367	-	3,772	-	2,109	-
Total Professional Services	<u>147,961</u>	5 %	<u>47,905</u>	2 %	<u>162,143</u>	6 %
Legal Services	76,881	2 %	176,887	6 %	44,173	2 %
Management Fees	620,742	20 %	633,756	23 %	535,078	20 %
Telecommunications	35,101	1 %	13,604	-	16,464	1 %
Rent	58,676	2 %	50,931	2 %	89,662	3 %
Repairs & Maintenance	35,796	1 %	56,107	2 %	39,293	1 %
Vehicles Maintenance	57,063	2 %	27,428	1 %	19,593	1 %
Equipment Purchases/ Lease	23,331	1 %	19,804	1 %	6,523	-
Supplies/ Services	167,004	5 %	83,518	3 %	124,359	5 %
Other Expenses	111,449	4 %	33,273	1 %	20,407	1 %
Total Operating Expenses	<u>3,203,717</u>	<u>102 %</u>	<u>2,818,111</u>	<u>101 %</u>	<u>2,617,602</u>	<u>99 %</u>
Operating Profit (Loss)	<u>(65,896)</u>	-	<u>(27,407)</u>	-	<u>37,105</u>	-
Depreciation Expenses	726,430	-	714,147	-	698,590	-
NET SURPLUS/(DEFICIT)	<u>(792,326)</u>	-	<u>(741,554)</u>	-	<u>(661,485)</u>	-

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

	<u>02/28/2026</u>	<u>02/28/2025</u>	<u>02/29/2024</u>
Revenue			
Residential Fees Revenue			
Fund 01 - Operating			
40123_TEP			
Southtown Building # 5	98,144	101,110	64,081
40123_TEP	<u>98,144</u>	<u>101,110</u>	<u>64,081</u>
40401_NET PRESENT VALUE			
Southtown Building # 4	56	56	56
Southtown Building # 5	90	90	90
Southtown Building # 6	139	138	139
Southtown Building # 7	158	158	158
Southtown Building # 8	288	289	288
40401_NET PRESENT VALUE	<u>731</u>	<u>731</u>	<u>731</u>
Fund 03 - Capital Project			
40400_CONDO/CO-OP ADDITIONAL SALES			
Southtown Building # 4	23,800	0	0
Southtown Building # 5	0	9,950	0
General	0	0	20,950
40400_CONDO/CO-OP ADDITIONAL SALES	<u>23,800</u>	<u>9,950</u>	<u>20,950</u>
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	5,546
Southtown Building # 7	6,320	6,320	6,319
Southtown Building # 8	11,546	11,546	11,547
40401_NET PRESENT VALUE	<u>29,255</u>	<u>29,255</u>	<u>29,256</u>
Fund 04 - Reserved Fund			
40401_NET PRESENT VALUE			
Southtown Building # 4	3,305	3,305	3,305
Southtown Building # 5	5,315	5,314	5,314
Southtown Building # 6	8,179	8,180	8,180
Southtown Building # 7	9,322	9,322	9,321
Southtown Building # 8	17,031	17,031	17,031
40401_NET PRESENT VALUE	<u>43,152</u>	<u>43,152</u>	<u>43,151</u>
Total	<u>195,082</u>	<u>184,198</u>	<u>158,169</u>
Ground Rent			
Fund 01 - Operating			
40090_GROUND RENT			
Eastwood	202,283	184,458	165,537
Island House	24,568	24,567	24,568
Rivercross	216,221	221,113	222,564
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	27,083
Southtown Building # 1	2,653	2,653	2,653
Southtown Building # 2	2,532	2,532	2,532
Southtown Building # 3	5,410	5,410	5,410
Southtown Building # 4	1,451	1,452	1,452
Southtown Building # 5	66,969	65,176	63,431
Southtown Building # 6	102,343	99,604	96,938
Southtown Building # 7	81,280	78,912	76,614
Southtown Building # 8	55,645	54,025	52,451
Southtown Building # 9	83,058	80,639	40,320
Octagon	3,947	6,028	5,977

Roosevelt Island Operating Corporation (RIOC)
Revenue By Building MTD

	<u>02/28/2026</u>	<u>02/28/2025</u>	<u>02/29/2024</u>
40090_GROUND RENT	1,657,101	1,513,400	1,322,844
Total	<u>1,657,101</u>	<u>1,513,400</u>	<u>1,322,844</u>
Commercial Rent			
Fund 01 - Operating			
40208_COMMERCIAL RENT			
HCK Recreation- Tennis Bubble	29,166	25,000	25,000
HCK Recreation- Parking	2,564	2,442	2,326
HCK Recreation- % Rent	198,167	0	0
Child School	37,036	35,331	32,362
Hudson Related	90,216	88,015	85,869
40208_COMMERCIAL RENT	<u>357,149</u>	<u>150,788</u>	<u>145,557</u>
Total	<u>357,149</u>	<u>150,788</u>	<u>145,557</u>
Tramway Revenue			
Fund 01 - Operating			
40020_TRAMWAY REVENUE			
Tramway	292,024	300,306	507,447
General	0	0	0
40020_TRAMWAY REVENUE	<u>292,024</u>	<u>300,306</u>	<u>507,447</u>
Total	<u>292,024</u>	<u>300,306</u>	<u>507,447</u>
Public Safety Reimbursement			
Fund 01 - Operating			
40080_PUBLIC SAFETY REIMBURSEMENT			
Eastwood	57,414	55,742	54,118
Island House	19,758	19,183	18,624
Rivercross	20,351	19,758	19,183
Westview	14,375	13,956	13,550
Southtown Building # 1	3,899	3,786	3,675
Southtown Building # 2	5,048	4,900	4,758
Southtown Building # 3	8,066	7,832	7,603
Southtown Building # 4	8,415	10,338	7,564
Southtown Building # 5	4,607	4,431	4,260
Southtown Building # 6	9,065	8,716	8,381
Southtown Building # 7	7,875	7,572	7,281
Southtown Building # 8	8,298	7,979	7,672
Southtown Building # 9	7,426	7,140	0
Octagon	14,568	14,282	14,002
General	1,600	1,600	3,000
40080_PUBLIC SAFETY REIMBURSEMENT	<u>190,765</u>	<u>187,215</u>	<u>173,671</u>
Total	<u>190,765</u>	<u>187,215</u>	<u>173,671</u>
Transport Parking Revenue			
Fund 01 - Operating			
40000_MAIN STREET PARKING			
Main Street	8,605	15,240	16,003
General	0	0	0
40000_MAIN STREET PARKING	<u>8,605</u>	<u>15,240</u>	<u>16,003</u>
40010_BUS REVENUE			
Octagon	12,140	0	11,669
40010_BUS REVENUE	<u>12,140</u>	<u>0</u>	<u>11,669</u>
40030_MOTORGATE REVENUE			
Motorgate Complex	219,999	220,672	189,180
40030_MOTORGATE REVENUE	<u>219,999</u>	<u>220,672</u>	<u>189,180</u>
Total	<u>240,744</u>	<u>235,912</u>	<u>216,852</u>

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

	<u>02/28/2026</u>	<u>02/28/2025</u>	<u>02/29/2024</u>
Interest Income			
Fund 01 - Operating			
40050_INTEREST INCOME			
General	155	215	1,732
40050_INTEREST INCOME	<u>155</u>	<u>215</u>	<u>1,732</u>
Fund 03 - Capital Project			
40050_INTEREST INCOME			
General	493	573	3,313
40050_INTEREST INCOME	<u>493</u>	<u>573</u>	<u>3,313</u>
Fund 04 - Reserved Fund			
40050_INTEREST INCOME			
General	78,885	95,130	22,347
40050_INTEREST INCOME	<u>78,885</u>	<u>95,130</u>	<u>22,347</u>
Total	<u>79,533</u>	<u>95,918</u>	<u>27,392</u>
Other Revenue			
Fund 01 - Operating			
40060_FILMING			
General	0	0	10,500
40060_FILMING	<u>0</u>	<u>0</u>	<u>10,500</u>
40100_SPECIAL EVENTS PERMITS			
North Sector	0	0	192
General	0	0	75
40100_SPECIAL EVENTS PERMITS	<u>0</u>	<u>0</u>	<u>267</u>
40203_SPORTSPARK - Membership			
Sportspark	89,540	80,094	75,668
Sportspark Gym	3,140	2,472	0
Sportspark Pool	0	5,565	850
General	0	0	0
40203_SPORTSPARK - Membership	<u>92,680</u>	<u>88,131</u>	<u>76,518</u>
40204_SPORTSPARK - Equipment and Apparel			
Sportspark	652	555	1,475
General	0	0	0
40204_SPORTSPARK - Equipment and Apparel	<u>652</u>	<u>555</u>	<u>1,475</u>
40205_PERMIT REVENUES			
Good Shepherd's Chapel	2,210	70	157
Cultural Center	7,299	11,041	0
Coler Hospital	0	7,000	0
General	30	2,095	90
40205_PERMIT REVENUES	<u>9,539</u>	<u>20,206</u>	<u>247</u>
40212_TELEPHONE COMMISSION			
Octagon	0	0	0
General	19,823	12,740	12,459
40212_TELEPHONE COMMISSION	<u>19,823</u>	<u>12,740</u>	<u>12,459</u>
40300_MISCELLANEOUS REVENUE			
Bench Donation	0	0	75
General	2,729	1,335	1,234
40300_MISCELLANEOUS REVENUE	<u>2,729</u>	<u>1,335</u>	<u>1,309</u>
Total	<u>125,423</u>	<u>122,967</u>	<u>102,775</u>
Total Revenue	<u>3,137,821</u>	<u>2,790,704</u>	<u>2,654,707</u>

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

	Fund 01 02/28/2026	Fund 02 02/28/2026	All Funds Fund 03 02/28/2026	Fund 04 02/28/2026	All Funds 02/28/2026
Income Statement					
Revenue					
Residential Fees Revenue	98,875	0	53,055	43,151	195,082
Ground Rent	1,657,101	0	0	0	1,657,101
Commercial Rent	357,150	0	0	0	357,149
Tramway Revenue	292,023	0	0	0	292,024
Public Safety Reimbursement	190,765	0	0	0	190,765
Transport/ Parking Revenue	240,744	0	0	0	240,744
Interest Income	156	0	493	78,885	79,533
Other Revenue	125,422	0	0	0	125,423
Revenue	<u>2,962,236</u>	<u>0</u>	<u>53,548</u>	<u>122,036</u>	<u>3,137,821</u>
Operating Expenses					
Salaries & Benefits	1,429,620	0	0	0	1,429,620
Insurance	440,092	0	0	0	440,093
Professional Services					
Professional Services	137,595	0	0	0	137,594
Marketing/ Advertising	10,367	0	0	0	10,367
Total Professional Services	<u>147,962</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>147,961</u>
Legal Services	76,881	0	0	0	76,881
Management Fees	620,741	0	0	0	620,742
Telecommunications	35,102	0	0	0	35,101
Rent	58,676	0	0	0	58,676
Repairs & Maintenance	35,795	0	0	0	35,796
Vehicles Maintenance	57,063	0	0	0	57,063
Equipment Purchases/ Lease	23,332	0	0	0	23,331
Supplies/ Services	167,003	0	0	0	167,004
Other Expenses	90,457	20,833	80	80	111,449
Total Operating Expenses	<u>3,182,724</u>	<u>20,833</u>	<u>80</u>	<u>80</u>	<u>3,203,717</u>
Operating Profit (Loss)	<u>(220,488)</u>	<u>(20,833)</u>	<u>53,468</u>	<u>121,956</u>	<u>(65,896)</u>
Depreciation Expenses					
Depreciation	0	0	726,430	0	726,430
Depreciation Expenses	<u>0</u>	<u>0</u>	<u>726,430</u>	<u>0</u>	<u>726,430</u>
NET SURPLUS/(DEFICIT)	<u>(220,488)</u>	<u>(20,833)</u>	<u>(672,962)</u>	<u>121,956</u>	<u>(792,326)</u>

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

	Fund 01 02/28/2026	Fund 02 02/28/2026	All Funds Fund 03 02/28/2026	Fund 04 02/28/2026	All Funds 02/28/2026
Income Statement					
Revenue					
Residential Fees Revenue	3,302,379	0	931,081	474,666	4,708,126
Ground Rent	16,985,974	0	408,000	0	17,393,974
Commercial Rent	1,957,954	0	0	0	1,957,954
Tramway Revenue	4,814,530	0	0	0	4,814,530
Public Safety Reimbursement	2,519,193	0	0	0	2,519,193
Transport/ Parking Revenue	2,693,890	0	0	0	2,693,890
Interest Income	2,171	0	7,308	1,008,346	1,017,825
Realized Gain (Loss)	0	0	4,005	0	4,005
Other Revenue	1,842,428	0	516,728	0	2,359,156
Revenue	<u>34,118,519</u>	<u>0</u>	<u>1,867,122</u>	<u>1,483,012</u>	<u>37,468,653</u>
Operating Expenses					
Salaries & Benefits	16,411,126	0	0	0	16,411,127
Insurance	4,857,785	0	0	0	4,857,784
Professional Services					
Professional Services	1,718,124	0	0	0	1,718,124
Marketing/ Advertising	62,737	0	0	0	62,738
Total Professional Services	<u>1,780,861</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>1,780,862</u>
Legal Services	735,118	568	0	0	735,686
Management Fees	6,682,420	0	0	0	6,682,419
Telecommunications	228,116	0	0	0	228,116
Rent	666,831	0	0	0	666,832
Repairs & Maintenance	604,839	0	0	0	604,839
Vehicles Maintenance	376,083	0	0	0	376,083
Equipment Purchases/ Lease	183,688	0	0	0	183,688
Supplies/ Services	1,465,553	27	0	0	1,465,579
Other Expenses	515,948	229,212	895	38,434	784,490
Total Operating Expenses	<u>34,508,368</u>	<u>229,807</u>	<u>895</u>	<u>38,434</u>	<u>34,777,505</u>
Operating Profit (Loss)	<u>(389,849)</u>	<u>(229,807)</u>	<u>1,866,227</u>	<u>1,444,578</u>	<u>2,691,148</u>
Depreciation Expenses	0	0	7,869,862	0	7,869,862
NET SURPLUS/(DEFICIT)	<u>(389,849)</u>	<u>(229,807)</u>	<u>(6,003,635)</u>	<u>1,444,578</u>	<u>(5,178,714)</u>

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

	Operations 02/28/2026	Public Safety 02/28/2026	Bus 02/28/2026	Total Fund Operations Parking 02/28/2026	Parks/Recs 02/28/2026	Tram 02/28/2026	Total Fund Operations 02/28/2026
Income Statement							
Revenue							
Residential Fees Revenue	98,875	0	0	0	0	0	98,875
Ground Rent	1,657,101	0	0	0	0	0	1,657,101
Commercial Rent	357,150	0	0	0	0	0	357,150
Tramway Revenue	0	0	0	0	0	292,024	292,023
Public Safety Reimbursement	0	190,765	0	0	0	0	190,765
Transport/ Parking Revenue	20,745	0	0	219,999	0	0	240,744
Interest Income	155	0	0	0	0	0	156
Other Revenue	32,076	0	0	0	93,347	0	125,422
Revenue	2,166,102	190,765	0	219,999	93,347	292,024	2,962,236
Operating Expenses							
Salaries & Benefits	607,882	442,802	129,346	0	249,591	0	1,429,620
Insurance	315,647	0	0	0	0	124,446	440,092
Professional Services							
Professional Services	114,360	6,461	0	0	16,773	0	137,595
Marketing/ Advertising	9,997	0	0	0	370	0	10,367
Total Professional Services	124,357	6,461	0	0	17,143	0	147,962
Legal Services	76,881	0	0	0	0	0	76,881
Management Fees	0	0	0	114,970	0	505,771	620,741
Telecommunications	35,101	0	0	0	0	0	35,102
Rent	58,676	0	0	0	0	0	58,676
Repairs & Maintenance	25,648	0	0	0	5,042	5,107	35,795
Vehicles Maintenance	1,764	2,511	38,356	0	14,432	0	57,063
Equipment Purchases/ Lease	20,964	0	916	0	699	752	23,332
Supplies/ Services	34,857	19,048	9,658	11,737	59,851	31,852	167,003
Other Expenses	16,625	1,733	675	0	71,424	0	90,457
Total Operating Expenses	1,318,402	472,555	178,951	126,707	418,182	667,928	3,182,724
Operating Profit (Loss)	847,700	(281,790)	(178,951)	93,293	(324,835)	(375,904)	(220,488)
Depreciation Expenses	0	0	0	0	0	0	0
NET SURPLUS/(DEFICIT)	847,700	(281,790)	(178,951)	93,293	(324,835)	(375,904)	(220,488)

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

	Operations 02/28/2026	Public Safety 02/28/2026	Bus 02/28/2026	Total Fund Operations Parking 02/28/2026	Parks/Recs 02/28/2026	Tram 02/28/2026	Total Fund Operations 02/28/2026
Income Statement							
Revenue							
Residential Fees Revenue	3,302,379	0	0	0	0	0	3,302,379
Ground Rent	16,985,974	0	0	0	0	0	16,985,974
Commercial Rent	1,957,954	0	0	0	0	0	1,957,954
Tramway Revenue	0	0	0	0	0	4,814,530	4,814,530
Public Safety Reimbursement	0	2,519,193	0	0	0	0	2,519,193
Transport/ Parking Revenue	339,532	0	0	2,354,358	0	0	2,693,890
Interest Income	2,171	0	0	0	0	0	2,171
Other Revenue	442,336	0	0	0	1,400,092	0	1,842,428
Revenue	<u>23,030,346</u>	<u>2,519,193</u>	<u>0</u>	<u>2,354,358</u>	<u>1,400,092</u>	<u>4,814,530</u>	<u>34,118,519</u>
Operating Expenses							
Salaries & Benefits	6,997,067	4,969,420	1,381,668	0	3,062,971	0	16,411,126
Insurance	3,489,536	0	0	0	0	1,368,248	4,857,785
Professional Services							
Professional Services	1,430,722	77,708	785	0	191,840	17,070	1,718,124
Marketing/ Advertising	58,967	0	0	0	3,771	0	62,737
Total Professional Services	<u>1,489,689</u>	<u>77,708</u>	<u>785</u>	<u>0</u>	<u>195,611</u>	<u>17,070</u>	<u>1,780,861</u>
Legal Services	735,118	0	0	0	0	0	735,118
Management Fees	0	0	0	1,235,650	0	5,446,769	6,682,420
Telecommunications	228,116	0	0	0	0	0	228,116
Rent	666,832	0	0	0	0	0	666,831
Repairs & Maintenance	282,148	5,377	8,000	771	266,178	42,363	604,839
Vehicles Maintenance	23,087	55,783	206,670	0	90,544	0	376,083
Equipment Purchases/ Lease	115,050	11,405	2,372	0	46,582	8,279	183,688
Supplies/ Services	342,127	152,898	110,156	84,409	527,229	248,733	1,465,553
Other Expenses	223,998	70,675	6,976	0	214,300	0	515,948
Total Operating Expenses	<u>14,592,768</u>	<u>5,343,266</u>	<u>1,716,627</u>	<u>1,320,830</u>	<u>4,403,415</u>	<u>7,131,462</u>	<u>34,508,368</u>
Operating Profit (Loss)	<u>8,437,578</u>	<u>(2,824,073)</u>	<u>(1,716,627)</u>	<u>1,033,528</u>	<u>(3,003,323)</u>	<u>(2,316,932)</u>	<u>(389,849)</u>
Depreciation Expenses	0	0	0	0	0	0	0
NET SURPLUS/(DEFICIT)	<u>8,437,578</u>	<u>(2,824,073)</u>	<u>(1,716,627)</u>	<u>1,033,528</u>	<u>(3,003,323)</u>	<u>(2,316,932)</u>	<u>(389,849)</u>

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 02/28/2026	Budget (B) 02/28/2026 Operating Budget	Variance (A) - (B) 02/28/2026	Percent 02/28/2026
Income Statement				
Revenue				
Residential Fees Revenue				
40123 - TEP	98,144	372,861	(274,718)	(73.67) %
40400 - CONDO/CO-OP ADDITIONAL SALES	23,800	22,667	1,134	4.99 %
40401 - NET PRESENT VALUE	73,138	121,682	(48,544)	(39.89) %
Residential Fees Revenue	195,082	517,210	(322,128)	(62.28) %
Ground Rent				
40090 - GROUND RENT	1,657,101	475,503	1,181,598	248.49 %
Ground Rent	1,657,101	475,503	1,181,598	248.49 %
Commercial Rent				
40208 - COMMERCIAL RENT	357,149	158,797	198,352	124.90 %
Commercial Rent	357,149	158,797	198,352	124.90 %
Tramway Revenue				
40020 - TRAMWAY REVENUE	292,024	541,435	(249,412)	(46.06) %
Tramway Revenue	292,024	541,435	(249,412)	(46.06) %
Public Safety Reimbursement				
40080 - PUBLIC SAFETY REIMBURSEMENT	190,765	221,913	(31,148)	(14.03) %
Public Safety Reimbursement	190,765	221,913	(31,148)	(14.03) %
Transport/ Parking Revenue				
40000 - MAIN STREET PARKING	8,605	25,383	(16,777)	(66.09) %
40010 - BUS REVENUE	12,140	12,001	139	1.15 %
40030 - MOTORGATE REVENUE	219,999	170,578	49,421	28.97 %
Transport/ Parking Revenue	240,744	207,962	32,783	15.76 %
Interest Income				
40050 - INTEREST INCOME	79,533	27,107	52,426	193.40 %
Interest Income	79,533	27,107	52,426	193.40 %
Other Revenue				
40100 - SPECIAL EVENTS PERMITS	0	51	(51)	(100.00) %
40200 - SPORTS FIELD RENTAL	0	5,972	(5,972)	(100.00) %
40203 - SPORTSPARK - Membership	92,680	83,464	9,216	11.04 %
40204 - SPORTSPARK - Equipment and Apparel	652	1,034	(381)	(36.93) %
40205 - PERMIT REVENUES	9,539	20,269	(10,730)	(52.93) %
40212 - TELEPHONE COMMISSION	19,823	26,847	(7,025)	(26.16) %
40300 - MISCELLANEOUS REVENUE	2,729	11,106	(8,377)	(75.42) %
40302 - FEMA REIMB - HURRICAN SANDY	0	49,002	(49,003)	(100.00) %
Other Revenue	125,423	197,745	(72,323)	(36.57) %
Revenue	3,137,821	2,347,672	790,148	33.65 %
Operating Expenses				
Salaries & Benefits				
60010 - SALARIES	896,223	1,037,306	(141,083)	(13.60) %
60030 - SALARIES HOURLY OT	44,955	35,513	9,443	26.59 %
60100 - TEMPORARY EMPLOYEE	52,977	29,608	23,368	78.92 %
60060 - WORKERS COMPENSATION	25,317	20,833	4,484	21.52 %
60070 - DISABILITY INSURANCE	(382)	3,938	(4,319)	(109.70) %
60071 - MCTMT TAXES	2,329	3,734	(1,406)	(37.64) %
60080 - ER PAYROLL TAXES	112,728	89,306	23,423	26.22 %
60090 - HEALTH INSURANCE	256,048	225,799	30,248	13.39 %
60091 - DENTAL/ VISION	8,693	5,977	2,717	45.45 %
60092 - PENSION	22,160	37,931	(15,772)	(41.57) %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 02/28/2026	Budget (B) 02/28/2026	Variance (A) - (B) 02/28/2026	Percent 02/28/2026
		Operating Budget		
60093 - FRINGE BENEFITS ANNUITY - Grounds	260	500	(240)	(48.00) %
60094 - LEGAL SERVICES	750	600	150	25.03 %
60095 - OTHER POST EMPLOYMENT BENEFIT	0	45,834	(45,833)	(100.00) %
60096 - TERM LIFE/ LTD	5,042	3,811	1,230	32.28 %
60098 - SCHOLARSHIP AND EDUCATION	600	383	217	56.51 %
60099 - SUPPLEMENTAL BENEFITS	1,920	1,167	753	64.57 %
Total Salaries & Benefits	1,429,620	1,542,240	(112,620)	(7.30) %
Insurance				
60200 - INSURANCE	440,093	455,437	(15,345)	(3.36) %
Insurance	440,093	455,437	(15,345)	(3.36) %
Professional Services				
Professional Services				
60220 - PROFESSIONAL SERVICES	137,594	164,286	(26,691)	(16.24) %
Professional Services	137,594	164,286	(26,691)	(16.24) %
Marketing/ Advertising				
60540 - MARKETING/ ADVERTISING	10,367	7,688	2,679	34.85 %
Marketing/ Advertising	10,367	7,688	2,679	34.85 %
Total Professional Services	147,961	171,974	(24,012)	(13.96) %
Legal Services				
60240 - LEGAL SERVICES - Legal General	22,227	41,666	(19,440)	(46.65) %
60241 - LEGAL SERVICES - Employment Matters	12,261	12,500	(238)	(1.90) %
60242 - LEGAL SERVICES - Commercial	0	1,250	(1,250)	(100.00) %
60243 - LEGAL SERVICES - Residential	0	834	(833)	(100.00) %
60244 - LEGAL SERVICES - Development/Residential	42,393	833	41,559	4,987.18 %
60246 - LEGAL SERVICES - LITIGATION/SETTLEMENT	0	33,333	(33,333)	(100.00) %
Legal Services	76,881	90,416	(13,535)	(14.96) %
Management Fees				
60210 - MANAGEMENT FEES	599,384	557,840	41,544	7.44 %
60211 - MANAGEMENT FEES - OMNY	21,358	19,834	1,523	7.68 %
Management Fees	620,742	577,674	43,067	7.45 %
Telecommunications				
60400 - TELEPHONE	2,117	2,334	(216)	(9.28) %
60401 - TELEPHONE - LONG DISTANCE	0	166	(167)	(100.00) %
60402 - TELEPHONE - CELL	7,983	5,417	2,567	47.37 %
60404 - INTERNET SERVICE PROVIDER - DATA LINE	23,821	10,833	12,988	119.89 %
60690 - WEB SITE HOSTING	0	125	(125)	(100.00) %
60700 - TV CABLE SERVICES	1,180	584	596	102.27 %
Telecommunications	35,101	19,459	15,643	80.39 %
Rent				
61081 - COMMERCIAL SPACE RENT	58,676	50,590	8,086	15.98 %
Rent	58,676	50,590	8,086	15.98 %
Repairs & Maintenance				
60407 - REPAIR & MAINT PARKING METER	0	1,800	(1,800)	(100.00) %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 02/28/2026	Budget (B) 02/28/2026	Variance (A) - (B) 02/28/2026	Percent 02/28/2026
		Operating Budget		
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	5,451	4,000	1,450	36.24 %
60413 - REPAIR & MAINT ELEVATORS	6,170	17,917	(11,747)	(65.56) %
60414 - REPAIRS & MAINT OTHER	499	2,583	(2,085)	(80.69) %
60415 - REPAIR & MAINT HVAC - Maintenance	7,361	2,500	4,861	194.43 %
60416 - REPAIR & MAINT BMS - Maintenance	5,786	4,167	1,620	38.86 %
60417 - REPAIR & MAINT ELECTRICAL - Maintenance	2,930	2,917	13	0.45 %
60418 - REPAIR & MAINT GENERATOR/ - Maintenance	0	1,666	(1,667)	(100.00) %
60419 - REPAIR & MAINT PLUMBING - Maintenance	762	1,667	(904)	(54.27) %
60421 - REPAIR & MAINT ELEV/ESCAL - Maintenance	0	1,833	(1,834)	(100.00) %
60423 - REPAIR & MAINT FIRE ALARM - Maintenance	1,008	4,167	(3,158)	(75.80) %
60424 - REPAIR & MAINT FIRE EXTIN - Maintenance	0	1,250	(1,250)	(100.00) %
60440 - REPAIRS & MAINT EQUIPMENT	755	5,417	(4,662)	(86.06) %
60480 - TREE & LAWN SERVICE - Grounds	0	17,166	(17,167)	(100.00) %
60490 - TREES, SHRUBS & SOD	272	14,834	(14,561)	(98.16) %
60620 - SNOW REMOVAL - Grounds	4,802	833	3,969	476.18 %
Repairs & Maintenance	35,796	90,155	(54,360)	(60.29) %
Vehicles Maintenance				
60450 - VEHICLES GAS	14,190	12,729	1,462	11.48 %
60500 - VEHICLE REPAIR & MAINT	2,143	10,875	(8,732)	(80.29) %
60640 - VEHICLES PARTS	40,730	4,250	36,480	858.33 %
Vehicles Maintenance	57,063	27,854	29,210	104.86 %
Equipment Purchases/ Lease				
60300 - LEASED EQUIPMENT	3,477	3,859	(381)	(9.86) %
60301 - LEASED EQUIPMENT - OMNY	753	439	313	71.44 %
60470 - OFFICE EQUIP PURCHASE	1,032	3,666	(2,635)	(71.86) %
60510 - EQUIPMENT PURCHASE	17,934	4,669	13,266	284.14 %
60660 - COMPUTER PURCHASE SOFTWARE	135	1,667	(1,531)	(91.89) %
60780 - COMPUTER PURCHASES	0	1,250	(1,250)	(100.00) %
Equipment Purchases/ Lease	23,331	15,550	7,782	50.04 %
Supplies/ Services				
60250 - EXTERMINATOR	0	612	(613)	(100.00) %
60290 - UNIFORMS	18,037	4,704	13,332	283.41 %
60291 - UNIFORMS CLEANING	995	2,480	(1,484)	(59.86) %
60320 - LIGHT, POWER, HEAT	126,856	52,000	74,856	143.95 %
60322 - WATER & SEWER	0	3,483	(3,483)	(100.00) %
60420 - OFFICE SUPPLIES	2,770	1,962	808	41.18 %
60430 - PARTS & SUPPLIES	14,981	22,802	(7,821)	(34.30) %
60750 - SERVICE MAINTENANCE	2,125	6,750	(4,625)	(68.51) %

Roosevelt Island Operating Corporation (RIOC)
Budget Variance Report MTD

	Actual (A) 02/28/2026	Budget (B) 02/28/2026 Operating Budget	Variance (A) - (B) 02/28/2026	Percent 02/28/2026
AGREE				
60751 - SERVICE MAINTENANCE	1,240	724	516	71.42 %
AGREE - OMNY				
Supplies/ Services	167,004	95,517	71,486	74.84 %
Other Expenses				
60520 - EMPL TRV & MEAL	41	283	(242)	(85.50) %
60530 - EMPLOYEE TRAINING	128	9,763	(9,635)	(98.69) %
60550 - POSTAGE	1,073	154	919	596.41 %
60551 - SHIPPING	667	983	(316)	(32.16) %
60552 - UPS SHIPPING	0	125	(125)	(100.00) %
60560 - SUBSCRIPTIONS / MEMBER-SHIP	5,309	5,675	(367)	(6.46) %
60570 - BANK CHARGES	7,332	3,519	3,813	108.34 %
60580 - MISCELLANEOUS	1,201	550	652	118.52 %
60600 - PUBLIC WORK ENFORCEMENT F - Administrative	0	834	(833)	(100.00) %
60681 - ISLAND EVENTS	71,065	14,458	56,606	391.51 %
60790 - MTA METRO CARD PURCHASE	3,800	2,200	1,600	72.72 %
61750 - PUBLIC PURPOSE GRANTS	20,833	20,833	0	0.00 %
Other Expenses	111,449	59,377	52,072	87.69 %
Total Operating Expenses	3,203,717	3,196,243	7,474	0.23 %
Operating Profit (Loss)	(65,896)	(848,571)	782,675	(92.23) %
Depreciation Expenses				
Depreciation				
70000 - DEPRCN EXPENSE OFFICE FURNITURE, FIXTURES, EQUIPMENT	4,357	3,540	817	23.08 %
70010 - DEPRCN EXPENSES BUILDINGS	34,171	22,238	11,933	53.65 %
70020 - DEPRCN EXPENSES BUILDINGS IMPROVEMENTS	404,997	443,817	(38,820)	(8.74) %
70030 - DEPRECN EXPENSES INFRASTRUCTURE	154,443	159,678	(5,235)	(3.27) %
70040 - DEPRECN EXPENSES SEAWALL	17,292	18,157	(864)	(4.76) %
70100 - DEPRECIATION EXPENSE VEHICLES	7,793	3,280	4,511	137.53 %
70400 - DEPRECIATION EXPENSE BUSES	25,934	15,126	10,809	71.45 %
70500 - DEPRECIATION EXPENSE NON RESIDENTIAL REAL PROPERTY	2,490	2,615	(125)	(4.76) %
70600 - DEPRECIATION EXPENSE LANDMARKS	30,549	32,204	(1,655)	(5.14) %
70800 - DEPRECIATION EQUIPMENT	44,404	29,879	14,525	48.61 %
Depreciation	726,430	730,534	(4,105)	(0.56) %
Depreciation Expenses	726,430	730,534	(4,105)	(0.56) %
NET SURPLUS/(DEFICIT)	(792,326)	(1,579,105)	786,780	(49.82) %

The Roosevelt Island Operating Corporation (RIOC)
UNAUDITED CAPITAL IMPROVEMENTS 2025/2026
For The Eleventh Month Ending February 28, 2026 (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 February 28, 2026	Balance as of January 31, 2026	
1	Sports Fields/Parks	2,699	983	1,716	130	692	406	286	
	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	0			11	(11)	
	Sport Park renovation (Construction)	3400	2,000	833		612	395	217	
	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	73	177	
	Good Shepherd	3543	24	(24)	200	130	68	62	
	Sports Park - Infrastructure Improvements	3400		0		70	0	70	
	Lighthouse Park	3900		0		50	5	45	
	Miscellaneous Upgrades & Improvements - Reserve	General		0	50	0	0	0	
3	Infrastructure Improvements	2,500	468	2,032	3,665	3,765	688	3,077	
	AVAC Upgrades (Construction & Design)	2800		0	250	150	0	150	
	Bike Ramp (Design)	7036	47	(47)			0	0	
	Blackwell Playground	3101		0	120	120	0	120	
	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	113	237	
	Motorgate Elevator Controls	5688		0		500	182	318	
	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	244	646	
	Roadway Rehabilitation (Construction)	8003		0	1,714	938	96	842	
	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	12	88	
	West Side Pier	8001		0		485	41	444	
	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	731	1,479	
	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 - 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	4
	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			17	(17)	
	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)	
	Ground Small Medium Equipment and Tools	8012		0			11	(11)	
	P.S. - Misc. Equipment	2100	25	25	10	10	0	10	
	P.S. - Vehicles	2100		0			77	(77)	
	Vehicle, Bus & Minibus / + Infrastructure	2240		0	2,080	2,080	515	1,565	
	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	
	Tram - Repairs	2900	385	(385)			0	0	
	Tram - Sway Dampener	2900	79	(79)			0	0	
10	Miscellaneous	900	475	425	100	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	2,923	5,612	