



Roosevelt Island
Operating Corporation



Approved Budget Fiscal Year 2022-23

**The Roosevelt Island Operating Corporation
Approved Budget FY 22/23**

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Roosevelt Island Operating Corporation

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Governor

SHELTON J. HAYNES

President & CEO

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December 29, 2021

The Board of Directors
Roosevelt Island Operating Corporation
of The State of New York
591 Main Street
Roosevelt Island, New York 10044

Re: Approved Budget FY 2022/2023 Certification Letter

Dear Board Members,

Please be advised that, to the best of my knowledge and based on information as of the date of this letter, the Approved Budget FY 2022/2023 is based on reasonable assumptions and methods of estimation and I am not aware of any misrepresentations contained within.

Respectfully submitted,

A handwritten signature in black ink that reads "Shelton J. Haynes".

Shelton J. Haynes
President & CEO



Capital Projects

The Approved Budget FY 2022-23 projects capital improvements in the amount of \$7,815,000, a decrease of \$4,095,000 over the Approved Budget FY 2021-22 amount of \$11,910,000. The Approved amount primarily consists of capital projects in the projected amount of \$6,300,000, but also includes the capitalized purchase of equipment and vehicles in the amount of \$515,000 as well as miscellaneous in the amount of \$1,000,000. Categories of projects include sports fields and parks, historic and landmark structures, infrastructure improvements, facilities and offices and the Tramway.

For sports fields and parks, the Approved Budget FY 2022-23 projects expenditures in the amount of \$3,596,000, an increase of \$996,000 over the Approved Budget FY 2021-22 of \$2,600,000. The increase is mainly due to the Sportspark renovation(Construction) project which is expected to be completed mid-year 2022.

For historic and landmark structures improvement, the Approved Budget FY 2022-23 projects expenditures in the amount of \$0, a decrease of \$1,317,000 from the Approved Budget FY 2020-21 amount of \$1,317,000. The decrease is due to the projected completion of the Blackwell House Exterior and Roof, Lighthouse Restoration (Construction & Design) and Smallpox Hospital (Design) in FY 2020-21.

For infrastructure improvements, the Approved Budget FY 2022-23 projects expenditures in the amount of \$2,704,000, a decrease of \$1,306,000 from the Approved Budget FY 2021-22 of \$4,010,000. The decrease is mainly due to the projected completion of the Blackwell Plaza and Sidewalk Renovation, Motorgate Repairs PHASE 1 (Construction), and the Southpoint Open Space Park – Seawall (Construction) projects in FY 2020-21.

For facilities and office improvements, the Approved Budget FY 2022-23 projects expenditures in the amount of \$0, a decrease of \$60,000 over the Approved Budget FY 2021-22 amount of \$60,000. The decrease is mainly due to the projected completion of AMC Mechanical/Piping.

For equipment and vehicles, the Approved Budget FY 2022-23 projects expenditures in the amount of \$515,000, an decrease of \$200,000 over the Approved Budget FY 2021-22 of \$715,000. The decrease is mainly due to the projected completion of Dark Fiber in FY 2021-22.

For the Tramway, the Approved Budget FY 2022-23 projects expenditures in the amount of \$0, a decrease of \$1,725,000 over the Approved Budget FY 2021-22 of \$1,725,000. The decrease is mainly due to the projected completion of Tram Elevator Manhattan (Construction) project in FY 2021-22.

For the miscellaneous, the Approved Budget FY 2022-23 projects expenditures in the amount of \$1,000,000, an decrease of \$1,800,000 from the Approved Budget FY 2021-22 of \$2,800,000. The decrease is mainly due to the engagement of an Owner's Representative to facilitate the many projects.



Approved Budget FY 2022-23 Overview

Revenues

RIOC's Approved Budget FY 2022-23 projects revenues of \$32,384,000, a decrease of \$425,000 or 1.30% over the Approved Budget FY 2021-22 amount of \$32,809,000. RIOC generates most of its revenues from long-term ground leases to developers of housing projects on the Island. These leases specify the methodology by which the ground lease revenues are derived, including amounts, timing and escalation of ground lease payments, specifically residential fees, ground rents and public safety fees.

In addition, RIOC generates revenues from its Tramway transportation system, Motorgate parking garage, metered street parking, commercial leases and interest income. Other revenues mostly consist of permitting fees collected for activities that take place in the Sportspark sports facility, the Cultural Center, the Sports Fields and third-party construction on the Island.

Residential fees are projected to increase by \$614,000 or 33.81%. This is mainly due to the Tax Equivalency Payment for Southtown Building #5 & 6 (Beg. 13th year after the Temporary Certificate of Occupancy).

Ground rents are projected to increase by \$597,000 or 3.92% mainly due to the completion of Southtown Building #8 in FY 2020-21.

Commercial rents are projected to increase by \$25,000 or 1.47% due to contractual escalations.

Tramway revenues are projected to decrease by \$1,734,000 or 27.28% mainly due to the ridership decrease in New York City after the pandemic.

Public Safety revenues are projected to increase by \$72,000 or 3.16% due to contractual escalations and Southtown Building 8 construction.

Transport/parking revenues are projected to decrease by \$10,000 or 0.31%, mainly due to a decrease in the projected street parking revenue.

Interest revenues are projected to increase by \$4,000 or 0.5% due to a drastic lowering of interest rates by the Federal Reserve to aid economy hurt by Covid pandemic.

Other revenues are projected to increase by \$7,000 or 0.51%, mainly due to an increase in permit and telephone commission revenue.



Expenses

The Department of Budget has reviewed and approved the below expenses.

Personnel Expenses

RIOC's Approved Budget FY 2022-23 projects personnel expenses of \$12,481,006, an increase of \$563,465 or 4.73% over the Approved Budget FY 2021-22 of \$11,917,541. The projected increase is mainly due to raises to individuals who took on additional responsibility during the pandemic year.

Other Than Personnel Services (OTPS)

The Approved Budget FY 2022-23 projects total OTPS of \$10,279,677, a decrease of \$40,616 or 0.39% over the Approved Budget FY 2021-22 of \$10,320,293. Significant increases and decreases in spending are described below, including but not limited to expenses for insurance, professional services, management fees, trees/shrubs and sod, and parts and supplies.

For insurance costs, the Approved Budget FY 2022-23 projects expenditures in the amount of \$1,928,615, an increase of \$79,465 or 4.30% over the Approved Budget FY 2021-22 of \$1,849,150. The increase is mainly due to tightness in the insurance market.

For professional services, the Approved Budget FY 2022-23 projects expenditures in the amount of \$800,784, an increase of \$30,604 or 3.97% over the Approved Budget FY 2021-22 amount of \$770,180. The increase is mainly due to and increased services to meet the needs of the corporation.

For Marketing/Advertising, the Approved Budget FY 2022-23 projects expenditures in the amount of \$68,000, an increase of \$28,000 or 70% over the Approved Budget FY 2021-22 of \$40,000. The increase is mainly due to RIOC reengaging marketing efforts which were deferred in the prior year due to the pandemic.

For management fees, the Approved Budget FY 2022-23 projects expenditures in the amount of \$5,263,700, an increase of \$83,700 or 1.62% over the Approved Budget FY 2021-22 of \$5,180,000. The increase is mainly due to the rising cost for operating and maintaining the third-party managed Motorgate and Tramway.

For trees/shrubs and sod, the Approved Budget FY 2022-23 projects expenditures in the amount of \$157,200, a increase of \$37,000 or 30.78% over the Approved Budget FY 2021-22 of \$120,200. The increase is mainly due to a decrease in scope related to landscaping services.

For Service Maintenance, the Approved Budget FY 2022-23 projects expenditures in the amount of \$168,480, a increase of \$17,000 or 11.22% over the Approved Budget FY 2021-22 of \$151,480. The increase is mainly due to RIOC reengaging maintenance efforts which were deferred in the prior year due to the pandemic.



Approved Budget FY 2022-23
Overview

Extraordinary Expenses

As noted above, certain expenses are considered extraordinary and are in addition to OPTS. The Approved Budget FY 2022-23 projected amount of extraordinary expenses is \$8,934,369, an increase of \$201,852 over the Approved Budget FY 2021-22 amount of \$8,732,518. The increase is mainly due to several categories of extraordinary expenses did change as stated below.

For insurance, the Approved Budget FY 2022-23 amount is \$1,883,585, an increase of \$171,235 over the Approved Budget FY 2021-22 of \$1,712,350. The increase is mainly due to tightness in the insurance market resulting in increased premium.

Extraordinary expenses for capitalized costs are included in the Approved Budget FY 2022-23 at a projected amount of \$3,737,528, a increase of \$133,270 over the Approved Budget FY 2021-22 amount of \$3,604,258. The capitalized costs include: (1) professional services at projected cost of \$143,396; (2) capital repairs and maintenance at a projected cost of \$405,000; (3) data line cost of \$45,000; (4) Misc. ground cost of \$250,000 and (5) salary and benefit expenses at a projected cost of \$2,894,132.

For management Fee -Tramway the Approved Budget FY 2022-23 includes an extraordinary expense of \$500,000, an increase of \$80,000 over the Approved Budget FY 2021-22 amount of \$420,000. This is mainly due to increased capitalized cost to repair cabin floor and rope replacement.

For other post employment benefits the Approved Budget FY 2022-23 includes an extraordinary expense of \$300,000, a decrease of \$400,000 over the Approved Budget FY 2021-22 amount of \$700,000. This is mainly due to decreased actuarial assumptions related to interest rates.

For grant and community support, the Approved Budget FY 2022-23 includes an extraordinary expense of \$1,552,456, an increase of \$212,346 over the Approved Budget FY 2021-22 amount of \$1,340,110. This is mainly due to increased costs for community service and the allocation of youth center personnel cost to support such service.

Roosevelt Island Operating Corp.
Approved Budget FY 22-23 Summary

	Actual FY 2021	Project Actual 2022	Approved Budget 2022	Approved Budget 2023	Variance Favorable (Unfavorable)	Variance % Change
Revenues:						
Residential Fees	\$1,682,789	\$3,316,000	\$1,816,000	\$2,430,000	\$614,000	33.81%
Ground Rent	\$14,636,811	\$15,325,000	\$15,243,000	\$15,840,000	\$597,000	3.92%
Commercial Rent	\$1,661,743	\$1,701,000	\$1,701,000	\$1,726,000	\$25,000	1.47%
Tramway Revenue	\$1,642,755	\$4,623,000	\$6,356,000	\$4,622,000	(\$1,734,000)	-27.28%
Public Safety Reimbursement	\$2,205,103	\$2,279,000	\$2,279,000	\$2,351,000	\$72,000	3.16%
Transport/Parking Revenue	\$2,295,009	\$3,232,000	\$3,232,000	\$3,222,000	(\$10,000)	-0.31%
Interest Income	\$998,974	\$797,000	\$797,000	\$801,000	\$4,000	0.50%
Other Revenue	\$2,556,939	\$655,000	\$1,385,000	\$1,392,000	\$7,000	0.51%
Total Revenues:	\$27,680,123	\$31,928,000	\$32,809,000	\$32,384,000	(\$425,000)	-1.30%
Expenses:						
Personal Expenses:						
Salary Expense	\$8,247,481	\$8,659,257	\$7,881,097	\$8,449,328	(\$568,231)	-7.21%
Fringe Benefits	\$4,182,934	\$4,100,630	\$4,036,444	\$4,031,678	\$4,766	0.12%
Total Personal Expenses:	\$12,430,415	\$12,759,887	\$11,917,541	\$12,481,006	(\$563,465)	-4.73%
FTE	142.00	139.00	139.00	139.00		
Other Than Personal Expenses (OTPS)						
Insurance	\$1,658,500	\$1,476,650	\$1,849,150	\$1,928,615	(\$79,465)	-4.30%
Professional Services	\$1,216,115	\$1,547,500	\$770,180	\$800,784	(\$30,604)	-3.97%
Marketing/Advertising	\$19,921	\$55,000	\$40,000	\$68,000	(\$28,000)	-70.00%
Management Fees	\$4,954,379	\$5,157,000	\$5,180,000	\$5,263,700	(\$83,700)	-1.62%
Legal Fees	\$163,749	\$100,000	\$125,000	\$125,000	\$0	0.00%
Telecommunications	\$221,431	\$172,500	\$213,500	\$175,932	\$37,568	17.60%
Office Space rent	\$73,600	\$4,800	\$5,000	\$0	\$5,000	100.00%
Repairs & Maintenance	\$177,680	\$164,550	\$197,300	\$106,695	\$90,605	45.92%
Trees/Shrubs & Sod	\$116,028	\$82,200	\$120,200	\$157,200	(\$37,000)	-30.78%
Fleet Maintenance	\$187,553	\$261,550	\$276,700	\$195,450	\$81,250	29.36%
Equipment Leased	\$89,174	\$38,000	\$32,000	\$32,000	\$0	0.00%
Office Equipment	\$58,537	\$31,000	\$18,500	\$21,500	(\$3,000)	-16.22%
Equipment & Tools	\$16,469	\$35,500	\$38,500	\$37,000	\$1,500	3.90%
Computer Software & Equipment	\$41,607	\$40,000	\$30,000	\$30,000	\$0	0.00%
Exterminating	\$7,343	\$6,650	\$14,000	\$9,350	\$4,650	33.21%
Uniforms	\$69,625	\$59,450	\$78,500	\$73,500	\$5,000	6.37%
Light, Power & Heat	\$464,136	\$216,000	\$613,000	\$552,500	\$60,500	9.87%
Water & Sewer	\$11,262	\$10,500	\$25,000	\$15,500	\$9,500	38.00%
Office Supplies	\$18,015	\$22,300	\$33,000	\$31,600	\$1,400	4.24%
Parts & Supplies	\$271,597	\$230,400	\$232,433	\$238,000	(\$5,567)	-2.40%
Service Maintenance	\$41,063	\$121,000	\$151,480	\$168,480	(\$17,000)	-11.22%
Employee Travel & Meals	\$12,917	\$6,080	\$9,733	\$8,030	\$1,703	17.50%
Employee Training	\$40,875	\$86,700	\$125,000	\$105,085	\$19,915	15.93%
Shipping	\$7,998	\$11,315	\$18,310	\$15,850	\$2,460	13.44%
Dues & Subscriptions	\$24,433	\$24,900	\$34,557	\$30,656	\$3,901	11.29%
Island Events	\$0	\$0	\$0	\$0	\$0	0.00%
Other Expenses	\$31,344	\$60,200	\$89,250	\$89,250	\$0	0.00%
Public Purpose Grants	\$0	\$0	\$0	\$0	\$0	0.00%
Total (OTPS)	\$9,995,351	\$10,021,745	\$10,320,293	\$10,279,677	\$40,616	0.39%
Total Expenses: (Before Depreciation & Extra Ordinary Exp)	\$22,425,766	\$22,781,632	\$22,237,834	\$22,760,683	(\$522,848)	-2.35%
Net Income (Before Depreciation & Extra Ordinary Exp)	\$5,254,357	\$9,146,368	\$10,571,166	\$9,623,317	(\$947,848)	-8.97%
Extra Ordinary Expenses						
- Insurance	\$1,489,000	\$1,712,350	\$1,712,350	\$1,883,585	(\$171,235)	
- Contractual Real Estate	\$3,725	\$300,000	\$300,000	\$300,000	\$0	
- Offset of Community Commercial Space	\$602,244	\$584,000	\$485,800	\$490,800	(\$5,000)	
- Heating	\$170,000	\$170,000	\$170,000	\$170,000	\$0	
- Capitalized Cost	\$2,205,755	\$2,200,797	\$3,604,258	\$3,737,528	(\$133,270)	
- Management Fee - Tramway	\$420,000	\$420,000	\$420,000	\$500,000	(\$80,000)	
- Other Post Employment Benefit	\$257,476	\$700,000	\$700,000	\$300,000	\$400,000	
- Grant and Community Support	\$710,942	\$1,014,905	\$1,340,110	\$1,552,456	(\$212,346)	
Total Extra Ordinary Expenses	\$5,859,142	\$7,102,052	\$8,732,518	\$8,934,369	(\$201,852)	
Total Expenses: (Before Depreciation)	\$28,284,908	\$29,883,684	\$30,970,352	\$31,695,052	(\$724,700)	-2.34%
Net Income (Before Depreciation)	(\$604,785)	\$2,044,316	\$1,838,648	\$688,948	(\$1,149,700)	-62.53%
Depreciation Expense	\$5,933,738	\$4,361,189	\$4,361,189	\$4,622,860	(\$261,671)	-6.00%
Net Income (Loss) - After Depreciation	(\$6,538,523)	(\$2,316,873)	(\$2,522,541)	(\$3,933,912)	(\$1,411,371)	-55.95%

Roosevelt Island Operating Corp.
Approved FY Budget 2022 - 2023 Yr Cash Flow Projection (In Thousands)

	Approved		Projected							
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
CASH BALANCE : 04/01/2022 projected	\$7,710	\$16,531	\$13,394	\$34,911	\$34,680	\$32,353	\$28,063	\$31,805	\$36,414	\$42,406
TOTAL REVENUES:	\$32,384	\$33,497	\$38,887	\$40,683	\$38,697	\$40,613	\$42,562	\$44,574	\$46,922	\$49,106
EXPENDITURES (EXCLUDING DEPRECIATION)										
PERSONAL EXPENSES (3% INCR.)	\$16,476	\$16,970	\$17,479	\$18,003	\$18,544	\$19,100	\$19,673	\$20,263	\$20,871	\$21,497
OTHER THAN PERSONAL EXPENSES (2 % INCR.)	\$15,349	\$15,656	\$15,969	\$16,289	\$16,615	\$16,947	\$17,286	\$17,631	\$17,984	\$18,344
TOTAL EXPENDITURES:	\$31,825	\$32,626	\$33,448	\$34,292	\$35,158	\$36,047	\$36,959	\$37,894	\$38,855	\$39,841
NET CASH FLOW FROM OPERATIONS	\$559	\$871	\$5,438	\$6,391	\$3,539	\$4,566	\$5,603	\$6,679	\$8,067	\$9,265
ADJUSTMENTS:										
REVERSAL OF DEFERRED REVENUES	(\$723)	(\$1,000)	(\$1,234)	(\$1,657)	(\$1,657)	(\$1,657)	(\$1,657)	(\$1,657)	(\$1,657)	(\$1,657)
COLLECTION OF RIVERCROSS RECEIVABLE										
ADD: PV PAYMENTS (DEFERRED REVENUE)	\$16,800		\$24,800							
CASH AVAILABLE FOR CAPITAL PROJECTS	\$24,346	\$16,402	\$42,398	\$39,645	\$36,563	\$35,263	\$32,010	\$36,827	\$42,825	\$50,014
CAPITAL PROJECT EXPENDITURES	\$7,815	\$3,008	\$7,487	\$4,965	\$4,210	\$7,200	\$205	\$413	\$419	\$300
CASH BALANCE: 03/31	\$16,531	\$13,394	\$34,911	\$34,680	\$32,353	\$28,063	\$31,805	\$36,414	\$42,406	\$49,714

**The Roosevelt Island Operating Corporation (RIOC)
APPROVED CAPITAL PLAN 2022/2023 (In Thousands)**

	2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Description	Approved Budget	Projected Actual	Approved Budget	Projected Budget	Budgets 2023-2032								
Sports Fields/Parks	\$2,600	\$6,721	\$3,596	\$1,317	\$227	\$0	\$0	\$2,500	\$0	\$100	\$100	\$100	\$7,940
Lighthouse Park Parking Enhancement				\$317	\$227								\$227
Lighthouse Park Paking enhancement				\$1,000									\$1,300
Nellie Bly Monument	\$100	\$317											\$0
Pony Field Reconstruction													\$2,500
Sport Park renovation (Construction)	\$2,500	\$6,404	\$3,596										\$3,596
Sport Park renovation (Design)													\$0
Miscellaneous Upgrades & Improvements - Reserve													\$0
Historic & Landmark Structures	\$0	\$2,631	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Lighthouse Restoration (Construction)		\$2,631											\$0
Lighthouse Restoration (Design)													\$0
Miscellaneous Upgrades & Improvements - Reserve													\$0
Infrastructure Improvements	\$4,010	\$2,235	\$2,704	\$1,631	\$5,700	\$4,700	\$3,650	\$4,200	\$0	\$200	\$200	\$200	\$23,185
Steam Tunnel Construction					\$3,000	\$3,000	\$3,000						\$9,000
Steam Tunnel Design		\$300	\$300	\$200	\$200								\$700
Bike Ramp (Construction)			\$145	\$63	\$1,000	\$1,000							\$2,208
Bike Ramp (Design)	\$425	\$269											\$0
Bike Lane (Construction)		\$0	\$409	\$118	\$1,000								\$1,527
Bike Lane (Design)		\$374		\$1,050									\$1,050
Blackwell Plaza & Sidewalk renovation (Construction)	\$1,706	\$1,042											\$0
Helix Ramp Traffic Study	\$250												\$0
Island wide Main Street Trees & Sidewalks	\$333				\$350								\$650
Island wide data replacements	\$50				\$50								\$50
Island wide Road Improvements						\$500	\$500						\$1,000
Island wide Site Furnishings and Wayfinding	\$300				\$100	\$100	\$100						\$300
Island wide Security Improvements	\$100				\$100	\$50							\$150
Island wide Z Brick Replacement - Reserve													\$300
RIOC Elevator/ Escalator /Conveyance Capital Repairs (Design) - PH 1	\$200			\$200									\$200
Southpoint Open Space Park - Seawall (Construction)	\$646												\$0
Southpoint Open Space Park - Seawall (Design)													\$0
Tram Rope Replacement/Stairs			\$1,000										\$1,000
West Promenade Enhancements													\$4,200
Steam Tunnel Design		\$250	\$850										\$850
Steam Tunnel													\$0
Facilities & Offices	\$60	\$50	\$0	\$60	\$1,060	\$60	\$60	\$0	\$0	\$0	\$0	\$0	\$1,240
AVAC Mechanical/Piping	\$60			\$60	\$60	\$60	\$60						\$240
Motorgate Plaza & Atrium Design		\$50											\$0
Motorgate Plaza & Atrium					\$1,000								\$1,000
Miscellaneous Facilities & Offices - Reserve													\$0
Equipment & Vehicles	\$715	\$0	\$515	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515
IT - CPU & Monitor (Workstations)	\$15		\$15										\$15
IT - Disaster Recovery (on/offsite data storage)	\$45		\$45										\$45
IT-Dark Fiber	\$200		\$0										\$0
IT - Firewall (Sonicwall & Implementation Prof Services)	\$15		\$15										\$15

The Roosevelt Island Operating Corporation (RIOC)
APPROVED CAPITAL PLAN 2022/2023 (In Thousands)

	2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Description	Approved Budget	Projected Actual	Approved Budget	Projected Budget	Budgets 2023-2032								
IT - Security (access control - Camera)	\$60		\$60										\$60
IT - Security (access control - swipe cards)	\$15		\$15										\$15
IT - Servers Infrastructure	\$75		\$75										\$75
IT - Software Upgrades	\$30		\$30										\$30
IT - Storage System (Hardware)	\$30		\$30										\$30
IT - Telecom (Cables/Fiber to Connect to Data Center)	\$75		\$75										\$75
IT - Telecommunication (New Phone System)	\$25		\$25										\$25
IT - Upgrade of Network Switches & Hubs	\$50		\$50										\$50
IT - Wireless Access Point	\$5		\$5										\$5
P.S. - Misc. Equipment	\$25		\$25										\$25
Vehicle	\$50		\$50										\$50
Misc. Reserve													\$0
Special Projects	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
P.S. - Island Wireless Security Camera System													\$0
Other - Special Projects													\$0
Lighting & Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Signage & Traffic Analysis (Construction)													\$0
Signage & Traffic Analysis (Design)													\$0
Street Light Replacement & Signage - Reserve													\$0
Tram	\$1,725	\$1,600	\$0	\$0	\$500	\$205	\$500	\$500	\$205	\$0	\$0	\$0	\$1,910
Tram Elevator Manhattan (Construction)	\$1,520	\$1,600											\$0
Tram Plaza - Roosevelt Island	\$205				\$500	\$205	\$500	\$500	\$205				\$1,910
Tram - Capital Reserve													\$0
Miscellaneous	\$2,800	\$1,050	\$1,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000
Reserve													\$0
Owner's Representative	\$1,800	\$1,050	\$1,000										\$1,000
Contingency	\$1,000												\$0
TOTAL CAPITAL IMPROVEMENTS	\$11,910	\$14,287	\$7,815	\$3,008	\$7,487	\$4,965	\$4,210	\$7,200	\$205	\$413	\$419	\$419	\$36,141

Roosevelt Island Operating Corp.												
Approved Budget FY 22-23 Revenues (In Thousands)												
Projected												
Approved	Actual	Approved	Projected									
2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
NET PRESENT VALUE - Capital Reserved (59%)												
- Southtown #4 NPV Revenue \$39,659/yr thru 2068	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40	\$40
- Southtown #5 NPV Revenue \$63,771/yr thru 2068	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64	\$64
- Southtown #6 NPV Revenue \$98,156/yr thru 2068	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98	\$98
- Southtown #7 NPV Revenue \$111,859/yr thru 2068	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112	\$112
- Southtown #8 - Est. TCO 7/2020 240,000sq' \$70/sq'=\$16,800,000	\$0	\$0	\$0	\$163	\$218	\$218	\$218	\$218	\$218	\$218	\$218	\$218
- Southtown #9 - Est. TCO 1/2025 268,800sq' Est. @\$92/sq'=\$24,800,000	\$0	\$0	\$0	\$0	\$83	\$333	\$333	\$333	\$333	\$333	\$333	\$333
Total: NET PRESENT VALUE - Capital Reserved (59%)	\$313	\$313	\$313	\$477	\$615	\$864						
NET PRESENT VALUE - Capital (40%)												
- Southtown #4 NPV Revenue \$26,887/yr thru 2068	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27	\$27
- Southtown #5 NPV Revenue \$43,235/yr thru 2068	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43	\$43
- Southtown #6 NPV Revenue \$66,547/yr thru 2068	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67	\$67
- Southtown #7 NPV Revenue \$75,837/yr thru 2068	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76	\$76
- Southtown #8 - Est. TCO 7/2020 240,000sq' Est. @\$70/sq'=\$16,800,000	\$0	\$0	\$0	\$111	\$148	\$148	\$148	\$148	\$148	\$148	\$148	\$148
- Southtown #9 - Est. TCO 1/2025 268,800sq' Est. @\$92/sq'=\$24,800,000	\$0	\$0	\$0	\$0	\$56	\$226	\$226	\$226	\$226	\$226	\$226	\$226
Total: NET PRESENT VALUE - Capital (40%)	\$213	\$213	\$213	\$323	\$417	\$586						
NET PRESENT VALUE - Operating (1%)												
- Southtown #4 NPV Revenue \$672/yr thru 2068	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
- Southtown #5 NPV Revenue \$1,081/yr thru 2068	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1
- Southtown #6 NPV Revenue \$1,664/yr thru 2068	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
- Southtown #7 NPV Revenue \$1,896/yr thru 2068	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
- Southtown #8 - Est. TCO 7/2020 240,000sq' Est. @\$70/sq'=\$16,800,000	\$0	\$0	\$0	\$3	\$4	\$4	\$4	\$4	\$4	\$4	\$4	\$4
- Southtown #9 - Est. TCO 1/2025 268,800sq' Est. @\$92/sq'=\$24,800,000	\$0	\$0	\$0	\$0	\$1	\$6	\$6	\$6	\$6	\$6	\$6	\$6
Total: NET PRESENT VALUE - Operating (1%)	\$5	\$5	\$5	\$8	\$10	\$15						
CORNELL TECH LAND TRANSFER FEE												
- Cornell Tech (4% increase every 10 years)	\$400	\$400	\$400	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408	\$408
Total: CORNELL TECH LAND TRANSFER FEE	\$400	\$400	\$400	\$408								
CONDO ADDITIONAL SALES												
- Condo Conversion Fees - Resales - Southtown 1-5	\$103	\$103	\$106	\$109	\$112	\$115	\$119	\$122	\$126	\$130	\$134	\$138
- Island House - Resale Fees	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
- Westview - Sponsor Sales	\$50	\$1,550	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
- Rivercross - Resale Fees	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50
Total: CONDO ADDITIONAL SALES	\$253	\$1,753	\$256	\$259	\$262	\$265	\$269	\$272	\$276	\$280	\$284	\$288
COMMERCIAL RENT												
HRR Master Lease Guaranteed Income (2.5% increase)	\$973	\$973	\$997	\$1,022	\$1,048	\$1,074	\$1,101	\$1,128	\$1,156	\$1,185	\$1,215	\$1,245
Hudson/Related Profit Participation (per H/R proforma)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
- 281 Main Street - (HCK Tennis Bubble) - (fixed increase as per lease schedule) Leased thru 2046	\$300	\$300	\$300	\$300	\$300	\$313	\$350	\$350	\$350	\$350	\$363	\$400
-281 Main Street - (HCK Tennis Bubble) (% Rent) - Leased thru 2046 Est. 3% Increase	\$20	\$20	\$20	\$21	\$21	\$22	\$23	\$23	\$24	\$25	\$26	\$26
-587 Main St. - The Child School (the percentage increase is based on increase in State Education Tuition Feb-Jan) Est. 1% increase	\$353	\$353	\$353	\$357	\$360	\$364	\$368	\$371	\$375	\$379	\$383	\$386

Roosevelt Island Operating Corp.											
Approved Budget FY 22-23 Revenues (In Thousands)											
Projected											
Approved	Actual	Approved	Projected								
2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Westview - Lost Retail Revenue Compensation thru 7/30	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55	\$55
Total: COMMERCIAL RENT	\$1,701	\$1,701	\$1,726	\$1,755	\$1,785	\$1,827	\$1,896	\$1,928	\$1,961	\$1,994	\$2,041
SOUTHTOWN PILOT/TEP											
PILOT - Southtown #3 (begins 21st year after TCO) - begins 2028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$267	\$667	\$1,067	\$1,467
PILOT - Southtown #4 (begins 21st year after TCO) - begins 2029	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$67	\$467	\$867	\$1,267
-TEP - Southtown #5 (begins 13th year after TCO) - begins 2023 (Note A)	\$0	\$0	\$300	\$400	\$700	\$800	\$1,100	\$1,200	\$1,500	\$1,600	\$1,900
-TEP - Southtown #6 (begins 13th year after TCO) - begins 2023 (Note A)	\$0	\$0	\$267	\$400	\$667	\$800	\$1,067	\$1,200	\$1,467	\$1,600	\$1,867
-TEP - Southtown #7 (begins 13th year after TCO) - begins 2029 (Note A)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200	\$400	\$600
-TEP - Southtown #8 (begins 35th year after TCO) 7/20 - begins 7/2055	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-TEP - Southtown #9 (begins 35th year after TCO) 6/23 - begins 6/2058	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
	\$0	\$0	\$567	\$800	\$1,367	\$1,600	\$2,167	\$2,667	\$3,900	\$5,133	\$6,700
SOUTHTOWN MINI TEP (Land Only - \$1 per square foot)											
-TEP - Southtown #5	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145	\$145
-TEP - Southtown #6	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222	\$222
-TEP - Southtown #7	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202	\$202
-TEP - Southtown #8	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240	\$240
-TEP - Southtown #9 - assuming 6/21 lease closing	\$223	\$223	\$268	\$268	\$268	\$268	\$268	\$268	\$268	\$268	\$268
Total: SOUTHTOWN MINI TEP	\$1,032	\$1,032	\$1,076	\$1,076	\$1,076	\$1,076	\$1,076	\$1,076	\$1,076	\$1,076	\$1,076
- GROUND RENT											
-Eastwood Ground Rent - Est. increase of 3% annually	\$1,984	\$1,984	\$2,078	\$2,142	\$2,207	\$2,274	\$2,464	\$2,660	\$2,741	\$2,824	\$2,910
-Island House - 10% increase every five years	\$260	\$260	\$260	\$266	\$286	\$286	\$286	\$286	\$293	\$314	\$314
-Island House - (Retail Ground Rent)	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9	\$9
-Rivercross - as the effective date 3/27/14, \$2,500,000/year - with 10% increase as of April 1, 2022 and on 5th anniversary of that date thereafter	\$2,500	\$2,500	\$2,750	\$2,750	\$2,750	\$2,750	\$2,750	\$3,025	\$3,025	\$3,025	\$3,025
-Westview - \$325,000 a year - with 10% increase every 5 years	\$325	\$325	\$325	\$325	\$325	\$333	\$358	\$358	\$358	\$366	\$393
-Manhattan Park - Fixed Rent (\$6,140 thru 2026 after which Fixed Rent is determined by multiplying Appraised Value by 2.75%)	\$6,140	\$6,140	\$6,140	\$6,140	\$6,140	\$6,140	\$6,666	\$6,875	\$6,875	\$6,875	\$6,875
-Manhattan Park - Percentage Rent - Est. 1% increase in Manhattan Park's gross revenue	\$0	\$0	\$29	\$126	\$223	\$322	\$393	\$528	\$534	\$539	\$544
-Manhattan Park - New Bus Reimb. - 12% increase on every 6th anniversary	\$168	\$168	\$168	\$188	\$188	\$188	\$188	\$188	\$188	\$211	\$211
-Octagon - Deferred Revenue \$47,354/yr thru 2068	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47	\$47
-Octagon Cell Tower - 2.5% increase	\$23	\$23	\$24	\$24	\$25	\$25	\$26	\$27	\$27	\$28	\$29
-Southtown #1 - Deferred Revenue \$31,836/yr thru 2068	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32
-Southtown #2 - Deferred Revenue \$30,378/yr thru 2068	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30	\$30
-Southtown #3 - Deferred Revenue \$64,920/yr thru 2068	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65	\$65
-Southtown #4 - Deferred Revenue \$17,423/yr thru 2068	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17	\$17
-Southtown #5 - 2.75% increase	\$716	\$716	\$736	\$756	\$777	\$798	\$820	\$843	\$866	\$890	\$914
-Southtown #6 - 2.75% increase	\$1,092	\$1,092	\$1,122	\$1,153	\$1,185	\$1,217	\$1,251	\$1,285	\$1,320	\$1,357	\$1,394
-Southtown #7 - 3% increase	\$854	\$854	\$880	\$906	\$933	\$961	\$990	\$1,020	\$1,050	\$1,082	\$1,114
-Southtown #8 - Est. 3% increase - rent commencement date 12/26/2018	\$580	\$580	\$607	\$625	\$644	\$663	\$683	\$703	\$724	\$746	\$768
-Southtown #9 - Est. 3% increase - rent commencement date 1/01/2025	\$0	\$0	\$121	\$484	\$604	\$974	\$1,003	\$1,034	\$1,065	\$1,097	\$1,129
Total: GROUND RENT	\$14,843	\$14,843	\$15,440	\$16,085	\$16,488	\$17,133	\$18,080	\$19,032	\$19,267	\$19,546	\$19,796
PUBLIC SAFETY REIMBURSEMENT											
-Island House - (3% increase)	\$206	\$206	\$212	\$219	\$225	\$232	\$239	\$246	\$253	\$261	\$269

	Roosevelt Island Operating Corp.											
	Approved Budget FY 22-23 Revenues (In Thousands)											
	Projected											
	Approved	Actual	Approved	Projected								
	2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
-Octagon - (2% increase)	\$160	\$160	\$163	\$166	\$169	\$173	\$176	\$180	\$183	\$187	\$191	\$195
-R.I. Associates (Manhattan Park) - (3% increase)	\$371	\$371	\$382	\$394	\$406	\$418	\$430	\$443	\$456	\$470	\$484	\$499
-Rivercross - (3% increase)	\$217	\$217	\$223	\$230	\$237	\$244	\$252	\$259	\$267	\$275	\$283	\$292
-Roosevelt Landings (Eastwood) - (3% increase)	\$612	\$612	\$631	\$649	\$669	\$689	\$710	\$731	\$753	\$775	\$799	\$823
-Southtown #1 (Sloan/Kettering) - (3% increase)	\$41	\$41	\$42	\$43	\$45	\$46	\$47	\$49	\$50	\$52	\$53	\$55
-Southtown #2 (Weil Medical) - (3% increase)	\$53	\$53	\$54	\$56	\$58	\$60	\$61	\$63	\$65	\$67	\$69	\$71
-Southtown #3 (Riverwalk Place) - (3% increase)	\$85	\$85	\$88	\$90	\$93	\$96	\$98	\$101	\$104	\$108	\$111	\$114
-Southtown #4 (Riverwalk Landing) - (4% increase)	\$84	\$84	\$87	\$91	\$94	\$98	\$102	\$106	\$110	\$115	\$119	\$124
-Southtown #5 (Riverwalk Court) - (4% increase)	\$47	\$47	\$49	\$51	\$53	\$55	\$57	\$59	\$62	\$64	\$67	\$69
-Southtown #6 (Riverwalk 6) - (4% increase)	\$92	\$92	\$95	\$99	\$103	\$107	\$112	\$116	\$121	\$126	\$131	\$136
-Southtown #7 (Riverwalk 7) - (4% increase)	\$79	\$79	\$82	\$86	\$89	\$93	\$96	\$100	\$104	\$108	\$113	\$117
-Southtown #8 (Riverwalk 8) - (Est. 1/2021, Est. units 341@\$20/mth)	\$83	\$83	\$88	\$91	\$95	\$99	\$103	\$107	\$111	\$115	\$120	\$125
-Southtown #9 (Riverwalk 9) - (Est. 1/2025, Est. units 300@\$20/mth)	\$0	\$0	\$0	\$0	\$18	\$73	\$76	\$79	\$82	\$85	\$88	\$92
-Westview	\$150	\$150	\$154	\$159	\$164	\$169	\$174	\$179	\$184	\$190	\$196	\$201
Total: PUBLIC SAFETY REIMBURSEMENT	\$2,279	\$2,279	\$2,351	\$2,424	\$2,518	\$2,650	\$2,733	\$2,819	\$2,907	\$2,998	\$3,093	\$3,190
MOTORGATE												
-Motorgate - (Est. 5.7% increase)	\$2,768	\$2,768	\$2,768	\$2,926	\$3,093	\$3,269	\$3,456	\$3,653	\$3,861	\$4,081	\$4,313	\$4,559
TRAMWAY												
-Tram - Reduce Fare Reimb. (Est. 2% increase)	\$222	\$162	\$162	\$165	\$168	\$172	\$175	\$179	\$182	\$186	\$190	\$193
-Tram - (Est. 2% increase)	\$6,134	\$4,461	\$4,461	\$4,550	\$4,641	\$4,734	\$4,828	\$4,925	\$5,024	\$5,124	\$5,227	\$5,331
Total: TRAMWAY	\$6,356	\$4,623	\$4,623	\$4,715	\$4,809	\$4,906	\$5,004	\$5,104	\$5,206	\$5,310	\$5,416	\$5,524
BUS & PARKING												
-Octagon Bus - (2% increase)	\$133	\$133	\$136	\$138	\$141	\$144	\$147	\$150	\$153	\$156	\$159	\$162
-Main Street Parking - (Est. 2% increase)	\$331	\$331	\$318	\$324	\$331	\$337	\$344	\$351	\$358	\$365	\$372	\$380
Total: BUS & PARKING	\$464	\$464	\$453	\$463	\$472	\$481	\$491	\$501	\$511	\$521	\$531	\$542
TOTAL OPERATING INCOME:	\$30,627	\$30,393	\$30,191	\$31,720	\$33,319	\$35,081	\$37,043	\$38,924	\$40,837	\$42,812	\$45,123	\$47,269
OTHER INCOME												
FEMA Reimbursement - Hurricane Irene/SOSP Seawall	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Bike Ramp Construction TAP Funds Reimbursement	\$0	\$0	\$0	\$0	\$1,482	\$1,482	\$0	\$0	\$0	\$0	\$0	\$0
Bike Lane Construction TAP Funds Reimbursement	\$0	\$0	\$0	\$0	\$2,500	\$2,500	\$0	\$0	\$0	\$0	\$0	\$0
Blackwell Pk East - Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-Miscellaneous Revenues (Est. 1% increase)	\$68	\$0	\$67	\$68	\$68	\$69	\$70	\$71	\$71	\$72	\$73	\$73
-Telephone Commission - Sprint (current agreement expires 11/2021 - estimate 3% increase)	\$72	\$72	\$74	\$77	\$79	\$81	\$84	\$86	\$89	\$91	\$94	\$97
-Telephone Commission - Verizon (current agreement gives option for 4 additional 5 year terms starting 01/01/2021 w/2% increase with client able to cancel after each 5 year extended license period)	\$68	\$68	\$69	\$70	\$72	\$73	\$75	\$76	\$78	\$79	\$81	\$82
-Telephone Commission - T-Mobile (current agreement expires 8/2024 - estimate 2.5% increase)	\$74	\$74	\$76	\$78	\$79	\$81	\$84	\$86	\$88	\$90	\$92	\$94
-License Fee - Crown Castle (\$3,390.48 per site increased by yearly CPI Adjustment)	\$82	\$82	\$86	\$88	\$89	\$91	\$93	\$95	\$97	\$99	\$101	\$103
-Tennis Fees - (Est. 2% increase)	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Roosevelt Island Operating Corp.												
Approved Budget FY 22-23 Revenues (In Thousands)												
Projected												
Approved	Actual	Approved	Projected									
2022	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2032
-Permit Revenues - (Est. 2% increase)	\$48	\$19	\$65	\$66	\$68	\$69	\$71	\$72	\$73	\$75	\$76	\$78
-Permit Revenues for Engineering - (Est. 2% increase)	\$67	\$27	\$65	\$66	\$67	\$68	\$70	\$71	\$73	\$74	\$76	\$77
-Sportspark - (Est. 2% increase)		\$0										
- Sportspark GYM		\$94	\$38	\$90	\$92	\$94	\$96	\$98	\$100	\$102	\$104	\$106
- Sportspark Pool		\$161	\$64	\$158	\$161	\$164	\$168	\$171	\$174	\$178	\$181	\$185
- Sportspark Classes		\$23	\$9	\$19	\$19	\$19	\$20	\$20	\$21	\$21	\$22	\$22
-Sports Field Rental - Capobianco Field (Est. 2% increase)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
-Sports Field Rental - Fire Fighters' Field (Est. 2% increase)	\$89	\$36	\$89	\$91	\$93	\$95	\$97	\$98	\$100	\$102	\$104	\$107
-Sports Field Rental - Octagon Field (Est. 2% increase)	\$298	\$119	\$298	\$304	\$310	\$317	\$323	\$329	\$336	\$343	\$350	\$357
-Special Events Permits - (Est. 2% increase)	\$6	\$2	\$6	\$6	\$6	\$6	\$6	\$7	\$7	\$7	\$7	\$7
-Cultural Center & Good Shepherd's Chapel Permits (Est. 2% increase)	\$71	\$28	\$68	\$69	\$71	\$72	\$73	\$75	\$76	\$78	\$79	\$81
-Filming Fees - (Est. 2% increase)	\$107	\$43	\$105	\$107	\$109	\$112	\$114	\$116	\$118	\$121	\$123	\$126
-Contributed Rental Income (Est. 2% increase) (Note B)	\$56	\$56	\$57	\$58	\$60	\$61	\$62	\$63	\$64	\$66	\$67	\$68
Total: OTHER INCOME	\$1,385	\$738	\$1,392	\$1,421	\$5,431	\$5,461	\$1,509	\$1,540	\$1,571	\$1,603	\$1,636	\$1,669
INTEREST INCOME												
Capital - Reserve	\$92	\$92	\$95	\$98	\$101	\$104	\$107	\$110	\$113	\$117	\$120	\$124
Capital	\$1	\$1	\$1	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2	\$2
Operating	\$32	\$32	\$33	\$33	\$34	\$36	\$37	\$38	\$39	\$40	\$41	\$42
Rivercross Interest on Running Balance of Retro Paid Ground Rent	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Southtown #8 Interest on deferred NPV payment 7/20-6/23	\$672	\$672	\$672	\$224	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Southtown #9 Interest on deferred NPV payment 3/23-9/24	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total: INTEREST INCOME	\$797	\$797	\$801	\$357	\$137	\$141	\$145	\$149	\$154	\$158	\$163	\$168
ROUNDING:												
TOTAL REVENUES:	\$32,809	\$31,928	\$32,384	\$33,497	\$38,887	\$40,683	\$38,697	\$40,613	\$42,562	\$44,574	\$46,922	\$49,106
Note (A): Southtown TEP (Tax Equivalent Payment) is based on appraised value and NYC tax rate at time of occurrence. It is phased in over a 9 year period @20%, 20%, 40%, 40%, 60%, 60%, 80% & 80% and the full amount in the 9th year. A estimated TEP of \$2,000,000 was used.												
Note (B): In kind contributions for space provided to public purpose grantees to conduct their respective programs												



The Roosevelt Island Operating Corporation (RIOC)

Approved Budget FY 2022/23 - Staffing Plan

JOB TITLE DESCRIPTOR	NAME	HOME DEPT	FTE	STATUS	LOCATION CODE	Salary as of FY 21/22 - 9/5/21	2.0%	2.0%	2.0%	3.0%	Potential Performance Based Increase	2022 - 2023 Compensation	FY 22/23 Budget Calculation
							Salary Increase	COLA Increase	PSD Salary increase	Union Increase			
Summary:													
Executive	Administration:		6.00		1100	934,782	18,696	0	0	0	953,477	28,043	981,521
Finance			6.00		1300	646,261	12,825	0	0	0	659,087	19,238	678,324
Human Resources			4.00		1400	416,117	8,322	0	0	0	424,439	12,484	436,923
Legal			3.00		1600	407,151	8,143	0	0	0	415,294	12,215	427,509
Communications & Public Affairs			3.00		1800	333,000	6,600	0	0	0	339,600	9,900	349,500
Total Administrative			22.00			2,737,311	54,586	0	0	0	2,791,898	81,879	2,873,777
Administrative Services	Operations:		2.00		1050	143,269	2,865	0	0	0	146,135	4,298	150,433
IT			4.00		1500	378,805	7,536	0	0	0	386,341	11,304	397,645
Public Safety			52.00		2100	2,998,847	11,745	0	47,641	0	3,058,233	17,617	3,075,850
Operations			5.00		2000	603,561	12,071	0	0	0	615,632	18,107	633,739
Bus Operations			13.00		2240	883,553	2,889	0	0	13,382	899,824	4,334	904,158
Warehouse			1.00		2230	73,663	1,433	0	0	0	75,096	2,150	77,246
Mortor Pool			5.00		2250	322,704	1,840	0	0	4,494	329,039	2,760	331,799
Capital Projects & Planning			2.00		2050	217,300	4,046	0	0	0	221,346	6,069	227,415
Maintenance			7.00		2220	515,732	1,890	0	0	7,064	524,687	2,836	527,522
Grounds			12.00		2210	803,995	3,983	0	0	10,897	818,875	5,974	824,850
Sportspark			3.00		3400	172,252	3,445	0	0	0	175,697	5,168	180,864
Programming & Partnership s/Youth Center			11.00		3500	742,160	14,843	0	0	0	757,003	22,265	779,268
Total Operations			117.00			7,855,841	68,588	0	47,641	35,837	8,007,906	102,882	8,110,788
Total RIOC			139.00			10,593,152	123,174	0	47,641	35,837	10,799,804	184,761	10,984,565

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

Approved Budget FY 2023

	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
Revenue						
Residential Fees Revenue						
TRANSACTION FEES	\$0	\$0	\$0	\$0	\$0	0.00%
TEP	\$807,922	\$1,032,000	\$1,032,000	\$1,643,000	\$611,000	59.21%
NET PRESENT VALUE - Operating	\$7,911	\$5,000	\$5,000	\$5,000	\$0	0.00%
CONDO / CO-OP ADDITIONAL SALES	\$83,808	\$1,753,000	\$253,000	\$256,000	\$3,000	1.19%
NET PRESENT VALUE - Capital	\$316,424	\$213,000	\$213,000	\$213,000	\$0	0.00%
NET PRESENT VALUE - Capital Reserved	\$466,724	\$313,000	\$313,000	\$313,000	\$0	0.00%
Total Residential Fees Revenue	\$1,682,789	\$3,316,000	\$1,816,000	\$2,430,000	\$614,000	33.81%
Ground rent						
GROUND RENT	\$14,236,811	\$14,925,000	\$14,843,000	\$15,440,000	\$597,000	4.02%
LAND TRANSFER FEE - CORNELL	\$400,000	\$400,000	\$400,000	\$400,000	\$0	0.00%
LAND TRANSFER FEE - NYS	\$0	\$0	\$0	\$0	\$0	0.00%
Total Ground rent	\$14,636,811	\$15,325,000	\$15,243,000	\$15,840,000	\$597,000	3.92%
Commercial Rent						
COMMERCIAL RENT	\$1,661,743	\$1,701,000	\$1,701,000	\$1,726,000	\$25,000	1.47%
Total Commercial Rent	\$1,661,743	\$1,701,000	\$1,701,000	\$1,726,000	\$25,000	1.47%
Tramway Revenue						
TRAMWAY REVENUE	\$1,562,856	\$4,461,000	\$6,134,000	\$4,461,000	(\$1,673,000)	-27.27%
TRAMWAY REDUCED FARE REIMBURSEMENT	\$79,899	\$162,000	\$222,000	\$161,000	(\$61,000)	-27.48%
Total Tramway Revenue	\$1,642,755	\$4,623,000	\$6,356,000	\$4,622,000	(\$1,734,000)	-27.28%
Public Safety Reimbursement						
PUBLIC SAFETY REIMBURSEMENT	\$2,205,103	\$2,279,000	\$2,279,000	\$2,351,000	\$72,000	3.16%
Total Public Safety Reimbursement	\$2,205,103	\$2,279,000	\$2,279,000	\$2,351,000	\$72,000	3.16%
Transport/ Parking Revenue						
MAIN STREET PARKING	\$233,179	\$331,000	\$331,000	\$318,000	(\$13,000)	-3.93%
BUS REVENUE - Octagon	\$130,439	\$133,000	\$133,000	\$136,000	\$3,000	2.26%
MOTORGATE	\$1,931,391	\$2,768,000	\$2,768,000	\$2,768,000	\$0	0.00%
Total Transport/ Parking Revenue	\$2,295,009	\$3,232,000	\$3,232,000	\$3,222,000	(\$10,000)	-0.31%
Interest Income						
INTEREST INCOME - Operating	\$636,191	\$704,000	\$704,000	\$705,000	\$1,000	0.14%
INTEREST INCOME - Capital	\$1,053	\$1,000	\$1,000	\$1,000	\$0	0.00%
INTEREST INCOME - Capital Reserved	\$361,730	\$92,000	\$92,000	\$95,000	\$3,000	3.26%
Total Interest Income	\$998,974	\$797,000	\$797,000	\$801,000	\$4,000	0.50%
Unrealized Gain (Loss)						
UNREALIZED GAIN (LOSS) - Capital Reserved	(\$2,833)	\$0	\$0	\$0	\$0	0.00%
Total Unrealized Gain (Loss)	(\$2,833)	\$0	\$0	\$0	\$0	0.00%

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

Approved Budget FY 2023

	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
Other Revenue						
FILMING	\$26,183	\$43,000	\$107,000	\$105,000	(\$2,000)	-1.87%
SPECIAL EVENTS PERMITS	\$0	\$2,000	\$6,000	\$6,000	\$0	0.00%
SPORTS FIELD RENTAL	\$19,345	\$155,000	\$387,000	\$387,000	\$0	0.00%
SPORTSPARK	\$18,010	\$111,000	\$278,000	\$267,000	(\$11,000)	-3.96%
PERMIT REVENUES	\$500,023	\$74,000	\$186,000	\$198,000	\$12,000	6.45%
TELEPHONE COMMISSION	\$213,807	\$214,000	\$296,000	\$305,000	\$9,000	3.04%
MISCELLANEOUS REVENUE	\$1,064,888	\$0	\$69,000	\$67,000	(\$2,000)	-2.90%
FEMA REIMB. - HURRICANE IRENE	\$0	\$0	\$0	\$0	\$0	0.00%
GRANTS	\$0	\$0	\$0	\$0	\$0	0.00%
MISCELLANEOUS REVENUE	\$113,647	\$0	\$0	\$0	\$0	0.00%
FEMA REIMB. - HURRICANE IRENE	\$603,869	\$0	\$0	\$0	\$0	0.00%
TAP REIMBURSEMENT - BIKE RAMP/LANE	\$0	\$0	\$0	\$0	\$0	0.00%
CITY REIMBURSEMENT - BLAKCKWELL PARK	\$0	\$0	\$0	\$0	\$0	0.00%
CONTRIBUTED RENTAL INCOME - GRANTS	\$0	\$56,000	\$56,000	\$57,000	\$1,000	1.79%
Total Other Revenue	\$2,559,772	\$655,000	\$1,385,000	\$1,392,000	\$7,000	0.51%
Total Revenue:	\$27,680,123	\$31,928,000	\$32,809,000	\$32,384,000	(\$425,000)	-1.30%
Expenses						
Personal Services (PS) :						
Salaries						
SALARIES - Administrative Services	\$80,505	\$10,849	\$0	\$150,433	(\$150,433)	0.00%
SALARIES - Executive	\$721,785	\$663,102	\$865,287	\$981,520	(\$116,233)	-13.43%
SALARIES - Finance	\$652,476	\$656,130	\$747,204	\$673,324	\$73,880	9.89%
SALARIES - Human Resources	\$209,719	\$231,828	\$289,256	\$436,923	(\$147,667)	-51.05%
SALARIES - Information Technology	\$347,864	\$368,510	\$371,469	\$395,645	(\$24,176)	-6.51%
SALARIES - Legal	\$350,923	\$370,627	\$357,110	\$427,509	(\$70,399)	-19.71%
SALARIES - Communications & Public Affairs	\$199,211	\$251,723	\$232,812	\$346,500	(\$113,688)	-48.83%
SALARIES - Operations	\$302,732	\$480,623	\$463,029	\$633,739	(\$170,710)	-36.87%
SALARIES - Capital Projects & Planning	\$272,777	\$199,071	\$187,242	\$212,415	(\$25,173)	-13.44%
SALARIES - Public Safety	\$3,051,714	\$3,315,768	\$2,905,749	\$3,046,290	(\$140,541)	-4.84%
SALARIES - Grounds	\$617,922	\$633,338	\$637,656	\$764,850	(\$127,194)	-19.95%
SALARIES - Maintenance	\$428,801	\$429,572	\$457,220	\$459,522	(\$2,302)	-0.50%
SALARIES - Warehouse	\$68,437	\$72,250	\$69,615	\$75,246	(\$5,631)	-8.09%
SALARIES - Bus Operations	\$888,747	\$909,550	\$825,016	\$834,158	(\$9,142)	-1.11%
SALARIES - Motor Pool	\$326,272	\$333,778	\$295,092	\$325,799	(\$30,707)	-10.41%
SALARIES - Parks & Recreations	\$0	\$0	\$0	\$0	\$0	0.00%
SALARIES - Permits & Film	\$0	\$0	\$0	\$0	\$0	0.00%
SALARIES - Sportspark	\$396,383	\$423,409	\$446,498	\$180,864	\$265,634	59.49%
SALARIES - Programming & Partnership/Youth Center	\$409,443	\$494,339	\$568,533	\$779,268	(\$210,735)	-37.07%
Total Salaries	\$9,325,711	\$9,844,467	\$9,718,788	\$10,724,005	(\$1,005,217)	-10.34%
Salaries OT						
SALARIES HOURLY OT- Administrative	\$0	\$0	\$0	\$0	\$0	0.00%
SALARIES HOURLY OT- Administrative Services	\$0	\$0	\$0	\$0	\$0	0.00%

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

Approved Budget FY 2023

	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
SALARIES HOURLY OT - Finance	\$0	\$5,000	\$5,000	\$5,000	\$0	0.00%
SALARIES HOURLY OT- Human Resources	\$750	\$0	\$0	\$0	\$0	0.00%
SALARIES HOURLY OT - Information Technology	\$336	\$2,000	\$2,000	\$2,000	\$0	0.00%
SALARIES HOURLY OT - Communications & Public Affairs	\$2,248	\$3,000	\$3,000	\$3,000	\$0	0.00%
SALARIES HOURLY OT - Capital Projects & Planning	\$0	\$2,000	\$2,000	\$2,000	\$0	0.00%
SALARIES HOURLY OT - Public Safety	\$139,469	\$29,560	\$29,560	\$29,560	\$0	0.00%
SALARIES HOURLY OT - Grounds	\$13,591	\$29,000	\$29,000	\$20,000	\$9,000	31.03%
SALARIES HOURLY OT - Maintenance	\$3,866	\$33,000	\$33,000	\$28,000	\$5,000	15.15%
SALARIES HOURLY OT - Warehouse	\$0	\$2,000	\$2,000	\$2,000	\$0	0.00%
SALARIES HOURLY OT - Bus Operations	\$121,920	\$85,000	\$85,000	\$70,000	\$15,000	17.65%
SALARIES HOURLY OT - Motor Pool	\$6,663	\$6,000	\$6,000	\$6,000	\$0	0.00%
SALARIES HOURLY OT - Parks & Recreations	\$0	\$0	\$0	\$0	\$0	0.00%
SALARIES HOURLY OT - Permits & Film	\$0	\$0	\$0	\$0	\$0	0.00%
SALARIES HOURLY OT - Sportspark	\$91	\$0	\$0	\$0	\$0	0.00%
SALARIES HOURLY OT- Programming & Partnership/ Youth Center	\$2,246	\$0	\$0	\$0	\$0	0.00%
Total Salaries OT	\$291,180	\$196,560	\$196,560	\$167,560	\$29,000	14.75%
Temporary Employees						
TEMPORARY EMPLOYEE - Administrative	\$0	\$0	\$0	\$0	\$0	0.00%
TEMPORARY EMPLOYEE - Administrative Services	\$0	\$0	\$0	\$0	\$0	0.00%
TEMPORARY EMPLOYEE - Legal	\$0	\$0	\$0	\$0	\$0	0.00%
TEMPORARY EMPLOYEE - Communications & Public Affairs	\$0	\$0	\$0	\$0	\$0	0.00%
TEMPORARY EMPLOYEE - Capital Projects & Planning	\$0	\$0	\$13,000	\$13,000	\$0	0.00%
TEMPORARY EMPLOYEE - Grounds	\$0	\$9,500	\$56,000	\$40,000	\$16,000	28.57%
TEMPORARY EMPLOYEE - Maintenance	\$0	\$0	\$56,000	\$40,000	\$16,000	28.57%
TEMPORARY EMPLOYEE - Warehouse	\$0	\$0	\$0	\$0	\$0	0.00%
TEMPORARY EMPLOYEE - Bus Operations	\$0	\$0	\$8,000	\$0	\$8,000	100.00%
TEMPORARY EMPLOYEE - Permits & Film	\$0	\$0	\$0	\$0	\$0	0.00%
TEMPORARY EMPLOYEE - Sportspark	\$0	\$9,345	\$16,000	\$0	\$16,000	100.00%
TEMPORARY EMPLOYEE - Programming & Partnership/Youth Center	\$68,679	\$90,958	\$13,000	\$0	\$13,000	0.00%
Total Temporary Employees	\$68,679	\$109,803	\$162,000	\$93,000	\$69,000	42.59%
Total Wages (Salary, OT & Temporary)	\$9,685,570	\$10,150,830	\$10,077,348	\$10,984,565	(\$907,217)	-9.00%
Workers Compensation & Disability						
WORKERS COMPENSATION - General	\$109,740	\$201,126	\$150,000	\$110,000	\$40,000	26.67%
DISABILITY INSURANCE - Administrative	\$14,828	\$36,000	\$9,000	\$15,000	(\$6,000)	-66.67%
Total Workers Compensation & Disability	\$124,568	\$237,126	\$159,000	\$125,000	\$34,000	21.38%
ER Payroll Taxes						
ER PAYROLL TAXES- Administrative	\$1,442	\$0	\$0	\$0	\$0	0.00%
ER PAYROLL TAXES - Administrative Services	\$27,166	\$1,244	\$0	\$12,072	(\$12,072)	0.00%
ER PAYROLL TAXES - Executive	\$49,940	\$57,047	\$49,862	\$54,114	(\$4,252)	-8.53%
ER PAYROLL TAXES - Finance	\$49,141	\$53,299	\$61,745	\$55,429	\$6,316	10.23%
ER PAYROLL TAXES - Human Resources	\$16,476	\$18,259	\$22,974	\$34,271	(\$11,297)	-49.17%

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

Approved Budget FY 2023

	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
ER PAYROLL TAXES - Information Technology	\$28,202	\$29,265	\$29,699	\$31,548	(\$1,849)	-6.23%
ER PAYROLL TAXES - Legal	\$26,683	\$29,561	\$28,165	\$33,551	(\$5,386)	-19.12%
ER PAYROLL TAXES - Communications & Public Affairs	\$16,145	\$21,152	\$18,886	\$27,583	(\$8,697)	-46.05%
ER PAYROLL TAXES - Operations	\$22,938	\$35,533	\$34,517	\$46,649	(\$12,132)	-35.15%
ER PAYROLL TAXES - Capital Projects & Planning	\$23,142	\$16,194	\$16,481	\$18,407	(\$1,926)	-11.69%
ER PAYROLL TAXES - Public Safety	\$281,787	\$291,017	\$239,221	\$249,973	(\$10,752)	-4.49%
ER PAYROLL TAXES - Grounds	\$50,679	\$62,669	\$60,305	\$67,856	(\$7,551)	-12.52%
ER PAYROLL TAXES - Maintenance	\$35,046	\$38,022	\$45,961	\$43,700	\$2,261	4.92%
ER PAYROLL TAXES - Warehouse	\$5,448	\$5,983	\$5,761	\$6,191	(\$430)	-7.46%
ER PAYROLL TAXES - Bus Operations	\$79,850	\$91,865	\$74,460	\$73,118	\$1,342	1.80%
ER PAYROLL TAXES - Motor Pool	\$26,922	\$30,745	\$24,444	\$26,793	(\$2,349)	-9.61%
ER PAYROLL TAXES - Parks & Recreations	\$0	\$0	\$0	\$0	\$0	0.00%
ER PAYROLL TAXES - Permits & Film	\$0	\$0	\$0	\$0	\$0	0.00%
ER PAYROLL TAXES - Sportspark	\$35,338	\$41,649	\$39,315	\$14,682	\$24,633	62.66%
ER PAYROLL TAXES - Programming & Partnership /Youth Center	\$40,545	\$48,719	\$47,471	\$62,717	(\$15,246)	-32.12%
Total ER Payroll Taxes	\$816,890	\$872,223	\$799,267	\$858,654	(\$59,387)	-7.43%

Other Post Employment Benefits Other Than Pension (GASB 45)

OTHER POST EMPLOYMENT BENEFIT(OPEB)

\$257,476	\$950,000	\$950,000	\$300,000	\$650,000	68.42%
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MCTMT Taxes

MCTMT TAXES- Administrative	\$0	\$0	\$0	\$0	\$0	0.00%
MCTMT TAXES - Administrative Services	\$123	\$37	\$0	\$511	(\$511)	0.00%
MCTMT TAXES - Executive	\$1,118	\$1,153	\$2,942	\$3,337	(\$395)	-13.43%
MCTMT TAXES - Finance	\$999	\$1,156	\$2,557	\$2,306	\$251	9.82%
MCTMT TAXES - Human Resources	\$327	\$389	\$983	\$1,486	(\$503)	-51.17%
MCTMT TAXES - Information Technology	\$535	\$625	\$1,270	\$1,352	(\$82)	-6.46%
MCTMT TAXES - Legal	\$537	\$639	\$1,214	\$1,454	(\$240)	-19.77%
MCTMT TAXES - Communications & Publi Affairs	\$315	\$444	\$802	\$1,188	(\$386)	-48.13%
MCTMT TAXES - Operations	\$455	\$798	\$1,574	\$2,155	(\$581)	-36.91%
MCTMT TAXES - Capital Projects & Planning	\$468	\$342	\$688	\$773	(\$85)	-12.35%
MCTMT TAXES - Public Safety	\$5,378	\$5,978	\$9,980	\$10,458	(\$478)	-4.79%
MCTMT TAXES - Grounds	\$957	\$1,224	\$2,457	\$2,804	(\$347)	-14.12%
MCTMT TAXES - Maintenance	\$657	\$772	\$1,857	\$1,794	\$63	3.39%
MCTMT TAXES - Warehouse	\$105	\$127	\$243	\$263	(\$20)	-8.23%
MCTMT TAXES - Bus Operations	\$1,547	\$1,934	\$3,121	\$3,074	\$47	1.51%
MCTMT TAXES - Motor Pool	\$513	\$627	\$1,024	\$1,128	(\$104)	-10.16%
MCTMT TAXES - Parks & Recreations	\$0	\$0	\$0	\$0	\$0	0.00%
MCTMT TAXES - Permits & Film	\$0	\$0	\$0	\$0	\$0	0.00%
MCTMT TAXES - Sportspark	\$619	\$759	\$1,573	\$615	\$958	60.90%
MCTMT TAXES - Programming & Partnership /Youth Center	\$735	\$953	\$1,978	\$2,650	(\$672)	-33.97%
Total MCTMT Taxes	\$15,388	\$17,957	\$34,263	\$37,348	(\$3,085)	-9.00%

Health Insurance

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

Approved Budget FY 2023

	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
HEALTH INSURANCE - Administrative Services	\$0	\$0	\$0	\$23,125	(\$23,125)	0.00%
HEALTH INSURANCE - Executive	\$69,913	\$146,449	\$146,449	\$137,554	\$8,895	6.07%
HEALTH INSURANCE - Finance	\$113,607	\$131,284	\$131,284	\$120,509	\$10,775	8.21%
HEALTH INSURANCE - Human Resources	\$30,654	\$85,851	\$85,851	\$114,426	(\$28,575)	-33.28%
HEALTH INSURANCE - Information Technology	\$69,778	\$85,852	\$85,852	\$97,384	(\$11,532)	-13.43%
HEALTH INSURANCE - Legal	\$61,811	\$60,597	\$60,597	\$68,777	(\$8,180)	-13.50%
HEALTH INSURANCE - Communications & Public Affairs	\$47,761	\$20,179	\$20,179	\$68,777	(\$48,598)	-240.83%
HEALTH INSURANCE - Operations	\$73,789	\$70,687	\$70,687	\$108,946	(\$38,259)	-54.12%
HEALTH INSURANCE - CapitalProjects & Planning	\$49,561	\$35,343	\$35,343	\$40,170	(\$4,827)	-13.66%
HEALTH INSURANCE - Public Safety	\$898,979	\$939,572	\$939,572	\$925,918	\$13,654	1.45%
HEALTH INSURANCE - Grounds	\$184,657	\$232,776	\$232,776	\$293,776	(\$61,000)	-26.21%
HEALTH INSURANCE - Maintenance	\$97,658	\$121,028	\$121,028	\$97,718	\$23,310	19.26%
HEALTH INSURANCE - Warehouse	\$39,295	\$10,089	\$10,089	\$39,738	(\$29,649)	-293.87%
HEALTH INSURANCE - Bus Operations	\$159,312	\$184,032	\$184,032	\$217,082	(\$33,050)	-17.96%
HEALTH INSURANCE - Motor Pool	\$48,440	\$51,322	\$51,322	\$54,432	(\$3,110)	-6.06%
HEALTH INSURANCE - Parks & Recreations	\$0	\$0	\$0	\$0	\$0	0.00%
HEALTH INSURANCE - Permits & Film	\$0	\$0	\$0	\$0	\$0	0.00%
HEALTH INSURANCE - Sportspark	\$49,834	\$80,776	\$80,776	\$55,078	\$25,698	31.81%
HEALTH INSURANCE - Programming & Partnership/Youth Center	\$29,385	\$106,031	\$106,031	\$103,464	\$2,567	2.42%
Total Health Insurance	\$2,024,434	\$2,361,868	\$2,361,868	\$2,566,874	(\$205,006)	-8.68%
Dental/Vision						
DENTAL/ VISION - Administrative Services	(\$2,701)	\$0	\$0	\$1,146	(\$1,146)	0.00%
DENTAL/ VISION - Executive	\$5,824	\$11,042	\$11,042	\$7,313	\$3,729	33.77%
DENTAL/ VISION - Finance	\$6,247	\$7,138	\$7,138	\$6,565	\$573	8.03%
DENTAL/ VISION - Human Resources	\$1,098	\$4,875	\$4,875	\$6,166	(\$1,291)	-26.48%
DENTAL/ VISION - Information Technology	\$4,207	\$6,167	\$6,167	\$6,167	\$0	0.00%
DENTAL/ VISION - Legal	\$1,559	\$1,720	\$1,720	\$1,720	\$0	0.00%
DENTAL/ VISION - Communications & Public Affairs	\$1,665	\$1,146	\$1,146	\$1,720	(\$574)	-50.09%
DENTAL/ VISION - Operations	\$1,703	\$1,720	\$1,720	\$4,157	(\$2,437)	-141.69%
DENTAL/ VISION - Capital Projects & Planning	\$2,742	\$4,670	\$4,670	\$573	\$4,097	87.73%
DENTAL/ VISION - Public Safety	\$31,085	\$36,552	\$36,552	\$39,226	(\$2,674)	-7.32%
DENTAL/ VISION - Grounds	\$1,338	\$1,864	\$1,864	\$1,146	\$718	38.52%
DENTAL/ VISION - Maintenance	\$67	\$1,864	\$1,864	\$573	\$1,291	69.26%
DENTAL/ VISION - Warehouse	\$603	\$573	\$573	\$573	\$0	0.00%
DENTAL/ VISION - Bus Operations	\$1,220	\$1,116	\$1,116	\$1,116	\$0	0.00%
DENTAL/ VISION - Motor Pool	\$571	\$573	\$573	\$573	\$0	0.00%
DENTAL/ VISION - Parks & Recreations	\$67	\$0	\$0	\$0	\$0	0.00%
DENTAL/ VISION - Permits & Film	\$135	\$0	\$0	\$0	\$0	0.00%
DENTAL/ VISION - Sportspark	\$2,157	\$2,836	\$2,836	\$2,263	\$573	20.20%
DENTAL/ VISION - Programming & Partnerships/Youth Center	\$2,253	\$3,584	\$3,584	\$5,304	(\$1,720)	-47.99%
Total Dental/Vision	\$61,840	\$87,440	\$87,440	\$86,301	\$1,139	1.30%
Term Life /LTD						
TERM LIFE/LTD - Administrative Services	\$537	\$852	\$0	\$1,272	(\$1,272)	0.00%

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

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	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
TERM LIFE/LTD - Executive	\$2,878	\$3,998	\$4,952	\$3,997	\$955	19.29%
TERM LIFE/LTD - Finance	\$3,635	\$5,075	\$4,514	\$3,970	\$544	12.05%
TERM LIFE/LTD - Human Resources	\$671	\$1,701	\$2,366	\$2,541	(\$175)	-7.40%
TERM LIFE/LTD - Information Technology	\$1,180	\$1,727	\$2,490	\$2,538	(\$48)	-1.93%
TERM LIFE/LTD - Legal	\$1,855	\$1,274	\$1,988	\$2,139	(\$151)	-7.60%
TERM LIFE/LTD - Communications & Public Affairs	\$703	\$1,813	\$1,122	\$1,998	(\$876)	-78.07%
TERM LIFE/LTD - Operations	\$1,366	\$0	\$1,910	\$3,059	(\$1,149)	-60.16%
TERM LIFE/LTD - Capital Projects & Planning	\$1,699	\$5,390	\$2,579	\$544	\$2,035	78.91%
TERM LIFE/LTD - Public Safety	\$20,177	\$20,564	\$23,418	\$25,613	(\$2,195)	-9.37%
TERM LIFE/LTD - Grounds	\$630	\$565	\$702	\$1,426	(\$724)	-103.13%
TERM LIFE/LTD - Maintenance	\$0	\$506	\$658	\$669	(\$11)	-1.67%
TERM LIFE/LTD - Warehouse	\$635	\$1,042	\$488	\$500	(\$12)	-2.46%
TERM LIFE/LTD - Bus Operations	\$582	\$1,118	\$611	\$713	(\$102)	-16.69%
TERM LIFE/LTD - Motor Pool	\$547	\$574	\$571	\$582	(\$11)	-1.93%
TERM LIFE/LTD - Parks & Recreations	\$246	\$611	\$0	\$0	\$0	0.00%
TERM LIFE/LTD - Permits & Film	\$0	\$0	\$0	\$0	\$0	0.00%
TERM LIFE/LTD - Sportspark	\$1,497	\$1,818	\$2,053	\$1,501	\$552	26.89%
TERM LIFE/LTD - Programming & Partnerships/Youth Center	\$1,369	\$3,823	\$2,324	\$3,975	(\$1,651)	-71.04%
Total Dental/Vision	\$40,207	\$52,451	\$52,746	\$57,037	(\$4,291)	-8.14%
Pension						
PENSION - Administrative Services	\$23,803	\$10,447	\$0	\$24,069	(\$24,069)	0.00%
PENSION - Executive	\$279,664	\$92,418	\$138,446	\$157,043	(\$18,597)	-13.43%
PENSION - Finance	\$226,182	\$84,609	\$119,552	\$107,732	\$11,820	9.89%
PENSION - Human Resources	\$45,546	\$18,256	\$46,281	\$69,908	(\$23,627)	-51.05%
PENSION - Information Technology	\$57,705	\$23,133	\$59,435	\$63,303	(\$3,868)	-6.51%
PENSION - Legal	\$116,440	\$45,507	\$57,138	\$68,401	(\$11,263)	-19.71%
PENSION - Communications & Public Affairs	\$72,529	\$15,330	\$37,250	\$55,440	(\$18,190)	-48.83%
PENSION - Operations	\$36,478	\$40,673	\$63,417	\$101,398	(\$37,981)	-59.89%
PENSION - Capital Projects & Planning	\$132,309	\$26,494	\$29,959	\$33,986	(\$4,027)	-13.44%
PENSION - Public Safety	\$178,392	\$163,170	\$220,840	\$194,743	\$26,097	11.82%
PENSION - Grounds	\$52,960	\$56,899	\$89,105	\$105,597	(\$16,492)	-18.51%
PENSION - Maintenance	\$34,600	\$33,883	\$56,019	\$51,663	\$4,356	7.78%
PENSION - Warehouse	\$34,623	\$8,875	\$11,138	\$12,039	(\$901)	-8.09%
PENSION - Bus Operations	\$129,767	\$89,154	\$88,471	\$85,615	\$2,856	3.23%
PENSION - Motor Pool	\$18,318	\$22,598	\$33,106	\$35,904	(\$2,798)	-8.45%
PENSION - Parks & Recreations	\$0	\$0	\$0	\$0	\$0	0.00%
PENSION - Permits & Film	\$15,404	\$0	\$0	\$0	\$0	0.00%
PENSION - Sportspark	\$93,073	\$27,086	\$41,488	\$28,938	\$12,550	30.25%
PENSION - Programming & Partnership/Youth Center	\$52,345	\$30,583	\$43,858	\$86,505	(\$42,647)	-97.24%
Total Pension	\$1,600,138	\$789,115	\$1,135,503	\$1,282,284	(\$146,781)	-12.93%
Other Employee Benefits						
FRINGE BENEFITS ANNUITY - Grounds	\$3,224	\$6,318	\$6,318	\$7,108	(\$790)	-12.50%
LEGAL SERVICES - Grounds	\$1,524	\$2,021	\$2,021	\$2,223	(\$202)	-10.00%

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	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
LEGAL SERVICES - Maintenance	\$1,375	\$1,800	\$1,800	\$2,100	(\$300)	-16.67%
LEGAL SERVICES - Bus Operations	\$3,325	\$4,200	\$4,200	\$3,900	\$300	7.14%
LEGAL SERVICES - Motor Pool	\$1,075	\$1,200	\$1,200	\$1,200	\$0	0.00%
SCHOLARSHIP AND EDUCATION - Maintenance	\$1,725	\$1,500	\$1,500	\$2,100	(\$600)	-40.00%
SCHOLARSHIP AND EDUCATION - Bus Operations	\$3,625	\$4,500	\$4,500	\$3,900	\$600	13.33%
SCHOLARSHIP AND EDUCATION - Motor Pool	\$1,150	\$1,200	\$1,200	\$1,200	\$0	0.00%
SUPPLEMENTAL BENEFITS - Maintenance	\$4,720	\$4,800	\$4,800	\$6,720	(\$1,920)	-40.00%
SUPPLEMENTAL BENEFITS - Bus Operations	\$10,720	\$14,400	\$14,400	\$12,480	\$1,920	13.33%
SUPPLEMENTAL BENEFITS - Motor Pool	\$3,760	\$3,840	\$3,840	\$4,800	(\$960)	-25.00%
Total Other Employee Benefits	\$36,223	\$45,779	\$45,779	\$47,731	(\$1,952)	-4.26%
COMPENSATED ABSCENCES	\$286,250	\$0	\$0	\$0	\$0	0.00%
Total Fringe Benefits	\$5,263,414	\$5,413,959	\$5,625,866	\$5,361,229	\$264,637	4.70%
Total Personal Services (PS)	\$14,948,984	\$15,564,789	\$15,703,214	\$16,345,794	(\$642,580)	-4.09%
Other Than Personal Services (OTPS) :						
Insurance						
INSURANCE - General	\$2,940,441	\$3,114,000	\$3,228,000	\$3,712,200	(\$484,200)	-15.00%
INSURANCE - Tramway	\$207,059	\$75,000	\$333,500	\$100,000	\$233,500	70.01%
Total Insurance	\$3,147,500	\$3,189,000	\$3,561,500	\$3,812,200	(\$250,700)	-7.04%
Professional Services						
PROFESSIONAL SERVICES - Administrative	\$201,791	\$238,500	\$0	\$0	\$0	0.00%
PROFESSIONAL SERVICES - Administrative Services	\$503,833	\$580,000	\$512,000	\$570,000	(\$58,000)	-11.33%
PROFESSIONAL SERVICES - Executive	\$22,781	\$0	\$0	\$0	\$0	0.00%
PROFESSIONAL SERVICES - Future Development	\$0	\$0	\$0	\$0	\$0	0.00%
PROFESSIONAL SERVICES - Finance	\$187,345	\$100,000	\$90,000	\$110,000	(\$20,000)	-22.22%
PROFESSIONAL SERVICES - ADP Payroll	\$229,155	\$230,000	\$100,000	\$100,000	\$0	0.00%
PROFESSIONAL SERVICES - Information Technology	\$43,351	\$40,000	\$40,000	\$35,000	\$5,000	12.50%
PROFESSIONAL SERVICES - Legal	\$5,980	\$100,000	\$175,000	\$175,000	\$0	0.00%
PROFESSIONAL SERVICES - Marketing/ Advertising/ PR	\$0	\$0	\$0	\$0	\$0	0.00%
PROFESSIONAL SERVICES - Communications & Public Affairs	\$46,212	\$162,000	\$80,000	\$80,000	\$0	0.00%
PROFESSIONAL SERVICES - Capital Projects & Planning	\$108,852	\$65,000	\$50,000	\$3,500	\$46,500	93.00%
PROFESSIONAL SERVICES - Public Safety	\$0	\$7,500	\$180	\$180	\$0	0.00%
PROFESSIONAL SERVICES - Island Operations	\$64,139	\$94,000	\$0	\$0	\$0	0.00%
PROFESSIONAL SERVICES - Ground	\$0	\$0	\$0	\$0	\$0	0.00%
PROFESSIONAL SERVICES - Maintenance	\$0	\$68,000	\$68,396	\$75,000	(\$6,604)	-9.66%
PROFESSIONAL SERVICES - AVAC	\$0	\$2,500	\$5,000	\$2,500	\$2,500	50.00%
PROFESSIONAL SERVICES - Tramway	\$0	\$50,000	\$75,000	\$75,000	\$0	0.00%
PROFESSIONAL SERVICES - RI Locations Points	\$0	\$0	\$0	\$0	\$0	0.00%
PROFESSIONAL SERVICES - Sportspark	(\$260)	\$140,000	\$60,000	\$0	\$60,000	100.00%
PROFESSIONAL SERVICES - Programming & Partnerships/Youth Center	\$0	\$40,000	\$40,000	\$50,000	(\$10,000)	-25.00%
PROFESSIONAL SERVICES - PM Commercial	\$0	\$0	\$0	\$0	\$0	0.00%

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PROFESSIONAL SERVICES - PM Housing	\$0	\$0	\$0	\$0	\$0	0.00%
Total Professional Services	\$1,413,179	\$1,917,500	\$1,295,576	\$1,276,180	\$19,396	1.50%
Marketing / Advertising						
MARKETING/ ADVERTISING - Administrative	\$15,134	\$30,000	\$30,000	\$30,000	\$0	0.00%
MARKETING/ ADVERTISING - Communications & Public Affairs	\$3,143	\$10,000	\$10,000	\$20,000	(\$10,000)	-100.00%
MARKETING/ ADVERTISING - Sportspark	\$0	\$0	\$0	\$0	\$0	0.00%
MARKETING/ ADVERTISING - Programming & Partnerships/Youth Cent	\$1,644	\$15,000	\$0	\$18,000	(\$18,000)	0.00%
Total Marketing / Advertising	\$19,921	\$55,000	\$40,000	\$68,000	(\$28,000)	-70.00%
Management Fees						
MANAGEMENT FEES -Tramway	\$4,491,380	\$4,615,000	\$4,615,000	\$4,764,900	(\$149,900)	-3.25%
MANAGEMENT FEES - Motorgate	\$873,062	\$950,000	\$960,000	\$988,800	(\$28,800)	-3.00%
FRANCHISE FEE - Tramway	\$9,937	\$12,000	\$25,000	\$10,000	\$15,000	60.00%
Total Management Fees	\$5,374,379	\$5,577,000	\$5,600,000	\$5,763,700	(\$163,700)	-2.92%
Legal Services						
LEGAL SERVICES - Legal General	\$100,360	\$150,000	\$25,000	\$25,000	\$0	0.00%
LEGAL SERVICES - Employment Matters	\$66,632	\$35,000	\$35,000	\$35,000	\$0	0.00%
LEGAL SERVICES - Commercial	\$0	\$15,000	\$15,000	\$15,000	\$0	0.00%
LEGAL SERVICES - Residential	(\$3,243)	\$50,000	\$100,000	\$100,000	\$0	0.00%
LEGAL SERVICES - Development/Residential	\$3,725	\$100,000	\$200,000	\$200,000	\$0	0.00%
LEGAL SERVICES - Litigation/Settlements	\$0	\$50,000	\$50,000	\$50,000	\$0	0.00%
Total Legal Services	\$167,474	\$400,000	\$425,000	\$425,000	\$0	0.00%
Telecommunications						
TELEPHONE	\$12,927	\$20,000	\$60,000	\$25,000	\$35,000	58.33%
TELEPHONE - LONG DISTANCE	\$2,087	\$2,000	\$0	\$0	\$0	0.00%
TELEPHONE - CELL	\$60,179	\$50,000	\$50,000	\$50,000	\$0	0.00%
MAINTENANCE- INTERNAL TELEPHONE SYSTEM HARDWARE	\$0	\$0	\$3,500	\$0	\$3,500	100.00%
INTERNET SERVICE PROVIDER- DATA LINE	\$145,306	\$100,000	\$100,000	\$145,000	(\$45,000)	-45.00%
WEB SITE HOSTING	\$932	\$500	\$0	\$932	(\$932)	0.00%
Total Telecommunications	\$221,431	\$172,500	\$213,500	\$220,932	(\$7,432)	-3.48%
Commercial Space Rent						
COMMERCIAL SPACE RENT - 591 OFFICE	\$0	\$0	\$0	\$0	\$0	0.00%
COMMERCIAL SPACE RENT - EASTWOOD	\$602,244	\$500,000	\$402,000	\$402,000	\$0	0.00%
COMMERCIAL SPACE RENT - ISLAND HOUSE	\$69,539	\$84,000	\$84,000	\$84,000	\$0	0.00%
COMMERCIAL SPACE RENT - WESTVIEW	\$4,061	\$4,800	\$4,800	\$4,800	\$0	0.00%
Total Commercial Space Rent	\$675,844	\$588,800	\$490,800	\$490,800	\$0	0.00%
Repairs & Maintenance						
REPAIRS & MAINT PARKING METERS - Island Operations	\$0	\$0	\$0	\$0	\$0	0.00%

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REPAIRS & MAINT PARKING METERS - PM Housing	\$11,583	\$15,000	\$15,000	\$0	\$15,000	100.00%
REPAIRS & MAINT POTHOLEs / LINE STRIPING- RI Locations Points	\$20,851	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT Z-BRICK - RI Locations Points	\$0	\$0	\$50,000	\$0	\$50,000	100.00%
REPAIRS & MAINT SEWERS - General	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT SEWERS - Grounds	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT SEWERS - Maintenance	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT SEWERS - Bus Operations	\$0	\$0	\$500	\$250	\$250	50.00%
REPAIRS & MAINT SEWERS - AVAC	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT SEWERS - Tramway	\$0	\$1,500	\$2,500	\$2,500	\$0	0.00%
REPAIRS & MAINT SEWERS - RI Locations Points	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT SEWERS - Sportspark	\$0	\$0	\$1,000	\$0	\$1,000	100.00%
REPAIRS & MAINT ISLAND FIXTURES - Grounds	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT ISLAND FIXTURES - Island Operations	\$425	\$15,000	\$0	\$0	\$0	0.00%
REPAIRS & MAINT ISLAND FIX - Maintenance	\$2,175	\$3,000	\$5,000	\$3,500	\$1,500	0.00%
REPAIRS & MAINT ISLAND FIX - Motorgate	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT BUILDING- General	\$2,750	\$2,000	\$2,000	\$2,000	\$0	0.00%
REPAIRS & MAINT BUILDING- Administrative	\$0	\$2,300	\$2,300	\$2,300	\$0	0.00%
REPAIRS & MAINT BUILDING- Public Safety	\$9,467	\$3,000	\$3,000	\$3,000	\$0	0.00%
REPAIRS & MAINT BUILDING - Island Operations	\$0	\$1,000	\$0	\$0	\$0	0.00%
REPAIRS & MAINT BUILDING - Maintenance	\$12,145	\$2,500	\$2,500	\$12,145	(\$9,645)	-385.80%
REPAIRS & MAINT BUILDING - Bus Operations	\$6,460	\$3,000	\$3,500	\$3,500	\$0	0.00%
REPAIRS & MAINT BUILDING - AVAC	\$0	\$2,500	\$5,000	\$2,500	\$2,500	50.00%
REPAIRS & MAINT BUILDING - Tramway	\$2,225	\$5,000	\$5,000	\$3,000	\$2,000	40.00%
REPAIRS & MAINT BUILDING - RI Locations Points	\$4,092	\$8,500	\$50,000	\$10,000	\$40,000	80.00%
REPAIRS & MAINT BUILDING - Sportspark	\$1,417	\$0	\$5,000	\$0	\$5,000	100.00%
REPAIRS & MAINT BUILDING - Programming & Parnterships/Youth Cen	\$99	\$1,000	\$0	\$0	\$0	0.00%
REPAIRS & MAINT BUILDING - Motorgate	\$2,955	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT ELEVATORS - Capital Projects & Planning	\$54,051	\$30,000	\$0	\$0	\$0	0.00%
REPAIRS & MAINT ELEVATORS - Public Safety	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT ELEVATORS - Maintenance	\$692	\$5,000	\$65,000	\$65,000	\$0	0.00%
REPAIRS & MAINT ELEVATORS-Tramway	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT ELEVATORS-RI Location Points	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT ELEVATORS- Sportspark	\$0	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT OTHER - Administrative	\$0	\$15,000	\$0	\$0	\$0	0.00%
REPAIRS & MAINT OTHER - Ground	\$0	\$1,000	\$4,000	\$0	\$4,000	100.00%
REPAIRS & MAINT OTHER - Maintenance	\$0	\$50,000	\$142,500	\$50,000	\$92,500	64.91%
REPAIRS & MAINT OTHER - Bus Operations	\$1,937	\$1,000	\$1,000	\$1,000	\$0	0.00%
REPAIRS & MAINT OTHER - RI Locations Points	\$12,041	\$0	\$0	\$0	\$0	0.00%
REPAIRS & MAINT OTHER- Sportspark	\$0	\$0	\$500	\$0	\$500	100.00%
REPAIRS & MAINT HVAC - Maintenance	\$62,962	\$75,000	\$100,000	\$65,000	\$35,000	35.00%
REPAIRS & MAINT BMS - Maintenance	\$0	\$50,000	\$50,000	\$50,000	\$0	0.00%
REPAIRS & MAINT ELECTRICAL - Maintenance	\$107,589	\$100,000	\$150,000	\$110,000	\$40,000	26.67%
REPAIRS & MAINT GENERATOR /ATS- Maintenance	\$0	\$0	\$30,000	\$0	\$30,000	100.00%
REPAIRS & MAINT PLUMBING - Maintenance	\$58,481	\$60,000	\$150,000	\$60,000	\$90,000	60.00%
REPAIRS & MAINT ELEV/ESCAL LICNSE AND INSP - Maintenance	\$0	\$10,000	\$15,000	\$0	\$15,000	100.00%
REPAIRS & MAINT SPRINKLER/STANDPIPE - Maintenance	\$0	\$10,000	\$25,000	\$10,000	\$15,000	60.00%

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REPAIRS & MAINT FIRE ALARM/CENTRALMONITORING - Maintenance	\$19,867	\$15,000	\$50,000	\$10,000	\$40,000	80.00%
REPAIRS & MAINT FIRE EXTINGUISHERS - Maintenance	\$7,402	\$5,000	\$5,000	\$8,000	(\$3,000)	-60.00%
REPAIRS & MAINT PREVENTION:LICNSE,TRAINING&INSPECT - Maintenance	\$0	\$5,000	\$10,000	\$5,000	\$5,000	50.00%
Total Repairs & Maintenance	\$401,666	\$497,300	\$950,300	\$478,695	\$471,605	49.63%
Repairs & Maintenance Equipment						
REPAIRS & MAINT EQUIP - Administrative	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
REPAIRS & MAINT EQUIP - IT	\$0	\$3,000	\$3,000	\$3,000	\$0	0.00%
REPAIRS & MAINT EQUIP - Public Safety	\$5,931	\$2,500	\$5,000	\$5,000	\$0	0.00%
REPAIRS & MAINT EQUIP - Grounds	\$929	\$500	\$3,500	\$0	\$3,500	100.00%
REPAIRS & MAINT EQUIP - Maintenance	\$7,078	\$5,000	\$5,000	\$5,000	\$0	0.00%
REPAIRS & MAINT EQUIP - Bus Operations	\$4,507	\$10,250	\$20,500	\$15,000	\$5,500	26.83%
REPAIRS & MAINT EQUIP - Motor Pool	\$6,468	\$2,500	\$500	\$500	\$0	0.00%
REPAIRS & MAINT EQUIP - AVAC	\$0	\$2,500	\$5,000	\$2,500	\$2,500	50.00%
REPAIRS & MAINT EQUIP - Tramway	\$0	\$0	\$1,000	\$1,000	\$0	0.00%
REPAIRS & MAINT EQUIP - Programming & Partnerships/Youth Center	\$0	\$0	\$0	\$0	\$0	0.00%
Total Repairs & Maintenance Equipment	\$24,913	\$27,250	\$44,500	\$33,000	\$11,500	25.84%
Other Repairs & Maintenance						
TREES, SHRUBS & SOD- Grounds	\$318,028	\$250,000	\$288,000	\$325,000	(\$37,000)	-12.85%
SNOW REMOVAL - Ground	\$0	\$5,000	\$5,000	\$5,000	\$0	0.00%
Total Other Repairs & Maintenance	\$318,028	\$255,000	\$293,000	\$330,000	(\$37,000)	-12.63%
Vehicles Gas						
VEHICLES GAS - Administrative Services	\$274	\$500	\$500	\$500	\$0	0.00%
VEHICLES GAS - Public Safety	\$10,483	\$15,000	\$6,000	\$6,000	\$0	0.00%
VEHICLES GAS - Grounds	\$4,631	\$7,000	\$7,000	\$5,000	\$2,000	28.57%
VEHICLES GAS - Maintenance	\$2,029	\$2,500	\$2,500	\$2,500	\$0	0.00%
VEHICLES GAS - Warehouse	\$83	\$50	\$0	\$150	(\$150)	0.00%
VEHICLES GAS - Bus Operations	\$61,948	\$110,000	\$110,000	\$50,000	\$60,000	54.55%
VEHICLES GAS - Sportspark	\$218	\$0	\$200	\$0	\$200	100.00%
Total Vehicles Gas	\$79,666	\$135,050	\$126,200	\$64,150	\$62,050	49.17%
Vehicles Repair & Maintenance						
VEHICLE REPAIRS & MAINT - Administrative	\$0	\$500	\$1,000	\$1,000	\$0	0.00%
VEHICLE REPAIRS & MAINT - Administrative Services	\$0	\$500	\$1,000	\$1,000	\$0	0.00%
VEHICLE REPAIRS & MAINT - Public Safety	\$10,403	\$5,000	\$5,000	\$5,000	\$0	0.00%
VEHICLE REPAIRS & MAINT - Island Operations	\$0	\$0	\$0	\$0	\$0	0.00%
VEHICLE REPAIRS & MAINT - Grounds	\$15,405	\$3,000	\$3,000	\$3,000	\$0	0.00%
VEHICLE REPAIRS & MAINT - Maintenance	\$1,497	\$3,000	\$1,000	\$1,500	(\$500)	-50.00%
VEHICLE REPAIRS & MAINT - Warehouse	\$0	\$0	\$0	\$0	\$0	0.00%
VEHICLE REPAIRS & MAINT- Bus Operations	\$14,858	\$50,000	\$96,000	\$50,000	\$46,000	47.92%
VEHICLE REPAIRS & MAINT - Motor Pool	\$214	\$5,000	\$25,000	\$5,000	\$20,000	80.00%
VEHICLE REPAIRS & MAINT - Sportspark	\$0	\$0	\$1,000	\$0	\$1,000	100.00%
Total Vehicles Repair & Maintenance	\$42,377	\$67,000	\$133,000	\$66,500	\$66,500	50.00%

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

Approved Budget FY 2023

	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
Vehicles Parts						
VEHICLES PARTS - Administrative Services	\$0	\$0	\$0	\$0	\$0	0.00%
VEHICLES PARTS - Capital Projects & Planning	\$399	\$0	\$0	\$0	\$0	0.00%
VEHICLES PARTS - Public Safety	\$10,015	\$1,500	\$1,500	\$1,500	\$0	0.00%
VEHICLES PARTS - Grounds	\$3,619	\$2,500	\$2,500	\$2,500	\$0	0.00%
VEHICLES PARTS - Maintenance	\$426	\$500	\$1,000	\$800	\$200	20.00%
VEHICLES PARTS - Warehouse	\$33	\$0	\$0	\$0	\$0	0.00%
VEHICLES PARTS - Bus Operations	\$36,166	\$35,000	\$8,000	\$40,000	(\$32,000)	-400.00%
VEHICLES PARTS - Motor Pool	\$14,852	\$20,000	\$4,000	\$20,000	(\$16,000)	-400.00%
VEHICLES PARTS - Sportspark	\$0	\$0	\$500	\$0	\$500	100.00%
Total Vehicles Parts	\$65,510	\$59,500	\$17,500	\$64,800	(\$47,300)	-270.29%
Equipment Lease						
LEASED EQUIPMENT - General	\$15,490	\$16,000	\$14,000	\$14,000	\$0	0.00%
LEASED EQUIPMENT - Administrative Services	\$0	\$0	\$0	\$0	\$0	0.00%
LEASED EQUIPMENT - Grounds	\$3,099	\$7,000	\$0	\$4,000	(\$4,000)	0.00%
LEASED EQUIPMENT - Maintenance	\$1,839	\$10,000	\$10,000	\$5,000	\$5,000	50.00%
LEASED EQUIPMENT - Warehouse	\$4,872	\$2,500	\$1,500	\$3,500	(\$2,000)	-133.33%
LEASED EQUIPMENT - Bus Operations	\$715	\$1,000	\$1,500	\$1,500	\$0	0.00%
LEASED EQUIPMENT - Motor Pool	\$0	\$0	\$1,500	\$1,500	\$0	0.00%
LEASED EQUIPMENT - AVAC	\$0	\$0	\$0	\$0	\$0	0.00%
LEASED EQUIPMENT - Tramway	\$0	\$0	\$2,500	\$2,500	\$0	0.00%
LEASED EQUIPMENT - Sportspark	\$63,159	\$1,500	\$1,000	\$0	\$1,000	100.00%
LEASED EQUIPMENT - Programming & Partnerships/Youth Center	\$0	\$0	\$0	\$0	\$0	0.00%
Total Equipment Lease	\$89,174	\$38,000	\$32,000	\$32,000	\$0	0.00%
Office Equipment Purchase						
OFFICE EQUIP PURCHASE - General	\$0	\$1,500	\$1,500	\$1,500	\$0	0.00%
OFFICE EQUIP PURCHASE - Administrative	\$3,112	\$1,000	\$1,000	\$1,000	\$0	0.00%
OFFICE EQUIP PURCHASE - Administrative Services	\$0	\$0	\$0	\$0	\$0	0.00%
OFFICE EQUIP PURCHASE - Executive	\$0	\$0	\$0	\$0	\$0	0.00%
OFFICE EQUIP PURCHASE - Information Technology	\$31,573	\$25,000	\$10,000	\$15,000	(\$5,000)	-50.00%
OFFICE EQUIP PURCHASE - Capital Projects & Planning	\$21,044	\$1,500	\$1,000	\$1,000	\$0	0.00%
OFFICE EQUIP PURCHASE - Public Safety	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
OFFICE EQUIP PURCHASE - Warehouse	\$0	\$0	\$0	\$0	\$0	0.00%
OFFICE EQUIP PURCHASE - Motor Pool	\$0	\$0	\$1,000	\$1,000	\$0	0.00%
OFFICE EQUIP PURCHASE - AVAC	\$0	\$0	\$0	\$0	\$0	0.00%
OFFICE EQUIP PURCHASE - Tramway	\$0	\$0	\$0	\$0	\$0	0.00%
OFFICE EQUIP PURCHASE - Sportspark	\$0	\$0	\$2,000	\$0	\$2,000	100.00%
OFFICE EQUIP PURCHASE - Programming & Partnerships/Youth Center	\$2,808	\$1,000	\$1,000	\$1,000	\$0	0.00%
Total Office Equipment Purchase	\$58,537	\$31,000	\$18,500	\$21,500	(\$3,000)	-16.22%
Equipment Purchases						
EQUIPMENT PURCHASE - Administrative	\$0	\$1,000	\$0	\$0	\$0	0.00%

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

Approved Budget FY 2023

	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
EQUIPMENT PURCHASE - Administrative Services	\$0	\$500	\$1,000	\$1,000	\$0	0.00%
EQUIPMENT PURCHASE - IT	\$3,745	\$12,000	\$5,000	\$5,000	\$0	0.00%
EQUIPMENT PURCHASE - Communications & Public Affairs	\$0	\$0	\$0	\$0	\$0	0.00%
EQUIPMENT PURCHASE - Capital Planning and Projects	\$0	\$3,500	\$0	\$0	\$0	0.00%
EQUIPMENT PURCHASE - Public Safety	\$552	\$2,500	\$8,000	\$8,000	\$0	0.00%
EQUIPMENT PURCHASE - Grounds	\$4,960	\$5,000	\$5,000	\$8,000	(\$3,000)	-60.00%
EQUIPMENT PURCHASE - Maintenance	\$1,477	\$5,000	\$10,000	\$5,000	\$5,000	50.00%
EQUIPMENT PURCHASE - Warehouse	\$0	\$1,000	\$1,500	\$1,000	\$500	33.33%
EQUIPMENT PURCHASE - Bus Operations	\$528	\$1,500	\$1,500	\$1,500	\$0	0.00%
EQUIPMENT PURCHASE - Motor Pool	\$0	\$0	\$0	\$0	\$0	0.00%
EQUIPMENT PURCHASE - AVAC	\$5,207	\$0	\$0	\$5,000	(\$5,000)	0.00%
EQUIPMENT PURCHASE - Tramway	\$0	\$0	\$3,000	\$2,500	\$500	0.00%
EQUIPMENT PURCHASE - Sportspark	\$0	\$3,500	\$3,500	\$0	\$3,500	100.00%
EQUIPMENT PURCHASE - Motorgate	\$0	\$0	\$0	\$0	\$0	0.00%
Total Equipment Purchases	\$16,469	\$35,500	\$38,500	\$37,000	\$1,500	3.90%
Other Equipment Purchases						
PURCHASES: OTHER - Grounds	\$0	\$0	\$0	\$0	\$0	0.00%
COMPUTER PURCHASE SOFTWARE	\$41,607	\$40,000	\$30,000	\$30,000	\$0	0.00%
COMPUTER PURCHASE SOFTWARE - Maintenance	\$0	\$0	\$0	\$0	\$0	0.00%
COMPUTER PURCHASE	\$0	\$0	\$0	\$0	\$0	0.00%
Total Other Equipment Purchases	\$41,607	\$40,000	\$30,000	\$30,000	\$0	0.00%
Exterminator						
EXTERMINATOR - Admin	\$896	\$700	\$1,500	\$1,500	\$0	0.00%
EXTERMINATOR - Public Safety	\$996	\$1,000	\$1,500	\$1,500	\$0	0.00%
EXTERMINATOR - Grounds	\$150	\$500	\$500	\$300	\$200	40.00%
EXTERMINATOR - Maintenance	\$0	\$0	\$800	\$0	\$800	100.00%
EXTERMINATOR - Warehouse	\$138	\$500	\$1,200	\$300	\$900	75.00%
EXTERMINATOR - Bus Operations	\$896	\$800	\$500	\$250	\$250	50.00%
EXTERMINATOR - Motor Pool	\$0	\$0	\$1,000	\$1,000	\$0	0.00%
EXTERMINATOR - Tramway	\$896	\$750	\$1,000	\$1,000	\$0	0.00%
EXTERMINATOR - RI Locations Points	\$2,475	\$2,100	\$3,500	\$3,500	\$0	0.00%
EXTERMINATOR - Sportspark	\$896	\$300	\$2,500	\$0	\$2,500	100.00%
EXTERMINATOR - Programming & Partnerships/Youth Center	\$0	\$0	\$0	\$0	\$0	0.00%
Total Exterminator	\$7,343	\$6,650	\$14,000	\$9,350	\$4,650	33.21%
Uniforms						
UNIFORMS - Administrative	\$100	\$1,000	\$1,000	\$1,000	\$0	0.00%
UNIFORMS - Capital Projects & Planning	\$0	\$0	\$1,000	\$0	\$1,000	100.00%
UNIFORMS - Public Safety	\$39,432	\$24,000	\$24,000	\$24,000	\$0	0.00%
UNIFORMS - Island Operations	\$0	\$0	\$0	\$0	\$0	0.00%
UNIFORMS - Grounds	\$1,648	\$3,500	\$3,500	\$2,500	\$1,000	28.57%
UNIFORMS - Maintenance	\$2,518	\$3,450	\$3,450	\$3,000	\$450	13.04%
UNIFORMS - Warehouse	\$0	\$150	\$150	\$150	\$0	0.00%

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

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UNIFORMS - Bus Operations	\$1,491	\$3,400	\$5,000	\$5,000	\$0	0.00%
UNIFORMS - Motor Pool	\$0	\$0	\$500	\$500	\$0	0.00%
UNIFORMS - Sportspark	\$675	\$250	\$3,500	\$0	\$3,500	100.00%
UNIFORMS - Programming & Partnerships/Youth Center	\$1,194	\$2,500	\$17,000	\$17,000	\$0	0.00%
UNIFORMS CLEANING - Administrative	\$225	\$750	\$1,000	\$1,000	\$0	0.00%
UNIFORMS CLEANING - Public Safety	\$12,603	\$14,000	\$9,000	\$9,000	\$0	0.00%
UNIFORMS CLEANING - Island Operations	\$0	\$0	\$0	\$0	\$0	0.00%
UNIFORMS CLEANING - Grounds	\$2,724	\$2,800	\$5,000	\$3,500	\$1,500	30.00%
UNIFORMS CLEANING - Maintenance	\$5,053	\$2,500	\$2,500	\$5,000	(\$2,500)	-100.00%
UNIFORMS CLEANING - Warehouse	\$537	\$150	\$150	\$350	(\$200)	-133.33%
UNIFORMS CLEANING - Bus Operations	\$1,425	\$1,000	\$1,000	\$1,000	\$0	0.00%
UNIFORMS CLEANING - Motor Pool	\$0	\$0	\$500	\$500	\$0	0.00%
UNIFORMS CLEANING - Sportspark	\$0	\$0	\$250	\$0	\$250	100.00%
UNIFORMS CLEANING - Programming & Partnerships/ Youth Center	\$0	\$0	\$0	\$0	\$0	0.00%
Total Uniforms	\$69,625	\$59,450	\$78,500	\$73,500	\$5,000	6.37%
Light, Power, Heat						
LIGHT, POWER, HEAT - Admin	\$29,920	\$31,000	\$31,000	\$31,000	\$0	0.00%
LIGHT, POWER, HEAT - Public Safety	\$19,669	\$19,000	\$20,000	\$20,000	\$0	0.00%
LIGHT, POWER, HEAT - Maintenance	\$0	\$0	\$0	\$0	\$0	0.00%
LIGHT, POWER, HEAT - Warehouse	\$15,860	\$10,000	\$10,000	\$13,500	(\$3,500)	-35.00%
LIGHT, POWER, HEAT - Bus Operations	\$28,796	\$29,000	\$55,000	\$55,000	\$0	0.00%
LIGHT, POWER, HEAT - AVAC	\$13,648	\$15,000	\$51,000	\$40,000	\$11,000	21.57%
LIGHT, POWER, HEAT - Tramway	\$171,142	\$18,000	\$180,000	\$175,000	\$5,000	2.78%
LIGHT, POWER, HEAT - RI Locations Points	\$169,885	\$175,000	\$198,000	\$198,000	\$0	0.00%
LIGHT, POWER, HEAT - Sportspark	\$140,463	\$44,000	\$178,000	\$140,000	\$38,000	21.35%
LIGHT, POWER, HEAT - Programming & Partnerships/Youth Center	\$0	\$0	\$10,000	\$0	\$10,000	0.00%
LIGHT, POWER, HEAT - PM Commercial	\$0	\$0	\$0	\$0	\$0	0.00%
LIGHT, POWER, HEAT - Motorgate	\$44,753	\$45,000	\$50,000	\$50,000	\$0	0.00%
Total Light, Power, Heat	\$634,136	\$386,000	\$783,000	\$722,500	\$60,500	7.73%
Water & Sewer						
WATER & SEWER - Island Operations	\$0	\$0	\$0	\$0	\$0	0.00%
WATER & SEWER - Maintenance	\$2,336	\$2,500	\$10,000	\$2,500	\$7,500	75.00%
WATER & SEWER - Bus Operations	\$0	\$0	\$0	\$0	\$0	0.00%
WATER & SEWER - Tramway	\$2,141	\$3,300	\$5,000	\$3,000	\$2,000	40.00%
WATER & SEWER - Sportspark	\$6,785	\$4,700	\$10,000	\$10,000	\$0	0.00%
Total Water & Sewer	\$11,262	\$10,500	\$25,000	\$15,500	\$9,500	38.00%
Office Supplies						
OFFICE SUPPLIES - Administrative	\$14,120	\$15,000	\$20,000	\$20,000	\$0	0.00%
OFFICE SUPPLIES - Administrative Services	\$0	\$0	\$500	\$500	\$0	0.00%
OFFICE SUPPLIES - Information Technology	\$0	\$2,000	\$2,000	\$2,000	\$0	0.00%
OFFICE SUPPLIES - Legal	\$0	\$0	\$0	\$0	\$0	0.00%
OFFICE SUPPLIES - Community Relations	\$0	\$0	\$1,000	\$1,000	\$0	0.00%

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

Approved Budget FY 2023

	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
OFFICE SUPPLIES - Capital Projects & Planning	\$0	\$0	\$500	\$500	\$0	0.00%
OFFICE SUPPLIES - Public Safety	\$3,875	\$4,500	\$6,000	\$6,000	\$0	0.00%
OFFICE SUPPLIES - Maintenance	\$0	\$0	\$500	\$300	\$200	0.00%
OFFICE SUPPLIES - Warehouse	\$0	\$0	\$300	\$300	\$0	0.00%
OFFICE SUPPLIES - Bus Operations	\$0	\$800	\$1,000	\$1,000	\$0	0.00%
OFFICE SUPPLIES - Sportspark	\$20	\$0	\$1,200	\$0	\$1,200	100.00%
OFFICE SUPPLIES - Programming & Partnerships/Youth Center	\$0	\$0	\$0	\$0	\$0	0.00%
Total Office Supplies	\$18,015	\$22,300	\$33,000	\$31,600	\$1,400	4.24%
Parts & Supplies						
PARTS & SUPPLIES - Administrative	\$0	\$0	\$0	\$0	\$0	0.00%
PARTS & SUPPLIES - Administrative	\$5,117	\$10,000	\$1,000	\$1,000	\$0	0.00%
PARTS & SUPPLIES - Administrative Services	\$884	\$900	\$2,000	\$2,000	\$0	0.00%
PARTS & SUPPLIES - Information Technology	\$7,551	\$8,000	\$5,000	\$5,000	\$0	0.00%
PARTS & SUPPLIES - Access Control	\$1,994	\$2,200	\$6,500	\$6,500	\$0	0.00%
PARTS & SUPPLIES - Communications & Public Affairs	\$341	\$2,500	\$5,000	\$5,000	\$0	0.00%
PARTS & SUPPLIES - Capital Projects & Planning	\$0	\$0	\$1,000	\$1,000	\$0	0.00%
PARTS & SUPPLIES - Public Safety	\$1,455	\$12,000	\$5,000	\$5,000	\$0	0.00%
PARTS & SUPPLIES - Island Operations	\$3,214	\$5,000	\$0	\$0	\$0	0.00%
PARTS & SUPPLIES - Grounds	\$26,500	\$30,000	\$30,000	\$40,000	(\$10,000)	-33.33%
PARTS & SUPPLIES - Maintenance	\$99,088	\$70,000	\$57,280	\$65,000	(\$7,720)	-13.48%
PARTS & SUPPLIES - Warehouse	\$57,722	\$8,000	\$8,000	\$40,000	(\$32,000)	-400.00%
PARTS & SUPPLIES - Bus Operations	\$7,513	\$10,000	\$17,347	\$10,000	\$7,347	42.35%
PARTS & SUPPLIES - Motor Pool	\$1,208	\$2,000	\$7,000	\$5,000	\$2,000	28.57%
PARTS & SUPPLIES - AVAC	\$39,001	\$50,000	\$34,806	\$35,000	(\$194)	-0.56%
PARTS & SUPPLIES - Tramway	\$0	\$500	\$1,500	\$1,500	\$0	0.00%
PARTS & SUPPLIES - RI Locations Points	\$0	\$0	\$0	\$0	\$0	0.00%
PARTS & SUPPLIES - Sportspark	\$11,515	\$4,300	\$35,000	\$0	\$35,000	100.00%
PARTS & SUPPLIES - Programming & Partnerships/ Youth Center	\$8,494	\$15,000	\$16,000	\$16,000	\$0	0.00%
PARTS & SUPPLIES - Motorgate	\$0	\$0	\$0	\$0	\$0	0.00%
Total Parts & Supplies	\$271,597	\$230,400	\$232,433	\$238,000	(\$5,567)	-2.40%
Service Maintenance Agreement						
SERVICE MAINTENANCE AGREEMENT - General	\$597	\$0	\$0	\$0	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Finance	\$0	\$0	\$0	\$0	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - IT	\$33,214	\$65,000	\$76,480	\$76,480	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Access Control	\$0	\$5,500	\$5,500	\$5,500	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Communications & Public Af	\$0	\$10,000	\$21,000	\$40,000	(\$19,000)	-90.48%
SERVICE MAINTENANCE AGREEMENT - Capital Projects & Planning	\$2,670	\$7,500	\$3,000	\$1,000	\$2,000	66.67%
SERVICE MAINTENANCE AGREEMENT - Public Safety	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Bus Operations	\$2,632	\$10,000	\$5,000	\$5,000	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Motor Pool	\$1,950	\$2,000	\$3,000	\$3,000	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - AVAC	\$0	\$0	\$0	\$0	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - Tramway	\$0	\$10,000	\$15,000	\$15,000	\$0	0.00%
SERVICE MAINTENANCE AGREEMENT - RI Locations	\$0	\$10,000	\$20,000	\$20,000	\$0	0.00%

The Roosevelt Island Operating Corporation (RIOC)

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SERVICE MAINTENANCE AGREEMENT - Sportspark	\$0	\$0	\$1,500	\$1,500	\$0	0.00%
Total Service Maintenance Agreement	\$41,063	\$121,000	\$151,480	\$168,480	(\$17,000)	-11.22%
Employee Travel & Meal						
EMPL TRV & MEAL- Administrative	\$1,337	\$1,000	\$1,000	\$1,000	\$0	0.00%
EMPL TRV & MEAL- Executive	\$0	\$500	\$500	\$500	\$0	0.00%
EMPL TRV & MEAL- Finance	\$48	\$100	\$1,280	\$1,280	\$0	0.00%
EMPL TRV & MEAL- Human Resources	\$1,037	\$500	\$743	\$750	(\$7)	-0.94%
EMPL TRV & MEAL- Information Technology	\$0	\$0	\$0	\$0	\$0	0.00%
EMPL TRV & MEAL- Legal	\$0	\$250	\$500	\$500	\$0	0.00%
EMPL TRV & MEAL- Communications & Public Affairs	\$0	\$0	\$0	\$0	\$0	0.00%
EMPL TRV & MEAL- Operations	\$0	\$0	\$0	\$0	\$0	0.00%
EMPL TRV & MEAL- Capital Projects & Planning	\$6	\$500	\$500	\$0	\$500	100.00%
EMPL TRV & MEAL- Public Safety	\$8,953	\$1,500	\$1,500	\$1,500	\$0	0.00%
EMPL TRV & MEAL- Grounds	\$0	\$250	\$250	\$250	\$0	0.00%
EMPL TRV & MEAL- Maintenance	\$270	\$0	\$1,500	\$350	\$1,150	76.67%
EMPL TRV & MEAL- Warehouse	\$0	\$0	\$0	\$0	\$0	0.00%
EMPL TRV & MEAL- Bus Operations	\$100	\$250	\$500	\$500	\$0	0.00%
EMPL TRV & MEAL- Sportspark	\$0	\$30	\$200	\$200	\$0	0.00%
EMPL TRV & MEAL- Programming & Partnerships/Youth Center	\$1,166	\$1,200	\$1,260	\$1,200	\$60	0.00%
Total Employee Travel & Meal	\$12,917	\$6,080	\$9,733	\$8,030	\$1,703	17.50%
Employee Training						
EMPLOYEE TRAINING - Administrative	\$2,324	\$2,500	\$5,000	\$5,000	\$0	0.00%
EMPLOYEE TRAINING - Administrative Services	\$0	\$0	\$0	\$0	\$0	0.00%
EMPLOYEE TRAINING - Executive	\$0	\$0	\$0	\$0	\$0	0.00%
EMPLOYEE TRAINING - Finance	\$618	\$0	\$0	\$0	\$0	0.00%
EMPLOYEE TRAINING - Human Resources	\$30,152	\$65,000	\$69,915	\$70,000	(\$85)	-0.12%
EMPLOYEE TRAINING - Information Technology	\$2,800	\$3,000	\$20,000	\$0	\$20,000	100.00%
EMPLOYEE TRAINING - Legal	\$0	\$5,000	\$10,000	\$10,000	\$0	0.00%
EMPLOYEE TRAINING - Communications & Public Affairs	\$0	\$3,000	\$6,000	\$6,000	\$0	0.00%
EMPLOYEE TRAINING - Oprations	\$750	\$0	\$0	\$0	\$0	0.00%
EMPLOYEE TRAINING - Engineering	\$284	\$800	\$0	\$0	\$0	0.00%
EMPLOYEE TRAINING - Public Safety	\$305	\$0	\$85	\$85	\$0	0.00%
EMPLOYEE TRAINING - Island Operations	\$0	\$0	\$0	\$0	\$0	0.00%
EMPLOYEE TRAINING - Grounds	\$1,430	\$1,500	\$2,500	\$2,500	\$0	0.00%
EMPLOYEE TRAINING - Maintenance	\$0	\$0	\$500	\$500	\$0	0.00%
EMPLOYEE TRAINING - Warehouse	\$0	\$0	\$0	\$0	\$0	0.00%
EMPLOYEE TRAINING - Bus Operations	\$2,212	\$500	\$500	\$500	\$0	0.00%
EMPLOYEE TRAINING - Sportspark	\$0	\$2,400	\$1,500	\$1,500	\$0	0.00%
EMPLOYEE TRAINING - Programming & Partnerships/Youth Center	\$0	\$3,000	\$9,000	\$9,000	\$0	0.00%
Total Employee Training	\$40,875	\$86,700	\$125,000	\$105,085	\$19,915	15.93%
Shipping						
POSTAGE - Administrative	\$2,201	\$1,000	\$6,000	\$6,000	\$0	0.00%

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POSTAGE - Administrative Services	\$291	\$300	\$0	\$0	\$0	0.00%
POSTAGE - Public Safety	\$0	\$0	\$100	\$100	\$0	0.00%
SHIPPING - Administrative Services	\$0	\$250	\$500	\$500	\$0	0.00%
SHIPPING - IT	\$0	\$0	\$0	\$0	\$0	0.00%
SHIPPING - Communications & Public Affairs	\$0	\$800	\$500	\$0	\$500	0.00%
SHIPPING - Capital Projects & Planning	\$0	\$0	\$200	\$250	(\$50)	-25.00%
SHIPPING - Public Safety	\$294	\$500	\$1,200	\$1,200	\$0	0.00%
SHIPPING - Island Operations	\$0	\$0	\$0	\$0	\$0	0.00%
SHIPPING - Grounds	\$513	\$3,500	\$500	\$500	\$0	0.00%
SHIPPING - Maintenance	\$20	\$0	\$1,000	\$350	\$650	65.00%
SHIPPING - Warehouse	\$1,639	\$1,000	\$3,000	\$2,000	\$1,000	0.00%
SHIPPING - Bus Operations	\$57	\$200	\$500	\$500	\$0	0.00%
SHIPPING - Motor Pool	\$0	\$0	\$500	\$500	\$0	0.00%
SHIPPING - AVAC	\$2,088	\$2,400	\$2,060	\$2,000	\$60	2.91%
SHIPPING - TRAMWAY	\$0	\$0	\$150	\$150	\$0	0.00%
SHIPPING - Sportspark	\$102	\$65	\$600	\$300	\$300	50.00%
SHIPPING - Programming & Partnerships/Youth Center	\$0	\$0	\$0	\$0	\$0	0.00%
UPS SHIPPING - Administrative	\$666	\$800	\$1,500	\$1,500	\$0	0.00%
UPS SHIPPING - IT	\$127	\$500	\$0	\$0	\$0	0.00%
Total Shipping	\$7,998	\$11,315	\$18,310	\$15,850	\$2,460	13.44%

Subscriptions

SUBSCRIPTIONS - Administrative	\$131	\$200	\$2,556	\$2,556	\$0	0.00%
SUBSCRIPTIONS/ MEMBERSHIP - Administrative Services	\$3,925	\$2,200	\$500	\$500	\$0	0.00%
SUBSCRIPTIONS/ MEMBERSHIP - Finance	\$179	\$0	\$0	\$0	\$0	0.00%
SUBSCRIPTIONS/ MEMBERSHIP - Information Technology	\$937	\$1,000	\$5,000	\$1,000	\$4,000	80.00%
SUBSCRIPTIONS - Legal	\$18,510	\$20,000	\$25,000	\$25,000	\$0	0.00%
SUBSCRIPTIONS - Public Safety	\$0	\$1,000	\$1,000	\$1,000	\$0	0.00%
SUBSCRIPTIONS - Programming & Partnership/Youth Center	\$751	\$500	\$500	\$600	(\$100)	-20.00%
Total Subscriptions	\$24,433	\$24,900	\$34,556	\$30,656	\$3,900	11.29%

Other Expenses

BANK CHARGES - General	\$15,224	\$12,000	\$22,000	\$22,000	\$0	0.00%
BANK CHARGES - General	\$0	\$0	\$0	\$0	\$0	0.00%
MISCELLANEOUS - Administrative	\$2,822	\$3,000	\$10,250	\$10,250	\$0	0.00%
MISCELLANEOUS - IT	\$0	\$1,200	\$0	\$0	\$0	0.00%
MISCELLANEOUS - Communications & Public Affairs	\$0	\$0	\$0	\$0	\$0	0.00%
MISCELLANEOUS - Public Safety	(\$824)	\$1,500	\$1,000	\$1,000	\$0	0.00%
MISCELLANEOUS - Grounds	\$0	\$0	\$0	\$250,000	(\$250,000)	0.00%
MISCELLANEOUS - Maintenance	\$0	\$0	\$0	\$0	\$0	0.00%
MISCELLANEOUS - Bus Operations	\$0	\$500	\$500	\$500	\$0	0.00%
MISCELLANEOUS - Sportspark	\$0	\$0	\$500	\$500	\$0	0.00%
MISCELLANEOUS - Programming & Partnerships/Youth Center	\$1,662	\$5,000	\$4,000	\$4,000	\$0	0.00%
PUBLIC WORK ENFORCEMENT	\$0	\$20,000	\$30,000	\$30,000	\$0	0.00%
MTA METRO CARD PURCHASE- HR	\$12,460	\$17,000	\$21,000	\$21,000	\$0	0.00%

The Roosevelt Island Operating Corporation (RIOC)

Budget Variance Report

Approved Budget FY 2023

	Actual FY 2021	Projected FY 2022	Approved Budget FY 2022	Approved Budget FY 2023	Variance Favorable (Unfavorable)	Variance % Change
CONTRIBUTED RENTAL EXPENSE - GRANT	\$0	\$0	\$55,000	\$55,000	\$0	0.00%
PUBLIC PURPOSE GRANTS	\$0	\$50,000	\$150,000	\$150,000	\$0	0.00%
Total Other Expenses	\$31,344	\$110,200	\$294,250	\$544,250	(\$250,000)	-84.96%
Island Events - Community Relations						
ISLAND EVENTS - Community Relations	\$7,641	\$150,000	\$150,000	\$164,000	(\$14,000)	-9.33%
ISLAND EVENTS - Public Safety	\$0	\$8,000	\$8,000	\$8,000	\$0	0.00%
Total Island Events - Community Relations	\$7,641	\$158,000	\$158,000	\$172,000	(\$14,000)	-8.86%
Before Depreciation Other Than Personal Services (OTPS) Before Depreciation	\$13,335,924	\$14,318,895	\$15,267,138	\$15,349,258	(\$82,120)	-0.54%
Total Expenses	\$28,284,908	\$29,883,684	\$30,970,352	\$31,695,052	(\$724,700)	-2.34%
	(\$604,785)	\$2,044,316	\$1,838,648	\$688,948	(\$1,149,700)	-62.53%
Depreciation Expenses						
DEPRECN EXPENSES OFFICE FURNITURE, FIXTURES, EQUIPMENT	\$99,694	\$18,549	\$18,549	\$19,662	(\$1,113)	-6.00%
DEPRECN EXPENSES BUILDINGS	\$254,149	\$845,111	\$845,111	\$895,818	(\$50,707)	-6.00%
DEPRECN EXPENSES BUILDINGS IMPROVEMENTS	\$2,957,983	\$833,518	\$833,518	\$883,529	(\$50,011)	-6.00%
DEPRECN EXPENSES INFRASTRUCTURE	\$1,498,718	\$1,461,844	\$1,461,844	\$1,549,555	(\$87,711)	-6.00%
DEPRECN EXPENSES SEAWALL	\$202,251	\$67,237	\$67,237	\$71,271	(\$4,034)	-6.00%
DEPRECN EXPENSES VEHICLES	\$43,032	\$73,034	\$73,034	\$77,416	(\$4,382)	-6.00%
DEPRECN EXPENSES BUSES	\$175,408	\$460,232	\$460,232	\$487,846	(\$27,614)	-6.00%
DEPRECN EXPENSES LEASEHOULD IMPROVEMENT	\$29,887	\$5,797	\$5,797	\$6,145	(\$348)	-6.00%
DEPRECN EXPENSES LANDMARKS	\$306,268	\$379,083	\$379,083	\$401,828	(\$22,745)	-6.00%
DEPRECN EXPENSES EQUIPMENT	\$366,348	\$216,784	\$216,784	\$229,791	(\$13,007)	-6.00%
Total Depreciation Expenses	\$5,933,738	\$4,361,189	\$4,361,189	\$4,622,860	(\$261,671)	-6.00%
	(\$6,538,524)	(\$2,316,873)	(\$2,522,541)	(\$3,933,912)	(\$1,411,370)	55.95%

Roosevelt Island Operating Corp
Approved Budget 22-23
Analysis of Extra Ordinary Items

	Projected				
	Actual	Approved	Approved	Variance	
	2021	Budget	Budget	Budget	Favorable (Unfavorable)

Extra Ordinary Expenses					
- Insurance	\$1,489,000	\$1,712,350	\$1,712,350	\$1,883,585	(\$171,235)
- Contractual Real Estate/Compliance	\$3,725	\$300,000	\$300,000	\$300,000	\$0
- Offset of Community Commercial Space	\$602,244	\$584,000	\$485,800	\$490,800	(\$5,000)
- Heating	\$170,000	\$170,000	\$170,000	\$170,000	\$0
- Capitalized Cost	\$2,205,755	\$2,200,797	\$3,604,258	\$3,737,528	(\$133,271)
- Management Fee	\$420,000	\$420,000	\$420,000	\$500,000	(\$80,000)
- Other Post Employment Benefit	\$257,476	\$700,000	\$700,000	\$300,000	\$400,000
- Grant and Community Support	\$710,942	\$1,014,905	\$1,340,110	\$1,552,456	(\$212,346)
Extra Ordinary Expenses	\$5,859,142	\$7,102,052	\$8,732,518	\$8,934,369	(\$201,852)

Capitalized Cost

Executive - 50% *	\$360,893	\$331,551	\$432,644	\$490,760
Finance - 50%	\$260,990	\$330,565	\$376,102	\$339,162
Legal - 50%			\$178,555	\$213,755
Capital Projects & Planning - 100%	\$272,777	\$201,071	\$202,242	\$227,415
Operations - 75%			\$347,272	\$475,304
Maintenance - 50%	\$216,334	\$231,286	\$273,110	\$263,761
Warehouse - 50%	\$34,219	\$37,125	\$35,808	\$38,623
Fringe	\$702,792	\$501,199	\$767,631	\$845,352
Sub-Total Salary	\$1,848,004	\$1,632,797	\$2,613,363	\$2,894,132
Infrastructure Repair				
Professional Services - Capital Projects & Planning	\$108,852	\$65,000	\$50,000	\$0
Professional Services - Maintenance	\$0	\$68,000	\$68,396	\$68,396
Professional Services - Tramway	\$0	\$75,000	\$75,000	\$75,000
Repair & Maintenance Building - RI Location Points			\$50,000	\$50,000
Repair & Maintenance Potholes/Line striping			\$0	
Repair & Maintenance Z Brick	\$0	\$50,000	\$0	
Repair & Maintenance HVAC - Maintenance	\$62,962	\$75,000	\$100,000	\$65,000
Repair & Maintenance BMS - Maintenance	\$0	\$50,000	\$50,000	\$50,000
Repair & Maintenance Electrical - Maintenance	\$107,589	\$100,000	\$150,000	\$110,000
Repair & Maintenance Generator - Maintenance	\$0	\$0	\$30,000	\$0
Repair & Maintenance Plumbing - Maintenance	\$58,481	\$60,000	\$150,000	\$60,000
Repair & Maintenance Sprinkler/Standpipe - Maintenance	\$0	\$10,000	\$25,000	\$10,000
Repair & Maintenance FireAlarm/Central Monitoring - Ma	\$19,867	\$15,000	\$50,000	\$10,000
Repair & Maintenance Other - Maintenance	\$0	\$50,000	\$142,500	\$50,000
Internet Service Provider - Data Line			\$45,000	
Miscellaneous - Ground			\$250,000	
Total Capitalized Cost	\$2,205,755	\$2,200,797	\$3,604,259	\$3,737,528

Grant and Community Support

Island Events & Prof. Svc	\$49,641	\$158,000	\$200,000	\$214,000
Community Center (Prof. Svc)	\$46,212	\$162,000	\$290,000	\$290,000
Salary & Fringe Benefit	\$413,089	\$472,105	\$472,310	\$670,656
Parks & Recreations	\$202,000	\$172,800	\$172,800	\$172,800
Public Purpose Grants	\$0	\$50,000	\$205,000	\$205,000

Roosevelt Island Operating Corp
Approved Budget 22-23
Analysis of Extra Ordinary Items

	Projected				
	Actual	Approved	Approved	Variance	
	2021	Budget	Budget	2023	

Total Grant and Community Support	\$710,942	\$1,014,905	\$1,340,110	\$1,552,456
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Salary Reconciliation

Gross Salary	\$9,685,570	\$10,150,830	\$10,077,348	\$10,984,565
Less Capitalized Cost - 50% Exec	(\$360,893)	(\$331,551)	(\$432,644)	(\$490,760)
Less Capitalized Cost - 50% Finance	(\$260,990)	(\$330,565)	(\$376,102)	(\$339,162)
Less Capitalized Cost - 50% Legal		\$0	(\$178,555)	(\$213,755)
Less Capitalized Cost - 100% Capital Projects & Planning	(\$272,777)	(\$201,071)	(\$202,242)	(\$227,415)
Less Capitalized Cost - 75% Operations		\$0	(\$347,272)	(\$475,304)
Less Community Support - 50% Community Relations	(\$100,730)	(\$127,362)	(\$117,906)	(\$174,750)
Less Community Support - 40% Youth Center	(\$192,147)	(\$232,613)	(\$232,613)	(\$311,707)
Less Capitalized Cost - 50% Maintenance	(\$216,334)	(\$231,286)	(\$273,110)	(\$263,761)
Less Capitalized Cost - 50% Warehouse	(\$34,219)	(\$37,125)	(\$35,808)	(\$38,623)

Adjusted Salary

	\$8,247,481	\$8,659,257	\$7,881,097	\$8,449,328
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	FY 2021		Project Actual FY 2022		FY 2022		FY 2023	
	Actual Salary	Capitalized Cost	Budget Salary	Capitalized Cost	Budget Salary	Capitalized Cost	Budget Salary	Capitalized Cost
Salary								
Executive - 50%	\$721,785	\$360,893	\$663,102	\$331,551	\$865,287	\$432,644	\$981,520	\$490,760
Finance - 50%	\$652,476	\$260,990	\$661,130	\$330,565	\$752,204	\$376,102	\$678,324	\$339,162
Legal - 50%			\$370,627		\$357,110	\$178,555	\$427,509	\$213,755
Capital Projects & Planning - 100%	\$272,777	\$272,777	\$201,071	\$201,071	\$202,242	\$202,242	\$227,415	\$227,415
Operations - 75%					\$463,029	\$347,272	\$633,739	\$475,304
Maintenance - 50%	\$432,667	\$216,334	\$462,572	\$231,286	\$546,220	\$273,110	\$527,522	\$263,761
Warehouse - 50%	\$68,437	\$34,219	\$74,250	\$37,125	\$71,615	\$35,808	\$77,246	\$38,623
			\$1,145,212	\$1,131,598			\$1,845,732	
								\$2,048,780

	Fringe Benefit		Fringe Benefit		Fringe Benefit		Fringe Benefit	
	Fringe cost	Capitalized Cost						
Salary								
Executive - 50%	\$409,337	\$204,669	\$312,107	\$156,054	\$353,693	\$176,847	\$363,358	\$181,679
Finance - 50%	\$399,811	\$159,924	\$282,561	\$141,281	\$326,790	\$163,395	\$296,511	\$148,256
Legal - 50%					\$150,822	\$75,411	\$176,042	\$88,021
Capital Projects & Planning - 100%	\$209,921	\$209,921	\$88,433	\$88,433	\$89,720	\$89,720	\$94,453	\$94,453
Operations - 75%					\$173,825	\$130,369	\$266,364	\$199,773
Maintenance - 50%	\$175,848	\$87,924	\$204,175	\$102,088	\$235,487	\$117,744	\$207,037	\$103,519
Warehouse - 50%	\$80,709	\$40,355	\$26,689	\$13,345	\$28,292	\$14,146	\$59,304	\$29,652
			\$702,792	\$501,199			\$767,631	
								\$845,352

	Salary		Salary		Salary		Salary	
	Community Relations - 50%							
Fringe Benefit								
Community Relations - 50%	\$201,459	\$100,730	\$254,723	\$127,362	\$235,812	\$117,906	\$349,500	\$174,750
YOUTH CENTER								
Community Relations - 50%	\$139,118	\$69,559	\$60,064	\$30,032	\$79,385	\$39,693	\$156,706	\$78,353
Youth Center - 40%	\$480,368	\$192,147	\$581,533	\$232,613	\$581,533	\$232,613	\$779,268	\$311,707
Youth Center - Fringe Benefit 40%	\$126,632	\$50,653	\$205,246	\$82,098	\$205,246	\$82,098	\$264,615	\$105,846

The Roosevelt Island Operating Corporation (RIOC)
Significant Budget Dates
Approved Budget FY 2022-23

1.) Meeting with Department Heads	July 2021
2.) Presentation of Department Needs to Executive Management	July 2021
3.) Review of Preliminary Budget with Executive Management	August 2021
4.) Review of Proposed Budget with Division of Budget	August 2021
5.) Initial Review of Proposed Budget by Audit Committee	August 2021
6.) Presentation of Proposed Budget to Board of Directors	September 2021
7.) Submission of Proposed Budget to Division of Budget Director, Senate Finance Committee Chair & Assembly Ways and Means Committee Chair	September 2021
8.) Final Review of Proposed Budget with Audit Committee	December 2021
9.) Presentation of Proposed Budget to Board of Directors for Approval	December 2021
10.) Filing of Approved Budget to Public Authority Reporting System (PARIS)	December 2021