

Hugh L. Carey Battery Park City Authority
Meeting of the Members
200 Liberty Street, 24th floor
New York, New York 10281
October 26, 2022
2:00 p.m.

AGENDA

- I. CALL TO ORDER
- II. APPROVAL OF THE OCTOBER 11, 2022 MINUTES
- III. PUBLIC COMMENT
- IV. M/WBE REPORT
- V. RESILIENCY UPDATE
- VI. CORPORATE ACTION
 - A. Approval of Budget for Fiscal Year Ending October 31, 2023.
 - B. Approval of Fiscal Year 2023 Spending Authority for On-Call Contracts.
 - C. Authorization of Use of Reserve Funds for Capital Expenditures in Fiscal Year 2023.
 - D. Declaration of Intent to Reimburse Interim Funding of Capital Expenditures from Proceeds of Tax-Exempt Bonds.
 - E. Approval of TD Bank Revolving Credit Facility.
- VII. MOTION TO ADJOURN

FOR INFORMATION ONLY

- A. Recent and Upcoming Procurement Activity
- B. Selected Press Clippings

APPROVAL OF AUTHORITY BUDGETS FOR FISCAL YEAR ENDING OCTOBER 31, 2023

BE IT RESOLVED, that each of the capital and operating budgets of the Authority for the fiscal year ending October 31, 2023, substantially in the form presented to this meeting be, and hereby is, approved and ordered filed with the records of the Authority; and be it further

RESOLVED, that the President and Chief Executive Officer of the Authority or his designee(s) be, and each of them hereby is, directed to file said budget and related information with all parties as required pursuant to all outstanding bond resolutions, agreements and requirements of law.

BATTERY PARK CITY AUTHORITY
Operating Budget Summary/Excess Funds (Subject to Settlement Agreement) (in 000's)
FY22 Budget to Actual and FY23 Proposed Budget

	FISCAL YEAR ENDING 10/31/22			FISCAL YEAR 2023	
	2022 BUDGET	ACTUAL 2022	FAVORABLE/ (UNFAVORABLE)	PROPOSED BUDGET	INCREASE OR (DECREASE)
CASH RECEIPTS					
A. Sublease Revenues	\$ 323,301	\$ 331,782	\$ 8,481	\$ 341,899	\$ 18,598
B. Non Recurring	250	3,443	3,193	250	-
C. Other	1,037	2,065	1,028	1,509	472
Subtotal	<u>324,588</u>	<u>337,290</u>	<u>12,702</u>	<u>343,658</u>	<u>19,070</u>
D. Investment/Misc.	1,000	570	(430)	1,000	-
Total Receipts:	<u><u>\$ 325,588</u></u>	<u><u>\$ 337,860</u></u>	<u><u>\$ 12,272</u></u>	<u><u>\$ 344,658</u></u>	<u><u>\$ 19,070</u></u>
CASH EXPENDITURES					
<u>BPCA</u>					
E. Total Operating Expenses	38,945	37,494	1,450	41,581	2,636
Corporate & Other	2,000	2,000	-	2,000	-
F. Debt Service	<u>73,799</u>	<u>73,800</u>	<u>(1)</u>	<u>79,800</u>	<u>6,001</u>
Subtotal Operating and Debt Service	114,744	113,294	1,449	123,381	8,637
<u>NYC</u>					
G. NYC - Pier A/Bridge Costs/Eastern Border/Other	1,895	1,419	476	2,246	351
<u>NYS</u>					
H. New York State Cost Recovery Fee	9,000	8,893	107	9,000	-
Total BPCA, NYC, and NYS Expenditures	<u>125,638</u>	<u>123,606</u>	<u>2,033</u>	<u>134,627</u>	<u>8,988</u>
<u>NYC Est. Excess Funds Subject to Settlement Agreement</u>					
NYC General Fund (Pilot)	162,519	170,546		170,965	
Joint Purpose Fund	37,431	43,708		39,066	
Subtotal of Estimated Excess Funds	<u>199,950</u>	<u>214,254</u>	<u>14,305</u>	<u>210,031</u>	<u>10,082</u>
Total Expenditures:	<u><u>\$ 325,588</u></u>	<u><u>\$ 337,860</u></u>		<u><u>\$ 344,658</u></u>	

Notes:

* Cash Basis Accounting

** The Capital Budget is not included.

**BATTERY PARK CITY AUTHORITY
REVENUE OPERATING BUDGET
BUDGET vs. ACTUAL & PROPOSED BUDGET
FOR FISCAL YEARS 10/31/2022 & 10/31/2023**

FY 2022 APPROVED BUDGET & ACTUAL REVENUE

Tenant	Site	Budget	Actual FY 2022 Revenue	\$ Over (Under)	% Budget to Actual	FY 2023 Budget	YOY Budget %
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COMMERCIAL							
Parcel A - 200 Liberty	Tower A	\$ 20,741,090	\$ 20,287,244	\$ (453,846)	-2%	\$ 19,574,895	-6%
Parcel B - 225 Liberty	Tower B	\$ 33,716,268	\$ 34,371,845	\$ 655,577	2%	\$ 34,674,156	3%
Parcel C - 200 Vesey	Tower C	\$ 23,645,971	\$ 26,475,517	\$ 2,829,546	12%	\$ 29,078,583	23%
Parcel D - 250 Vesey	Tower D	\$ 24,827,124	\$ 25,772,234	\$ 945,110	4%	\$ 26,526,186	7%
Site 15 - 300 Vesey	15	\$ 11,015,221	\$ 11,125,872	\$ 110,652	1%	\$ 11,158,154	1%
Site 26 - Goldman Sachs - 200 West ST	26	\$ 27,670,764	\$ 28,884,684	\$ 1,213,919	4%	\$ 29,771,064	8%
Total COMMERCIAL		\$ 141,616,438	\$ 146,917,395	\$ 5,300,958	4%	\$ 150,783,039	6%

HOTEL							
Site 1 - The Wagner	1	\$ -	\$ -	\$ -	0%	\$ -	0%
Site 25 - The Conrad New York	25	\$ 9,382,846	\$ 9,892,235	\$ 509,389	5%	\$ 9,744,459	4%
Total HOTEL		\$ 9,382,846	\$ 9,892,235	\$ 509,389	5%	\$ 9,744,459	4%

RES-CONDO							
Site 1 - Ritz Carlton Residences	1	\$ 4,589,518	\$ 2,536,191	\$ (2,053,327)	-45%	\$ 2,482,078	-46%
Site 10 - Regatta	10	\$ 5,259,395	\$ 5,789,434	\$ 530,039	10%	\$ 5,543,223	5%
Site 11 - Cove Club	11	\$ 4,348,223	\$ 4,453,058	\$ 104,834	2%	\$ 4,360,830	0%
Site 16/17 - Riverhouse	16/17	\$ 9,443,335	\$ 10,071,849	\$ 628,514	7%	\$ 10,070,349	7%
Site 19A - River & Warren	19A	\$ 5,430,904	\$ 6,862,167	\$ 1,431,263	26%	\$ 6,682,699	23%
Site 2A - Millennium Tower Residences	2A	\$ 6,360,217	\$ 6,193,703	\$ (166,515)	-3%	\$ 6,688,777	5%
Site 3 - The Visionaire	3	\$ 7,401,797	\$ 7,633,386	\$ 231,589	3%	\$ 7,853,250	6%
Site 4 - Liberty View	4	\$ 7,888,012	\$ 8,064,870	\$ 176,858	2%	\$ 8,266,252	5%
Site A - The Soundings	A	\$ 2,071,450	\$ 2,121,517	\$ 50,068	2%	\$ 2,130,053	3%
Site B - Liberty Court	B	\$ 11,768,757	\$ 12,127,955	\$ 359,198	3%	\$ 12,500,720	6%
Site C - Hudson View East	C	\$ 2,125,629	\$ 2,157,569	\$ 31,939	2%	\$ 2,219,265	4%
Site D - 225 Rector Place	D	\$ 4,550,278	\$ 4,503,652	\$ (46,626)	-1%	\$ 4,624,819	2%
Site E/F - Hudson Tower	EF	\$ 2,804,897	\$ 2,915,852	\$ 110,955	4%	\$ 2,975,934	6%
Site G - Hudson View West	G	\$ 2,174,423	\$ 2,234,200	\$ 59,776	3%	\$ 2,197,398	1%
Site H/I - One Rector Park	HI	\$ 4,509,126	\$ 4,546,831	\$ 37,705	1%	\$ 4,566,686	1%
Site J - Liberty House	J	\$ 4,155,668	\$ 4,502,466	\$ 346,798	8%	\$ 4,435,613	7%
Site K - Liberty Terrace	K	\$ 5,138,720	\$ 5,359,419	\$ 220,698	4%	\$ 5,520,463	7%
Site L - Battery Pointe	L	\$ 2,834,992	\$ 2,968,355	\$ 133,363	5%	\$ 2,995,146	6%
Total RES-CONDO		\$ 92,855,341	\$ 95,042,472	\$ 2,187,132	2%	\$ 96,113,555	4%

RES-RENTAL							
POD - Gateway	POD	\$ 26,990,953	\$ 26,624,396	\$ (366,557)	-1%	\$ 27,174,064	1%
Site 12 - River Watch	12	\$ 2,516,562	\$ 2,678,952	\$ 162,390	6%	\$ 2,863,094	14%
Site 13 - South Cove Plaza	13	\$ 2,961,463	\$ 3,082,075	\$ 120,611	4%	\$ 3,218,054	9%
Site 18A - Solaire	18A	\$ 4,643,551	\$ 5,339,709	\$ 696,158	15%	\$ 5,992,152	29%
Site 18B - Verdesian	18B	\$ 1,946,457	\$ 2,672,735	\$ 726,277	37%	\$ 2,669,883	37%
Site 19B - Tribeca Green	19B	\$ 4,458,802	\$ 4,302,912	\$ (155,889)	-3%	\$ 4,723,509	6%
Site 20AC - Tribeca Park	20AC	\$ 7,575,665	\$ 7,008,057	\$ (567,608)	-7%	\$ 7,670,975	1%
Site 20B - Brookdale	20B	\$ 6,582,337	\$ 5,995,460	\$ (586,876)	-9%	\$ 6,466,996	-2%
Site 21A - Tribeca Pointe	21A	\$ 5,379,555	\$ 9,562,904	\$ 4,183,350	78%	\$ 5,835,078	8%
Site 22 - Tribeca Bridge Tower	22	\$ 4,297,064	\$ 4,372,466	\$ 75,401	2%	\$ 4,471,308	4%
Site 23 - Liberty Green	23	\$ 4,644,910	\$ 4,738,728	\$ 93,818	2%	\$ 5,525,136	19%
Site 24 - Liberty Luxe	24	\$ 7,699,517	\$ 6,994,870	\$ (704,646)	-9%	\$ 8,897,632	16%
Total RES-RENTAL		\$ 79,696,836	\$ 83,373,265	\$ 3,676,429	5%	\$ 85,507,880	7%

OTHER							
Abovenet	Abovenet	\$ 27,710	\$ 27,710	\$ -	0%	\$ 28,680	3%
Administration Permit		\$ -	\$ 441,024	\$ 441,024	0%	\$ 386,290	0%
Asphalt Green	Asphalt Green	\$ 35,000	\$ 146,305	\$ 111,305	318%	\$ 35,000	0%
Community Center SHS Program Fees		\$ -	\$ 73,039	\$ 73,039	0%	\$ 71,764	0%
Crown Castle	Crown Caste	\$ 56,292	\$ 50,113	\$ (6,179)	-11%	\$ 59,640	6%
Food Truck	Food Truck	\$ 15,000	\$ 14,491	\$ (509)	-3%	\$ 15,000	0%
Gigino's	Gigino	\$ 29,167	\$ 157,679	\$ 128,512	441%	\$ -	-100%
Ice Rink	Ice Rink	\$ 35,000	\$ 41,194	\$ 6,194	18%	\$ 35,000	0%

**BATTERY PARK CITY AUTHORITY
REVENUE OPERATING BUDGET
BUDGET vs. ACTUAL & PROPOSED BUDGET
FOR FISCAL YEARS 10/31/2022 & 10/31/2023**

FY 2022 APPROVED BUDGET & ACTUAL REVENUE							
Tenant	Site	Budget	Actual FY 2022 Revenue	\$ Over (Under)	% Budget to Actual	FY 2023 Budget	YOY Budget %
Museum of Jewish Heritage	JMUSE	\$ 77,403	\$ 38,916	\$ (38,488)	-50%	\$ 77,955	1%
North Cove Marina	North Cove	\$ 481,371	\$ 578,695	\$ 97,324	20%	\$ 493,312	2%
Parks Program Fee		\$ -	\$ 33,805	\$ 33,805	0%	\$ 8,805	0%
Port Authority	Port Authority	\$ 279,759	\$ 285,498	\$ 5,739	2%	\$ 297,671	6%
RCN	22	\$ -	\$ 332	\$ 332	0%	\$ -	0%
Reimbursement		\$ -	\$ 176,163	\$ 176,163	0%	\$ -	0%
Total OTHER		\$ 1,036,702	\$ 2,064,963	\$ 1,028,261	99%	\$ 1,509,116	46%

TOTAL REVENUES	\$ 324,588,162	\$ 337,290,330	\$ 12,702,168	4%	\$ 343,658,050	6%
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SUMMARY	Budget	Actual FY 2022 Revenue	\$ Over (Under)	% Budget to Actual	FY 2023 Budget	YOY Budget %
Pilot	\$ 262,732,803	\$ 268,404,610	\$ 5,671,806	2%	\$ 279,739,585	6%
Ground Lease	\$ 50,612,310	\$ 52,665,785	\$ 2,210,386	4%	\$ 51,869,804	2%
Other	\$ 11,243,049	\$ 16,219,936	\$ 4,819,975	43%	\$ 12,048,661	7%
TOTAL	\$ 324,588,162	\$ 337,290,330	\$ 12,702,167	4%	\$ 343,658,050	6%

**BATTERY PARK CITY AUTHORITY
FY 2023 EXPENDITURES OPERATING BUDGET**

DEPARTMENT	FY 2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
COMMUNITY CENTER	\$ 408,309	\$ 231,506	\$ 5,032	\$ 31,319	\$ 267,857	\$ 140,452	65.60%	\$ 459,591	\$ 51,282	12.56%	71.58%
EXECUTIVE	512,502	418,967	-	47,605	466,572	45,930	91.04%	532,738	20,236	3.95%	14.18%
FINANCE	2,396,873	2,030,897	7,064	312,338	2,350,299	46,574	98.06%	2,787,736	390,863	16.31%	18.61%
GENERAL COMPANY	12,316,358	11,342,036	1,748	431,816	11,775,600	540,758	95.61%	13,069,502	753,144	6.11%	10.99%
HORTICULTURE	1,698,154	1,288,599	39,313	114,509	1,442,421	255,733	84.94%	1,808,314	110,160	6.49%	25.37%
HUMAN RESOURCES	716,132	536,905	11,145	81,198	629,248	86,884	87.87%	719,485	3,353	0.47%	14.34%
INTERNAL AUDIT	300,000	126,641	-	91,040	217,681	82,319	72.56%	300,000	-	0.00%	37.82%
LEGAL	3,824,937	2,068,156	30,022	1,137,215	3,235,393	589,544	84.59%	3,731,841	(93,096)	-2.43%	15.34%
MAINTENANCE	3,824,850	3,039,664	22,052	271,330	3,333,046	491,804	87.14%	3,860,390	35,540	0.93%	15.82%
MIS	1,554,875	1,154,776	23,827	185,311	1,363,914	190,960	87.72%	1,836,878	282,003	18.14%	34.68%
OFFICE ADMINISTRATION	722,127	594,117	14,093	58,426	666,636	55,491	92.32%	838,015	115,888	16.05%	25.71%
OPERATIONS	4,907,888	3,546,191	151,166	1,201,711	4,899,068	8,820	99.82%	5,218,369	310,481	6.33%	6.52%
PROCUREMENT	773,527	557,315	-	139,625	696,940	76,587	90.10%	844,143	70,616	9.13%	21.12%
PROGRAMMING	1,507,597	1,304,646	10,732	123,313	1,438,691	68,906	95.43%	1,610,834	103,237	6.85%	11.97%
PUBLIC INFORMATION	521,575	377,591	7,912	41,117	426,620	94,955	81.79%	591,516	69,941	13.41%	38.65%
REAL PROPERTY	2,959,139	2,013,474	895	220,747	2,235,116	724,023	75.53%	3,371,697	412,558	13.94%	50.85%
TOTAL DEPARTMENTAL	\$ 38,944,843	\$ 30,631,481	\$ 325,001	\$ 4,488,619	\$ 35,445,101	\$ 3,499,742	91.01%	\$ 41,581,049	\$ 2,636,206	6.44%	17.31%
OPEB Funding	-	1,043,012	-	87,707	1,130,719	(1,130,719)		-	-		
Pension Funding	-	-	-	918,577	918,577	(918,577)		-	-		
Corporate & Other	2,000,000	-	-	2,000,000	2,000,000	-	100.00%	2,000,000	-		
TOTAL OPERATING	\$ 40,944,843	\$ 31,674,493	\$ 325,001	\$ 7,494,903	\$ 39,494,397	\$ 1,450,446		\$ 43,581,049	\$ 2,636,206	6.44%	10.35%
NYS COST-WIDE RECOVERY CHARGE	9,000,000	-	-	8,893,000	8,893,000	107,000	98.81%	9,000,000	-	0.00%	1.20%
TOTAL OPERATING AND NYS COST-WIDE RECOVERY CHARGE	\$ 49,944,843	\$ 31,674,493	\$ 325,001	\$ 16,387,903	\$ 48,387,397	\$ 1,557,446	96.88%	\$ 52,581,049	2,636,206	5.28%	8.67%
NON-OPERATING:											
EASTERN BORDER	1,250,000	508,305	2,946	156,682	667,933	582,067	53.43%	1,250,000	-	0.00%	87.14%
PIER A	488,122	551,188	40	2,017	553,245	(65,123)	113.34%	635,369	147,247	30.17%	14.84%
TRIBECA BRIDGE	101,565	52,967	1,620	10,512	65,099	36,466	64.10%	100,920	(645)	-0.64%	55.03%
WEST THAMES BRIDGE	54,910	130,181	2,030	46	132,257	(77,347)	240.86%	59,381	4,471	8.14%	-55.10%
NYC PARKS BATTERY PROGRAMMING	-	-	-	-	-	-	0.00%	200,000	200,000	N/A	N/A

BATTERY PARK CITY AUTHORITY: FY 2023 COMMUNITY CENTER BUDGET

BATTERY PARK CITY AUTHORITY: FY 2023 COMMUNITY CENTER BUDGET											
DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
COMMUNITY CENTER											
EXPENSES:											
PAYROLL-FULLTIME	188,465	151,869	-	22,643	174,512	13,953	92.60%	235,801	\$ 47,336	25.12%	35.12%
PAYROLL-HOURLY	203,450	69,390	-	8,675	78,065	125,385	38.37%	208,536	\$ 5,086	2.50%	167.13%
CREDIT CARD PROCESSING FEES	5,000	5,928	-	-	5,928	(928)	118.56%	-	\$ (5,000)	-100.00%	-100.00%
COMPUTER OPERATIONS	2,500	2,340	-	-	2,340	160	93.60%	4,000	\$ 1,500	60.00%	70.94%
PRINTING	4,000	1,879	-	-	1,879	2,121	46.98%	4,000	\$ -	0.00%	112.88%
SPORTS SUPPLIES	2,640	-	3,872	-	3,872	(1,232)	146.67%	5,000	\$ 2,360	89.39%	29.13%
UNIFORMS	2,254	100	1,160	-	1,260	994	55.90%	2,254	\$ -	0.00%	78.89%
TOTAL EXPENSES:	\$ 408,309	\$ 231,506	\$ 5,032	\$ 31,319	\$ 267,857	\$ 140,452	65.60%	\$ 459,591	\$ 51,282	12.56%	71.58%

BATTERY PARK CITY AUTHORITY: FY 2023 EXECUTIVE BUDGET

DEPARTMENT	FY 2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
EXECUTIVE											
MISCELLANEOUS EXPENSES	\$ 2,000	919	-	-	919	1,081	45.95%	\$ 2,000	\$ -	0.00%	117.63%
PAYROLL	508,502	418,048	-	47,605	465,653	42,849	91.57%	528,738	20,236	3.98%	13.55%
TRAVEL & MEETINGS	2,000	-	-	-	-	2,000	0.00%	2,000	-	0.00%	N/A
EXECUTIVE	\$ 512,502	\$ 418,967	\$ -	\$ 47,605	\$ 466,572	\$ 45,930	91.04%	\$ 532,738	\$ 20,236	3.95%	14.18%

BATTERY PARK CITY AUTHORITY: FY 2023 FINANCE BUDGET

DEPARTMENT	FY 2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
FINANCE											
AUDIT FEES	\$ 135,000	\$ 114,000	\$ -	\$ 20,000	\$ 134,000	\$ 1,000	99.26%	\$ 135,000	\$ -	0.00%	0.75%
BOOKS, PRINT & ONLINE MEDIA	34,000	20,810	6,915	-	27,725	6,275	81.54%	38,400	4,400	12.94%	38.50%
CONTINUING ED	1,000	-	149	51	200	800	20.00%	1,000	-	0.00%	400.00%
DUES & FEES	1,500	292	-	-	292	1,208	19.47%	1,500	-	0.00%	413.70%
MISCELLANEOUS EXPS	500	-	-	-	-	500	0.00%	2,500	2,000	400.00%	N/A
PAYROLL	1,547,873	1,383,829	-	219,689	1,603,518	(55,645)	103.59%	1,787,336	239,463	15.47%	11.46%
TRAVEL & MEETINGS	4,000	545	-	1,000	1,545	2,455	38.63%	4,000	-	0.00%	158.90%
SUBTOTAL:	\$ 1,723,873	\$ 1,519,476	\$ 7,064	\$ 240,740	\$ 1,767,280	\$ (43,407)	102.52%	\$ 1,969,736	\$ 245,863	14.26%	11.46%
SYSTEMS MAINTENANCE & SUPPORT SVCS											
CONDO DEFICIENCIES WEBSITE	10,000	6,895	-	552	7,447	2,553	74.47%	10,000	-	0.00%	34.28%
INVOICE PROCESSING APPLICATION	25,000	22,080	-	-	22,080	2,920	88.32%	50,000	25,000	100.00%	126.45%
SUBTOTAL:	\$ 35,000	\$ 28,975	\$ -	\$ 552	\$ 29,527	\$ 5,473	84.36%	\$ 60,000	\$ 25,000	71.43%	103.20%
ADVISORY SERVICES											
ARBITRAGE CALC & SWAP VALN SVCS	55,000	67,000	-	10,000	77,000	(22,000)	140.00%	70,000	15,000	27.27%	-9.09%
INVESTMENT ADVISOR FEES	350,000	326,451	-	23,549	350,000	-	100.00%	350,000	-	0.00%	0.00%
PAYROLL & TAX PROCESSING	30,000	22,397	-	1,497	23,894	6,106	79.65%	30,000	-	0.00%	25.55%
FINANCIAL ADVISORY SERVICES - IRMA	50,000	-	-	20,000	20,000	30,000	40.00%	100,000	50,000	100.00%	400.00%
FINANCIAL CONSULTANT	50,000	-	-	-	-	50,000	0.00%	100,000	50,000	100.00%	N/A
SUBTOTAL:	\$ 535,000	\$ 415,848	\$ -	\$ 55,046	\$ 470,894	\$ 64,106	88.02%	\$ 650,000	\$ 115,000	21.50%	38.04%
BANKING & INVESTMENT FEES/EXPENSES											
RATING AGENCY FEES	45,000	19,000	-	11,000	30,000	15,000	66.67%	50,000	5,000	11.11%	66.67%
BANKING FEES/EXPENSE	16,000	11,873	-	5,000	16,873	(873)	105.46%	16,000	-	0.00%	-5.17%
RESERVE FD PUT AGREEMENT FEE	12,000	11,725	-	-	11,725	275	97.71%	12,000	-	0.00%	2.35%
TRUSTEE FEES	30,000	24,000	-	-	24,000	6,000	80.00%	30,000	-	0.00%	25.00%
SUBTOTAL:	\$ 103,000	\$ 66,598	\$ -	\$ 16,000	\$ 82,598	\$ 20,402	80.19%	\$ 108,000	\$ 5,000	4.85%	30.75%
FINANCE	\$ 2,396,873	\$ 2,030,897	\$ 7,064	\$ 312,338	\$ 2,350,299	\$ 46,574	98.06%	\$ 2,787,736	\$ 390,863	16.31%	18.61%

BATTERY PARK CITY AUTHORITY: FY 2023 GENERAL COMPANY BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
GENERAL COMPANY EXPENSES											
EMPLOYEE BENEFITS & PAYROLL ASSESSMENTS											
GENERAL FICA TAXES	\$ 981,000	\$ 801,211	\$ -	\$ 90,000	891,211	89,789	90.85%	\$ 1,103,539	\$ 122,539	12.49%	23.82%
PAYROLL NEEDS	25,375	16,434	-	1,528	17,962	7,413	70.79%	184,500	\$ 159,125	627.09%	927.17%
NYS COMMUTER TAX	45,000	36,178	-	2,987	39,165	5,835	87.03%	50,974	\$ 5,974	13.28%	30.15%
MASS TRANSIT CHECKS	200,000	182,611	-	16,800	199,411	589	99.71%	240,000	\$ 40,000	20.00%	20.35%
CORPORATE MEMBERSHIPS/EVENTS/EDUCATION	40,000	7,700	-	5,000	12,700	27,300	31.75%	40,000	\$ -	0.00%	214.96%
NYS DOL PUBLIC WORK ENFORCEMENT FUND	50,000	32,105	-	-	32,105	17,895	64.21%	50,000	\$ -	0.00%	55.74%
VDC414(A) RETIREMENT - EMPLOYER CONTRIB.	160,000	84,440	-	6,407	90,847	69,153	56.78%	160,000	\$ -	0.00%	76.12%
FSA/COBRA/WELLNESS/TRANSIT ADM CHARGES	20,000	7,624	-	5,000	12,624	7,376	63.12%	20,000	\$ -	0.00%	58.43%
UNEMPLOYMENT INS CLAIMS BY EMPLOYEES	80,000	-	-	-	-	80,000	0.00%	80,000	\$ -	0.00%	N/A
WELLNESS PROGRAM	100,000	72,400	-	17,224	89,624	10,376	89.62%	100,000	\$ -	0.00%	11.58%
EMPLOYEE BENEFITS & PAYROLL ASSESSMENTS	\$ 1,701,375	\$ 1,240,703	\$ -	\$ 144,946	\$ 1,385,649	\$ 315,726	81.44%	\$ 2,029,013	\$ 327,638	19.26%	46.43%
EMPLOYEE RELATED INSURANCE											
BPCA FSA PLAN MATCH	73,500	-	-	-	-	73,500	0.00%	78,002	\$ 4,502	6.13%	N/A
HEALTH & DENTAL INSURANCE	2,600,000	2,412,368	-	225,357	2,637,725	(37,725)	101.45%	2,770,005	\$ 170,005	6.54%	5.01%
ST + LT DISABILITY INSURANCE	135,000	127,591	-	19,079	146,670	(11,670)	108.64%	140,000	\$ 5,000	3.70%	-4.55%
INS- WORKMAN'S COMP	300,000	256,256	-	-	256,256	43,744	85.42%	300,000	\$ -	0.00%	17.07%
TOTAL	\$ 3,108,500	\$ 2,796,215	\$ -	\$ 244,436	\$ 3,040,651	\$ 67,849	97.82%	\$ 3,288,007	\$ 179,507	5.77%	8.13%
BUSINESS INSURANCE											
GENERAL LIABILITY & OTHER	3,147,767	3,126,792	-	-	3,126,792	20,975	99.33%	3,283,132	\$ 135,365	4.30%	5.00%
COMMERCIAL PROPERTY	1,824,777	1,879,550	-	-	1,879,550	(54,773)	103.00%	2,012,088	\$ 187,311	10.26%	7.05%
CRIME INSURANCE	8,634	8,363	-	-	8,363	271	96.86%	8,781	\$ 147	1.70%	5.00%
PUBLIC OFFICIALS LIABILITY- AIG# 4948049	179,838	175,125	-	-	175,125	4,713	97.38%	183,881	\$ 4,043	2.25%	5.00%
BROKER FEES -BUSINESS INSURANCE	330,000	188,490	-	-	188,490	141,510	57.12%	200,000	\$ (130,000)	-39.39%	6.11%
TOTAL	\$ 5,491,016	\$ 5,378,320	\$ -	\$ -	\$ 5,378,320	\$ 112,696	97.95%	\$ 5,687,882	\$ 196,866	3.59%	5.76%
RENT											
RENT- COMMAND CENTER/COMMUNITY ROOM	200,467	195,937	-	17,050	212,987	(12,520)	106.25%	204,600	\$ 4,133	2.06%	-3.94%
RENT- MAIN OFFICE	1,565,000	1,542,421	-	-	1,542,421	22,579	0.00%	1,565,000	\$ -	0.00%	1.46%
TOTAL	\$ 1,765,467	\$ 1,738,358	\$ -	\$ 17,050	\$ 1,755,408	\$ 10,059	99.43%	\$ 1,769,600	\$ 4,133	0.23%	0.81%

BATTERY PARK CITY AUTHORITY: FY 2023 GENERAL COMPANY BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
UTILITIES & MAINTENANCE											
UTILITIES- MAIN OFFICE	50,000	28,118	-	12,210	40,328	9,672	80.66%	50,000	\$ -	0.00%	23.98%
ELECTRIC - MAIN OFFICE Site 3	140,000	132,205	-	1,903	134,108	5,892	95.79%	140,000	\$ -	0.00%	4.39%
WATER UTILITIES - Site 3	7,000	-	-	5,000	5,000	2,000	71.43%	7,000	\$ -	0.00%	40.00%
GAS UTILITIES - Site 3	25,000	22,059	-	2,271	24,330	670	97.32%	25,000	\$ -	0.00%	2.75%
WATER FOR PUBLIC RESTROOMS@SOLAIRE 18B	8,000	-	-	4,000	4,000	4,000	50.00%	8,000	\$ -	0.00%	100.00%
MISCELLANEOUS EXPENSES	20,000	6,058	1,748	-	7,806	12,194	39.03%	20,000	\$ -	0.00%	156.21%
CREDIT CARD FEE PROCESSNG	-	-	-	-	-	-	N/A	45,000	\$ 45,000	N/A	N/A
TOTAL	\$ 250,000	\$ 188,440	\$ 1,748	\$ 25,384	\$ 215,572	\$ 34,428	86.23%	\$ 295,000	\$ 45,000	18.00%	36.85%
GENERAL COMPANY EXPENSES	\$ 12,316,358	\$ 11,342,036	\$ 1,748	\$ 431,816	\$ 11,775,600	\$ 540,758	95.61%	\$ 13,069,502	\$ 753,144	6.11%	10.99%
NYS Costwide Recovery											
NYS COSTWIDE RECOVERY	9,000,000	-	-	8,893,000	8,893,000	107,000	98.81%	9,000,000	\$ -	0.00%	1.20%
NYS Costwide Recovery	\$ 9,000,000	\$ -	\$ -	\$ 8,893,000	\$ 8,893,000	\$ 107,000	98.81%	\$ 9,000,000	\$ -	0.00%	1.20%

BATTERY PARK CITY AUTHORITY: FY 2023 HORTICULTURE BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
HORTICULTURE											
PAYROLL-FULLTIME	\$ 1,282,242	\$ 1,116,356	\$ -	\$ 86,189	\$ 1,202,545	\$ 79,697	93.78%	\$ 1,383,851	\$ 101,609	7.92%	15.08%
PAYROLL-HOURLY	131,912	44,091	-	10,090	54,181	77,731	41.07%	129,963	\$ (1,949)	-1.48%	139.87%
ANNUALS	10,000	7,963	651	-	8,614	1,386	86.14%	8,000	\$ (2,000)	-20.00%	-7.13%
BIKES & BIKE REPAIR	1,000	-	-	-	-	1,000	0.00%	500	\$ (500)	-50.00%	N/A
BULBS	20,000	718	19,223	-	19,941	59	99.71%	20,000	\$ -	0.00%	0.30%
EARTHBIN MAINTENANCE	5,000	2,950	-	2,850	5,800	(800)	116.00%	5,000	\$ -	0.00%	-13.79%
FENCING REPAIR	14,000	9,986	1	3,853	13,840	160	98.86%	14,000	\$ -	0.00%	1.16%
HORTICULTURAL SERVICES	86,000	494	2,835	5,709	9,038	76,962	10.51%	95,000	\$ 9,000	10.47%	951.12%
HORTICULTURAL SUPPLIES	26,000	17,624	804	3,606	22,034	3,966	84.75%	26,000	\$ -	0.00%	18.00%
PERENNIALS	25,000	29,657	7,655	284	37,596	(12,596)	150.38%	25,000	\$ -	0.00%	-33.50%
PEST CONTROL SUPPLIES/LICENSE	29,000	13,101	41	1,003	14,145	14,855	48.78%	29,000	\$ -	0.00%	105.02%
SEEDS	10,000	4,882	-	-	4,882	5,118	48.82%	8,000	\$ (2,000)	-20.00%	63.87%
SHRUB REPLACEMENTS	12,000	8,799	671	-	9,470	2,530	78.92%	10,000	\$ (2,000)	-16.67%	5.60%
SOIL AMENDMENTS	25,000	18,653	4,342	-	22,995	2,005	91.98%	25,000	\$ -	0.00%	8.72%
TRAVEL & MEETINGS	1,000	97	-	-	97	903	9.70%	1,000	\$ -	0.00%	930.93%
TREE REPLACEMENTS	10,000	4,807	2,475	725	8,007	1,993	80.07%	15,000	\$ 5,000	50.00%	87.34%
UNIFORMS	8,500	7,721	513	200	8,434	66	99.22%	12,000	\$ 3,500	41.18%	42.28%
WATER GARDEN	1,500	700	102	-	802	698	53.47%	1,000	\$ (500)	-33.33%	24.69%
HORTICULTURE	\$ 1,698,154	\$ 1,288,599	\$ 39,313	\$ 114,509	\$ 1,442,421	\$ 255,733	84.94%	\$ 1,808,314	\$ 110,160	6.49%	25.37%

BATTERY PARK CITY AUTHORITY: FY 2023 HUMAN RESOURCES BUDGET

BATTERY PARK CITY AUTHORITY: FY 2023 HUMAN RESOURCES BUDGET											
DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
HUMAN RESOURCES											
ADVERTISING	\$ 5,000	\$ 2,272	\$ -	\$ 700	\$ 2,972	\$ 2,028	59.44%	\$ 5,000	\$ -	0.00%	68.24%
BOOKS, PRINT & ONLINE MEDIA	250	-	-	-	-	250	0.00%	250	\$ -	0.00%	N/A
MANAGEMENT CONSULTANTS	36,000	36,770	750	-	37,520	(1,520)	104.22%	50,000	\$ 14,000	38.89%	33.26%
MISCELLANEOUS EXPENSES	1,500	-	-	-	-	1,500	0.00%	1,500	\$ -	0.00%	N/A
PAYROLL	457,292	361,228	-	47,909	409,137	48,155	89.47%	393,645	\$ (63,647)	-13.92%	-3.79%
PROFESSIONAL DUES & FEES	3,090	219	-	-	219	2,871	7.09%	3,090	\$ -	0.00%	1310.96%
TRAVEL & MEETINGS	1,000	-	-	-	-	1,000	0.00%	1,000	\$ -	0.00%	N/A
TOTAL DEPARTMENT SPECIFIC COSTS	\$ 504,132	\$ 400,489	\$ 750	\$ 48,609	\$ 449,848	\$ 54,284	89.23%	\$ 454,485	\$ (49,647)	-9.85%	1.03%
FIRMWIDE EXPENSES											
EMPLOYMENT VERIFICATION SERVICES	10,000	6,644	-	-	6,644	3,356	66.44%	10,000	\$ -	0.00%	50.51%
ADP- ADMINISTRATION COSTS	132,000	102,932	-	24,823	127,755	4,245	96.78%	180,000	\$ 48,000	36.36%	40.89%
FIRMWIDE TRAINING & SEMINARS	65,000	25,160	10,395	5,766	41,321	23,679	63.57%	65,000	\$ -	0.00%	57.31%
FIRMWIDE STAFF SERVICES	5,000	1,680	-	2,000	3,680	1,320	73.60%	10,000	\$ 5,000	100.00%	171.74%
*TOTAL FIRMWIDE EXPENSES	\$ 212,000	\$ 136,416	\$ 10,395	\$ 32,589	\$ 179,400	\$ 32,600	84.62%	\$ 265,000	\$ 53,000	25.00%	47.71%
HUMAN RESOURCES	\$ 716,132	\$ 536,905	\$ 11,145	\$ 81,198	\$ 629,248	\$ 86,884	87.87%	\$ 719,485	\$ 3,353	0.47%	14.34%

BATTERY PARK CITY AUTHORITY: FY 2023 INTERNAL AUDIT BUDGET

BATTERY PARK CITY AUTHORITY: FY 2023 INTERNAL AUDIT BUDGET											
	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
DEPARTMENT	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
INTERNAL AUDIT											
MANAGEMENT CONSULTANT	300,000	126,641	-	91,040	217,681	82,319	72.56%	\$ 300,000	\$ -	0.00%	37.82%
INTERNAL AUDIT	\$ 300,000	\$ 126,641	\$ -	\$ 91,040	\$ 217,681	\$ 82,319	72.56%	\$ 300,000	\$ -	0.00%	37.82%

BATTERY PARK CITY AUTHORITY: FY 2023 LEGAL BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
LEGAL											
BOOKS, PRINT & ONLINE MEDIA	\$ 20,000	\$ -	\$ 29,647	\$ -	\$ 29,647	\$ (9,647)	148.24%	\$ 30,000	\$ 10,000	50.00%	1.19%
CONTINUING EDUCATION - LEGAL	500	-	-	-	-	500	0.00%	500	\$ -	0.00%	N/A
DUES & FEES - LEGAL	3,000	-	-	-	-	3,000	0.00%	3,000	\$ -	0.00%	N/A
MESSENGER	500	-	-	-	-	500	0.00%	500	\$ -	0.00%	N/A
MISC- LEGAL	300	-	375	-	375	(75)	125.00%	300	\$ -	0.00%	-20.00%
PAYROLL- LEGAL	1,299,637	815,877	-	101,666	917,543	382,094	70.60%	1,396,541	\$ 96,904	7.46%	52.20%
TRAVEL & MEETING EXPENSES- LEGAL	1,000	-	-	-	-	1,000	0.00%	1,000	\$ -	0.00%	N/A
EXTERNAL LAW FIRMS	1,800,000	932,940	-	811,433	1,744,373	55,627	96.91%	1,800,000	\$ -	0.00%	3.19%
REAL ESTATE CONSULTANTS	700,000	319,339	-	224,116	543,455	156,545	77.64%	500,000	\$ (200,000)	-28.57%	-8.00%
LEGAL	\$ 3,824,937	\$ 2,068,156	\$ 30,022	\$ 1,137,215	\$ 3,235,393	\$ 589,544	84.59%	\$ 3,731,841	\$ (93,096)	-2.43%	15.34%

BATTERY PARK CITY AUTHORITY: FY 2023 MAINTENANCE BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
MAINTENANCE											
PAYROLL-FULLTIME	\$ 2,505,210	\$ 1,911,917	\$ -	\$ 172,977	\$ 2,084,894	\$ 420,316	83.22%	\$ 2,443,025	\$ (62,185)	-2.48%	17.18%
PAYROLL-HOURLY	216,565	28,685	-	9,344	38,029	178,536	17.56%	213,365	\$ (3,200)	-1.48%	461.06%
ELECTRIC UTILITIES	125,000	163,862	-	4,096	167,958	(42,958)	134.37%	150,000	\$ 25,000	20.00%	-10.69%
WATER UTILITIES	450,000	576,395	-	40,000	616,395	(166,395)	136.98%	450,000	\$ -	0.00%	-26.99%
GAS UTILITIES	1,500	491	-	47	538	962	35.87%	1,500	\$ -	0.00%	178.81%
CLEANING SUPPLIES	68,000	76,166	489	1,710	78,365	(10,365)	115.24%	72,000	\$ 4,000	5.88%	-8.12%
ELECTRICAL SUPPLIES	43,500	39,488	431	2,979	42,898	602	98.62%	43,500	\$ -	0.00%	1.40%
EQUIPMENT MAINT/REPAIRS	25,000	15,127	-	2,000	17,127	7,873	68.51%	25,000	\$ -	0.00%	45.97%
EQUIPMENT MAINT/SUPPLIES	15,000	4,514	937	1,647	7,098	7,902	47.32%	15,000	\$ -	0.00%	111.33%
FUEL	15,000	11,781	-	1,331	13,112	1,888	87.41%	15,000	\$ -	0.00%	14.40%
GARAGE RENTAL EXPENSES	5,000	4,811	-	887	5,698	(698)	113.96%	5,000	\$ -	0.00%	-12.25%
HQ MAINTENANCE	80,000	53,161	656	5,782	59,599	20,401	74.50%	80,000	\$ -	0.00%	34.23%
LEASE EQUIPMENT	1,000	-	-	-	-	1,000	0.00%	1,000	\$ -	0.00%	N/A
MAINTENANCE SUPPLIES	30,000	17,318	6,798	965	25,081	4,919	83.60%	30,000	\$ -	0.00%	19.61%
PAINT SUPPLIES	7,000	3,125	2,874	968	6,967	33	99.53%	8,000	\$ 1,000	14.29%	14.83%
PARK HOUSE BLDG	15,000	10,820	1,777	224	12,821	2,179	85.47%	15,000	\$ -	0.00%	17.00%
PLUMBING SERVICE/REPAIRS	25,000	-	-	5,600	5,600	19,400	22.40%	25,000	\$ -	0.00%	346.43%
PLUMBING SUPPLIES	22,000	13,548	4,495	3,922	21,965	35	99.84%	22,000	\$ -	0.00%	0.16%
SECURITY - EQUIPMENT AND SUPPLIES	15,000	13,428	-	1,572	15,000	-	100.00%	15,000	\$ -	0.00%	0.00%
SITE MATERIALS/SUPPLIES	47,000	36,751	2,430	21	39,202	7,798	83.41%	105,000	\$ 58,000	123.40%	167.84%
SITE STRUCTURE MAINT/REPAIRS	50,000	810	-	8,450	9,260	40,740	18.52%	50,000	\$ -	0.00%	439.96%
TRASH REMOVAL	25,000	20,283	-	4,000	24,283	717	97.13%	35,000	\$ 10,000	40.00%	44.13%
TRAVEL & MEETINGS	3,075	2,594	-	2,711	5,305	(2,230)	172.52%	3,000	\$ (75)	-2.44%	-43.45%
UNIFORMS	12,000	10,073	674	97	10,844	1,156	90.37%	15,000	\$ 3,000	25.00%	38.33%
VEHICLE MAINT/REPAIRS	23,000	24,516	491	-	25,007	(2,007)	108.73%	23,000	\$ -	0.00%	-8.03%
MAINTENANCE	\$ 3,824,850	\$ 3,039,664	\$ 22,052	\$ 271,330	\$ 3,333,046	\$ 491,804	87.14%	\$ 3,860,390	\$ 35,540	0.93%	15.82%

BATTERY PARK CITY AUTHORITY: FY 2023 MIS BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
MIS											
PAYROLL	538,332	414,851	-	66,423	481,274	57,058	89.40%	573,333	\$ 35,001	6.50%	19.13%
OTHER IT CONSULTANTS	442,000	211,073	-	63,288	274,361	167,639	62.07%	200,600	\$ (241,400)	-54.62%	-26.88%
INTERNET CONNECTIVITY	210,570	144,259	-	15,119	159,378	51,192	75.69%	157,370	\$ (53,200)	-25.26%	-1.26%
WEB HOSTING & DOMAIN SERVICES	53,286	43,646	-	205	43,851	9,435	82.29%	264,246	\$ 210,960	395.90%	502.60%
WIRELESS SERVICES IN BPC PARKS	35,000	-	-	35,000	35,000	-	100.00%	35,000	\$ -	0.00%	0.00%
SOFTWARE LICENSES	233,987	265,118	15,041	-	280,159	(46,172)	119.73%	336,657	\$ 102,670	43.88%	20.17%
MAINTENANCE- IT EQUIPMENT	41,700	75,829	8,786	5,276	89,891	(48,191)	215.57%	269,672	\$ 227,972	546.70%	200.00%
MIS	\$ 1,554,875	\$ 1,154,776	\$ 23,827	\$ 185,311	\$ 1,363,914	\$ 190,960	87.72%	\$ 1,836,878	\$ 282,003	18.14%	34.68%

BATTERY PARK CITY AUTHORITY: FY 2023 OFFICE MANAGEMENT BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
OFFICE MANAGEMENT											
PAYROLL	\$ 391,217	\$ 323,104	\$ -	\$ 38,348	361,452	\$ 29,765	92.39%	\$ 411,765	\$ 20,548	5.25%	13.92%
MISCELLANEOUS EXPENSES	1,500	44	-	-	44	1,456	2.93%	1,500	\$ -	0.00%	3309.09%
FIRMWIDE OFFICE CLEANING SERVICE	78,000	71,767	-	6,422	78,189	(189)	100.24%	90,000	\$ 12,000	15.38%	15.11%
FIRMWIDE OFFICE STORAGE	22,000	20,322	-	1,696	22,018	(18)	100.08%	65,000	\$ 43,000	195.45%	195.21%
MAIN OFFICE CABLE TV SERVICE	2,000	1,789	-	159	1,948	52	97.40%	2,000	\$ -	0.00%	2.67%
MISC FIRMWIDE OFFICE SERVICES	11,600	1,213	-	419	1,632	9,968	14.07%	68,600	\$ 57,000	491.38%	4103.43%
PHOTOCOPY, SCAN & POSTAGE EQUIP LEASES	12,660	1,081	-	-	1,081	11,579	8.54%	3,000	\$ (9,660)	-76.30%	177.52%
TELEPHONE	150,000	142,914	-	5,727	148,641	1,359	99.09%	150,000	\$ -	0.00%	0.91%
FIRMWIDE OFFICE SUPPLIES	45,000	24,879	14,093	5,655	44,627	373	99.17%	40,000	\$ (5,000)	-11.11%	-10.37%
FIRMWIDE CREDIT CARD & MEMBERSHIP FEES	150	150	-	-	150	-	100.00%	150	\$ -	0.00%	0.00%
POSTAGE	8,000	6,854	-	-	6,854	1,146	85.68%	6,000	\$ (2,000)	-25.00%	-12.46%
OFFICE MANAGEMENT	\$ 722,127	\$ 594,117	\$ 14,093	\$ 58,426	\$ 666,636	\$ 55,491	92.32%	\$ 838,015	\$ 115,888	16.05%	25.71%

BATTERY PARK CITY AUTHORITY: FY 2023 OPERATIONS BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
OPERATIONS											
BALLFIELD SUPPLIES & EQUIPMENT	4,200	-	-	-	-	4,200	0.00%	-	\$ (4,200)	-100.00%	N/A
PAYROLL	685,238	600,987	-	69,250	670,237	15,001	97.81%	723,619	\$ 38,381	5.60%	7.96%
PERMITS AND OTHER	170,000	67,452	630	-	68,082	101,918	40.05%	160,000	\$ (10,000)	-5.88%	135.01%
COMMUNITY PARTNERSHIPS & INITIATIVES	143,100	132,536	7,250	40,400	180,186	(37,086)	125.92%	175,800	\$ 32,700	22.85%	-2.43%
COMMUNITY PROJECTS	483,350	273,729	139,525	-	413,254	70,096	85.50%	381,450	\$ (101,900)	-21.08%	-7.70%
ASPHALT GREEN COMMUNITY CENTER - UTILS.	300,000	360,554	-	-	360,554	(60,554)	120.18%	300,000	\$ -	0.00%	-16.79%
BPCA DOWNTOWN SERVICES	632,000	-	-	732,500	732,500	(100,500)	115.90%	732,500	\$ 100,500	15.90%	0.00%
SECURITY - CONTRACTED	2,450,000	2,100,847	-	342,950	2,443,797	6,203	99.75%	2,700,000	\$ 250,000	10.20%	10.48%
SECURITY- CAMERA AND FEEDS (EQUIP & SVC)	25,000	386	-	14,614	15,000	10,000	60.00%	25,000	\$ -	0.00%	66.67%
MISCELLANEOUS EMERGENCY/SAFETY EQUIP.	15,000	9,700	3,761	1,997	15,458	(458)	103.05%	20,000	\$ 5,000	33.33%	29.38%
TOTAL OPERATIONS EXPENSES	\$ 4,907,888	\$ 3,546,191	\$ 151,166	\$ 1,201,711	\$ 4,899,068	\$ 8,820	99.82%	\$ 5,218,369	\$ 310,481	6.33%	6.52%

BATTERY PARK CITY AUTHORITY: FY 2023 PROCUREMENT BUDGET

DEPARTMENT	FY 2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
PROCUREMENT											
BPCA TRANSLATION SERVICES	\$ 22,000	\$ 16,324	\$ -	\$ 5,676	\$ 22,000	\$ -	100.00%	\$ 24,000	\$ 2,000	9.09%	9.09%
PAYROLL	607,727	498,865	-	55,945	554,810	52,917	91.29%	671,643	63,916	10.52%	21.06%
TRAVEL & MEETINGS	10,000	1,426	-	5,102	6,528	3,472	65.28%	9,000	(1,000)	-10.00%	37.87%
ADVERTISING	24,000	10,200	-	13,800	24,000	-	100.00%	27,000	3,000	12.50%	12.50%
BPCA DIVERSITY PROGRAM- COMPETITIVE EDGE	20,000	-	-	20,000	20,000	-	100.00%	23,500	3,500	17.50%	17.50%
BPCA DIVERSITY PROGRAM-MWBE WORKSHOPS	79,800	30,500	-	39,102	69,602	10,198	87.22%	79,000	(800)	-1.00%	13.50%
BACKGROUND AND INVESTIGATIONS	10,000	-	-	-	-	10,000	0.00%	10,000	-	0.00%	N/A
PROCUREMENT	\$ 773,527	\$ 557,315	\$ -	\$ 139,625	\$ 696,940	\$ 76,587	90.10%	\$ 844,143	\$ 70,616	9.13%	21.12%

BATTERY PARK CITY AUTHORITY: FY 2023 PROGRAMMING BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
PROGRAMMING											
EXPENSES:											
PAYROLL-FULLTIME	808,463	724,415	240	73,408	798,063	10,400	98.71%	895,614	\$ 87,151	10.78%	12.22%
PAYROLL-PARTTIME	199,306	131,359	-	24,445	155,804	43,502	78.17%	201,270	\$ 1,964	0.99%	29.18%
6 RIVER TERRACE	7,500	5,662	750	250	6,662	838	88.83%	7,500	\$ -	0.00%	12.58%
ART SUPPLIES	19,000	5,306	52	4,000	9,358	9,642	49.25%	15,000	\$ (4,000)	-21.05%	60.29%
BALLFIELD SUPPLIES & EQUIPMENT	-	-	-	-	-	-	N/A	4,200	\$ 4,200	N/A	N/A
CREDIT CARD PROCESSING FEES	2,500	1,126	-	1,000	2,126	374	85.04%	-	\$ (2,500)	-100.00%	-100.00%
CLASS DEVELOPMENT SUPPLIES	1,500	-	-	500	500	1,000	33.33%	1,500	\$ -	0.00%	200.00%
CONSULTANT OTHER	3,000	-	-	-	-	3,000	0.00%	3,000	\$ -	0.00%	N/A
FISHING SUPPLIES	4,500	1,599	-	-	1,599	2,901	35.53%	4,500	\$ -	0.00%	181.43%
GARDENING SUPPLIES	4,000	2,193	496	1,000	3,689	311	92.23%	4,000	\$ -	0.00%	8.43%
MUSIC SUPPLIES	4,000	2,107	590	-	2,697	1,303	67.43%	4,000	\$ -	0.00%	48.31%
PERFORMANCE FEES	334,078	289,749	2,145	17,607	309,501	24,577	92.64%	325,000	\$ (9,078)	-2.72%	5.01%
PLAY EQUIPMENT SUPPLIES	6,050	718	-	1,000	1,718	4,332	28.40%	6,050	\$ -	0.00%	252.15%
POSTAGE	16,200	13,438	-	-	13,438	2,762	82.95%	16,200	\$ -	0.00%	20.55%
PRINTING	50,000	77,966	-	-	77,966	(27,966)	155.93%	50,000	\$ -	0.00%	-35.87%
PROGRAM ASSOCIATED COSTS	7,000	10,652	4,759	-	15,411	(8,411)	220.16%	10,000	\$ 3,000	42.86%	-35.11%
SPORTS SUPPLIES	10,000	2,147	60	103	2,310	7,690	23.10%	10,000	\$ -	0.00%	332.90%
SWEDISH MIDSUMMER FESTIVAL	23,500	31,605	1,449	-	33,054	(9,554)	140.66%	46,000	\$ 22,500	95.74%	39.17%
TRAVEL & MEETINGS	1,000	-	191	-	191	809	19.10%	1,000	\$ -	0.00%	423.56%
UNIFORMS	6,000	4,604	-	-	4,604	1,396	76.73%	6,000	\$ -	0.00%	30.32%
TOTAL EXPENSES:	\$ 1,507,597	\$ 1,304,646	\$ 10,732	\$ 123,313	\$ 1,438,691	\$ 68,906	95.43%	\$ 1,610,834	\$ 103,237	6.85%	11.97%

BATTERY PARK CITY AUTHORITY: FY 2023 PUBLIC INFORMATION BUDGET

DEPARTMENT	FY 2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
PUBLIC INFORMATION											
BOOKS, PRINT & ONLINE MEDIA	\$ 10,000	\$ 1,329	\$ -	\$ -	\$ 1,329	\$ 8,671	13.29%	\$ 10,000	\$ -	0.00%	652.45%
MISCELLANEOUS EXPS	2,000	645	-	-	645	1,355	32.25%	2,000	-	0.00%	210.08%
PAYROLL	187,575	141,787	-	19,602	161,389	26,186	86.04%	217,516	29,941	15.96%	34.78%
TRAVEL & MEETINGS	1,000	-	-	-	-	1,000	0.00%	1,000	-	0.00%	N/A
PHOTOGRAPHY (PERMITS/OTHER)	9,000	6,765	1,962	-	8,727	273	96.97%	9,000	-	0.00%	3.13%
PRINTING	2,500	1,373	-	-	1,373	1,127	54.92%	2,500	-	0.00%	82.08%
ADVERTISING	190,000	141,321	4,100	20,000	165,421	24,579	87.06%	110,000	(80,000)	-42.11%	-33.50%
SPECIAL PROJECTS	1,500	177	-	-	177	1,323	11.80%	1,500	-	0.00%	747.46%
COMMUNITY PROJECTS/SPECIAL EVENTS	20,000	28,853	1,850	-	30,703	(10,703)	153.52%	20,000	-	0.00%	-34.86%
DOWNTOWN COMMUNITY/NETWORKING	8,000	3,232	-	-	3,232	4,768	40.40%	8,000	-	0.00%	147.52%
WEBCASTING SERVICES	65,000	20,021	-	1,515	21,536	43,464	33.13%	65,000	-	0.00%	201.82%
WEB HOSTING & DOMAIN SERVICES	25,000	32,088	-	-	32,088	(7,088)	128.35%	25,000	-	0.00%	-22.09%
PR CONSULTANTS	-	-	-	-	-	-	N/A	120,000	120,000	100.00%	100.00%
PUBLIC INFORMATION	\$ 521,575	\$ 377,591	\$ 7,912	\$ 41,117	\$ 426,620	\$ 94,955	81.79%	\$ 591,516	\$ 69,941	13.41%	38.65%

BATTERY PARK CITY AUTHORITY: FY 2023 REAL PROPERTY & MANAGEMENT BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
REAL PROPERTY											
GENERAL EXPENSES											
MISCELLANEOUS EXPENSES	\$ 2,000	\$ 2	\$ -	\$ -	\$ 2	\$ 1,998	0.10%	\$ 2,000	\$ -	0.00%	99900.00%
PAYROLL	1,837,195	1,429,861	-	154,967	1,584,828	252,367	86.26%	2,022,257	\$ 185,062	10.07%	27.60%
PLAN DOCUMENT/DRAWING CONTROL	60,000	1,654	-	-	1,654	58,346	2.76%	60,000	\$ -	0.00%	3527.57%
TRAVEL AND MEETINGS	8,000	4,462	-	1,350	5,812	2,188	72.65%	10,000	\$ 2,000	25.00%	72.06%
GENERAL PLANNING & CONSULTING	550,000	308,735	-	49,865	358,600	191,400	65.20%	800,000	\$ 250,000	45.45%	123.09%
BALLFIELD MAINTENANCE 23/24	30,000	11,400	-	-	11,400	18,600	38.00%	30,000	\$ -	0.00%	163.16%
PROPERTY MANAGEMENT	100,000	2,451	-	-	2,451	97,549	2.45%	80,000	\$ (20,000)	-20.00%	3163.97%
BUILDING MAINTENANCE/SERVICE CONTRACTS	310,000	200,025	895	14,565	215,485	94,515	69.51%	300,000	\$ (10,000)	-3.23%	39.22%
REGULATORY/PERMIT/CERTIFICATION FEES	2,000	2,038	-	-	2,038	(38)	101.90%	3,000	\$ 1,000	50.00%	47.20%
INSPECTIONS/TESTING	15,000	1,868	-	-	1,868	13,132	12.45%	15,000	\$ -	0.00%	703.00%
STORAGE COSTS BPCA/BPCPC	44,944	50,978	-	-	50,978	(6,034)	113.43%	49,440	\$ 4,496	10.00%	-3.02%
REAL PROPERTY	\$ 2,959,139	\$ 2,013,474	\$ 895	\$ 220,747	\$ 2,235,116	\$ 724,023	75.53%	\$ 3,371,697	\$ 412,558	13.94%	50.85%

BATTERY PARK CITY AUTHORITY: FY 2023 EASTERN BORDER BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
EASTERN BORDER											
Payroll - Fulltime	\$ 219,104	\$ 53,519	\$ -	\$ 4,456	\$ 57,975	\$ 161,129	26.46%	\$ 182,826	\$ (36,278)	-16.56%	215.35%
Payroll - Hourly	118,843	29,765	-	3,424	33,189	85,654	27.93%	120,014	\$ 1,171	0.99%	261.61%
Allocated Benefits	33,504	-	-	33,504	33,504	-	100.00%	30,284	\$ (3,220)	-9.61%	-9.61%
Median Cleaning	500,000	196,272	-	86,770	283,042	216,958	56.61%	500,000	\$ -	0.00%	76.65%
Landscaping (Trees & Shrubs)	42,000	24,988	2,925	8,617	36,530	5,470	86.98%	42,000	\$ -	0.00%	14.97%
Cleaning Supplies	1,000	1,087	-	-	1,087	(87)	108.70%	1,000	\$ -	0.00%	-8.00%
Electrical Maint/Repair	5,000	-	-	-	-	5,000	0.00%	5,000	\$ -	0.00%	N/A
Electrical Supplies	2,500	1,256	-	1,200	2,456	44	98.24%	2,500	\$ -	0.00%	1.79%
Electric Utilities	2,000	-	-	-	-	2,000	0.00%	2,000	\$ -	0.00%	N/A
Fuel	275	-	-	275	275	-	100.00%	275	\$ -	0.00%	0.00%
Maintenance Supplies	800	597	20	-	617	183	77.13%	800	\$ -	0.00%	29.66%
Plumbing Service/Repairs	6,750	4,619	-	-	4,619	2,131	68.43%	6,750	\$ -	0.00%	46.14%
Plumbing Supplies	1,000	-	-	-	-	1,000	0.00%	1,000	\$ -	0.00%	N/A
Safety/Security Supplies	500	661	1	-	662	(162)	132.40%	500	\$ -	0.00%	-24.47%
Site Materials/Supplies	5,000	-	-	-	-	5,000	0.00%	5,000	\$ -	0.00%	N/A
Travel & Meetings	600	-	-	-	-	600	0.00%	600	\$ -	0.00%	N/A
Trash Removal	1,000	-	-	1,000	1,000	-	100.00%	1,000	\$ -	0.00%	0.00%
Uniforms	475	-	-	-	-	475	0.00%	475	\$ -	0.00%	N/A
Vehicle Maint/Repair	1,200	1,171	-	-	1,171	29	97.58%	1,200	\$ -	0.00%	2.48%
Water Utilities	32,383	-	-	-	-	32,383	0.00%	70,710	\$ 38,327	118.36%	N/A
Classico (basic trash removal cost)	276,066	194,370	-	17,436	211,806	64,260	76.72%	276,066	\$ -	0.00%	30.34%
EASTERN BORDER	\$ 1,250,000	\$ 508,305	\$ 2,946	\$ 156,682	\$ 667,933	\$ 582,067	53.43%	\$ 1,250,000	\$ -	0.00%	87.14%

BATTERY PARK CITY AUTHORITY: FY 2023 PIER A BUDGET

BATTERY PARK CITY AUTHORITY: FY 2023 PIER A BUDGET											
DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
Pier A											
OPERATING REVENUE	\$ -	\$ -	\$ -	\$ -	-	-	0.00%	\$ -	\$ -	N/A	N/A
BUILDING MAINTENANCE/SERVICE CONTRACTS	302,100	313,039	40	-	313,079	(10,979)	103.63%	350,000	\$ 47,900	15.86%	11.79%
PIER A - PROPERTY INSURANCE	186,022	195,590	-	-	195,590	(9,568)	105.14%	205,369	\$ 19,347	10.40%	5.00%
UTILITIES (NON-TENANT)	-	42,559	-	2,017	44,576	(44,576)	0.00%	80,000	\$ 80,000	N/A	79.47%
TOTAL DEPARTMENT SPECIFIC COSTS	\$ 488,122	\$ 551,188	\$ 40	\$ 2,017	\$ 553,245	\$ (65,123)	113.34%	\$ 635,369	\$ 147,247	30.17%	14.84%
NET GAIN (LOSS)	\$ (488,122)	\$ (551,188)	\$ (40)	\$ (2,017)	\$ (553,245)	\$ 65,123	113.34%	\$ (635,369)	\$ (147,247)	30.17%	14.84%

BATTERY PARK CITY AUTHORITY: FY 2023 TRIBECA BRIDGE BUDGET

DEPARTMENT	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
	FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
TRIBECA BRIDGE											
PAYROLL	\$ 59,615	\$ 45,533	\$ -	\$ 5,147	\$ 50,680	\$ 8,935	85.01%	\$ 58,734	\$ (881)	-1.48%	15.89%
ALLOCATED BENEFITS	24,000	-	-	-	-	24,000	0.00%	24,236	\$ 236	0.98%	N/A
CLEANING SUPPLIES	1,500	1,315	-	185	1,500	-	100.00%	1,500	\$ -	0.00%	0.00%
ELECTRIC UTILITIES	5,500	5,085	-	-	5,085	415	92.45%	5,500	\$ -	0.00%	8.16%
ELECTRICAL SUPPLIES	2,000	-	1,620	380	2,000	-	100.00%	2,000	\$ -	0.00%	0.00%
EQUIPMENT MAINT/REPAIRS	500	349	-	-	349	151	69.80%	500	\$ -	0.00%	43.27%
MAINTENANCE SUPPLIES	1,000	184	-	800	984	16	98.40%	1,000	\$ -	0.00%	1.63%
PAINT SUPPLIES	1,000	-	-	-	-	1,000	0.00%	1,000	\$ -	0.00%	N/A
PLUMBING SERVICE/REPAIRS	500	-	-	-	-	500	0.00%	500	\$ -	0.00%	N/A
SAFETY/SECURITY SUPPLIES	500	501	-	-	501	(1)	100.20%	500	\$ -	0.00%	-0.20%
SITE STRUCTURE MAINT/REPAIR	5,000	-	-	4,000	4,000	1,000	80.00%	5,000	\$ -	0.00%	25.00%
WATER UTILITIES	450	-	-	-	-	450	0.00%	450	\$ -	0.00%	N/A
TRIBECA BRIDGE	\$ 101,565	\$ 52,967	\$ 1,620	\$ 10,512	\$ 65,099	\$ 36,466	64.10%	\$ 100,920	\$ (645)	-0.64%	55.03%

BATTERY PARK CITY AUTHORITY: FY 2023 WEST THAMES BRIDGE BUDGET

BATTERY PARK CITY AUTHORITY: FY 2023 WEST THAMES BRIDGE BUDGET												
DEPARTMENT	Account #	FY2022 APPROVED BUDGET & ACTUAL SPENDING							FY 2023 TO FY 2022 BUDGET COMPARISON			
		FY 2022 Budget	Actual Expenses through 9/30/2022	Bills in approval queue and expected to be paid	Bills Not in Queue But Expected to be Submitted for Pymt before 10/31/2022	Actual FY 2022 Expenses	\$ Under / (Over) Budget	% Budget Used	FY 2023 Budget	\$ Change from FY 2022 Approved Budget	% Change from FY 2022 Approved Budget	% Change from FY 2022 Actual Expenses
WEST THAMES BRIDGE												
PAYROLL	52100-3065-050	\$ 49,060	\$ 25,294	\$ -	\$ -	\$ 25,294	\$ 23,766	51.56%	\$ 48,335	\$ (725)	-1.48%	91.09%
ALLOCATED BENEFITS	52375-3065-050	-	-	-	-	-	-	0.00%	5,196	\$ 5,196	N/A	N/A
CLEANING SUPPLIES	55008-3065-050	1,000	954	-	46	1,000	-	100.00%	1,000	\$ -	0.00%	0.00%
ELECTRICAL SUPPLIES	55030-3065-050	750	-	748	-	748	2	99.73%	750	\$ -	0.00%	0.27%
MAINTENANCE SUPPLIES	55028-3065-050	1,500	1,470	-	-	1,470	30	98.00%	1,500	\$ -	0.00%	2.04%
PAINT SUPPLIES	55034-3065-050	1,000	-	-	-	-	1,000	0.00%	1,000	\$ -	0.00%	N/A
PLUMBING SUPPLIES	55036-3065-050	1,500	-	1,282	-	1,282	218	85.47%	1,500	\$ -	0.00%	17.00%
SAFETY/SECURITY SUPPLIES	54330-3065-050	100	74	-	-	74	26	74.00%	100	\$ -	0.00%	35.14%
UTILITIES	53250-3065-050	-	102,389	-	-	102,389	(102,389)	N/A	-	\$ -	N/A	-100.00%
WEST THAMES BRIDGE		\$ 54,910	\$ 130,181	\$ 2,030	\$ 46	\$ 132,257	\$ (77,347)	240.86%	\$ 59,381	\$ 4,471	8.14%	-55.10%

Summary of Fiscal Year 2023 and 2022 Budget by Category

Change Budget Year over Year				
Category	FY 23	FY 22	\$ Increase/ (Decrease)	% Increase/ (Decrease)
Salaries + Wages	14,622,318	13,621,576	1,000,742	7.35%
Corporate Liability Insurance	5,487,882	5,161,016	326,866	6.33%
Employee Benefits	5,044,020	4,696,000	348,020	7.41%
Site Security Costs	2,725,000	2,475,000	250,000	10.10%
Legal Professional Fees	2,300,000	2,500,000	(200,000)	-8.00%
Other Operating Expenses	1,628,784	1,562,466	66,318	4.24%
Office Rent	1,565,000	1,565,000	-	0.00%
IT Professional Fees	1,263,545	1,016,543	247,002	24.30%
Other Professional Fees	1,108,000	1,042,000	66,000	6.33%
Downtown Alliance / Asphalt Green	1,032,500	932,000	100,500	10.78%
Real Property Professional Fees	1,180,000	960,000	220,000	22.92%
Finance Professional Services	937,000	792,000	145,000	18.31%
Park Operations	896,000	809,075	86,925	10.74%
Utilities	847,500	823,000	24,500	2.98%
Community Projects	585,250	654,450	(69,200)	-10.57%
200 Rector Security Office & Community Space Rent	204,600	200,467	4,133	2.06%
Online Software	78,650	64,250	14,400	22.41%
Firmwide Training	75,000	70,000	5,000	7.14%
Total	41,581,049	38,944,843	2,636,206	6.77%

Exhibit - 3b

FY-23 PIER-A OPERATING BUDGET		
	FY-23 BUDGET**	FY-22 BUDGET
OPERATING REVENUE *	\$ -	\$ -
OPERATING EXPENSES:		
PIER A - PROPERTY INSURANCE	205,369	186,022
BUILDING MAINTENANCE/SERVICE CONTRACTS	350,000	302,100
UTILITIES	80,000	-
TOTAL EXPENSES	\$ 635,369	\$ 488,122
NET OPERATING GAIN (LOSS)	\$ (635,369)	\$ (488,122)
<p>* Fiscal Year 2023 budget reflects the Authority having sole responsibility for Pier-A. ** Fiscal Year is from November 1, 2022 to October 31, 2023</p>		

2022 Capital Activity

The Authority utilized its 2022 Capital Budget to fund a variety of planning and infrastructure projects aimed at preserving and enhancing the Authority’s physical assets. Projects that were not completed or delayed will be carried over to the 2023 Capital Budget.

- I. Completed/Substantially Completed Projects
 - a. South Battery Park City Resiliency – EIS and Design;
 - b. North/West Battery Park Resiliency – EIS Scope of Work and PDB Contractor Procurement;
 - c. Phase 7 Pile Remediation, Part 2 – Construction;
 - d. Ballfield/Community Center Resiliency – Construction;
 - e. Police Memorial Expansion -- Construction;
 - f. Ballfield Terrace Waterproofing – Construction;
 - g. Wayfinding Signage – Construction;
 - h. Pier A Structural Repair – Design;
 - i. Physical Site Security – Design; and
 - j. Composter Replacement – Design.

- II. In-Progress Projects/Projects Commencing or in Procurement
 - a. South Battery Park City Resiliency – Construction Procurements/Pre-Construction;
 - b. North/West Battery Park City Resiliency – Alignment Studies and EIS;
 - c. BPC Metals//Railings – Design/Construction Procurement;
 - d. Alternate Play Space (Eastern Border Promenade) – Assessment;
 - e. Composter Replacement – Construction Procurement;
 - f. Physical Site Security – Construction;
 - g. Outdoor Composter Relocation – Design;
 - h. South Cove Quay Restoration – Construction;
 - i. Berlin Wall Section Relocation – Design;
 - j. Rockefeller Park Swing Replacement – Design; and
 - k. 75 Battery Mezzanine – Design.

2023 Capital Activity

In 2023, the Real Property Department proposes to focus heavily upon advancement of the South BPC Resiliency Project construction and the North/West BPC Resiliency Project design. The Department will also continue and/or complete the in-progress project, as well as the projects commencing or in procurement and begin certain new projects. Significant expected milestones are expected to include the commencement and advancement of construction on all three construction packages for the South BPC Resiliency Project, significant design and EIS progress for the North/West BPC Resiliency Project, implementation of approved plan for alternate play space at the Eastern Border Promenade, completion of Physical Site Security construction, completion of South Cove Quay restoration, and completion of Pier A Structural Repairs. Other capital expenditures will continue with the Authority’s emphasis on protection and enhancement of Battery Park City’s assets and infrastructure, as well as planning for the current and future needs of the neighborhood. New 2023 capital projects would be funded from allocated 2023 bond proceeds and other sources to be determined. Planned projects include:

- I. North/West BPCA Resiliency – Alignment Selection, Design Development and Draft EIS;
- II. South Battery Park City Resiliency – Commence and Advance Construction on all Construction Packages;
- III. Pile Remediation – Intake Area Pile Jacketing and Updated Pile Assessment;
- IV. Implement Approved Alternate Place Space Plan at Eastern Border Promenade;
- V. South End Avenue Streetscape Design – Commencement of Design and Engineering;
- VI. North Grid Electrical Upgrade – Performance of Design and Commencement of Construction;
- VII. Streetscape Security – Complete Construction;
- VIII. Street Light Conversion/Smart Technology – Performance of Design and Commencement of Construction;
- IX. Pier A --
 - a. Structural Repair (Commencement/Completion of Construction),
 - b. Piping Replacement (Commencement/Completion of Construction), and
 - c. Window and Rail Restoration (Commencement/Completion of Construction);
- X. Parks Irrigation Upgrade – Performance of Design/Commencement of Construction;
- XI. Minor Facilities Upgrades – Performance of Design and Construction;
- XII. South Cove Quay and Electrical Restoration – Completion of Construction;
- XIII. Rockefeller Park Swing Restoration – Completion of Design and Construction;
- XIV. Esplanade Granite/Asphalt Paver Restoration – Performance of Design and Commencement of Construction; and
- XV. Metals Restoration (South) – Commencement and Completion of Construction.

FY-23 Capital Budget

Capital Project *	FY-23 Amount	Source of Funding					Post Bond Issuance	Notes
		Pier A Reserves	Bond Funds	Temporary Re-allocation of Bond Proceeds	Temporay Use of Reserves	To Be Determined		
Resiliency Program								
North and West Resiliency (Progressive Design Build)	61,029,911		1,447,245		39,850,000		19,732,666	
South BPC Resiliency	111,376,400		11,432,157	18,226,882			81,717,361	
Resiliency Program Subtotal	172,406,311	-	12,879,402	18,226,882	39,850,000		101,450,027	-
Infrastructure Program								
Streetscape Security	1,933,720		1,933,720					
North Grid Electric	300,000		300,000					
General Infrastructure	4,500,000		3,920,000				580,000	
Esplanade Granite Restoration	1,000,000					1,000,000	1,000,000	1
South End Avenue Streetscape Design	750,000						750,000	1
Pile Remediation	1,500,000						1,500,000	1
Metals Restoration	1,200,000						1,200,000	1
BPC Community Center Interior Restoration	1,200,000						1,200,000	1
Facilities - Capital Upgrade	1,800,000						1,800,000	1
Irrigation System Upgrade	1,500,000						1,500,000	1
South Cove Quay	500,000						500,000	1
Street Light Conversion	750,000						750,000	1
Infrastructure Program Subtotal	16,933,720	-	6,153,720	-	-	-	10,780,000	-
Information Technology Capital Program								
Hardware and Equipment	138,429		138,429					
Systems and Software Upgrades	580,000		580,000					
Information Technology Capital Program Subtotal	718,429	-	718,429	-	-	-	-	-
Pier A Capital Program								
Pier A Structural Repairs	4,510,000		2,500,000			2,010,000		
Pier A Railing Restoration	500,000		500,000			-		
Pier A Piping Replacement	450,000		450,000			-		
Pier A Windows & Doors	400,000	350,000	50,000			-		
Pier A Boiler Flue	40,000	40,000				-		
Pier A Other	300,000	300,000				-		
Pier A Capital Program Subtotal	6,200,000	690,000	3,500,000	-	-	2,010,000	-	-
Total	196,258,460	690,000	23,251,551	18,226,882	39,850,000	2,010,000	112,230,027	-
Parks Capital Program- (From Parks Reserves)	573,500							
Grand Total	196,831,960	690,000	23,251,551	18,226,882	39,850,000	2,010,000	112,230,027	-

Notes:
* Consistent with the Authority's Capital Policy, legal costs directly related to a capital project will be capitalized and funded as part of the capital project's respective approved annual capital budget.
1 - Project funding cannot be expended until BPCA successfully completes Bond offering. General Infrastructure will be used as needed.

BATTERY PARK CITY AUTHORITY: OPERATING & CAPITAL BUDGET SUMMARY*

For the Fiscal Years Ending October 31, 2022 thru 2026

(in 000s)

Exhibit - 5

	Estimated FY 2022	Proposed FY 2023	Proposed FY 2024	Proposed FY 2025	Proposed FY 2026
OPERATING BUDGET					
REVENUES					
Operating Revenues					
Sublease rentals	\$331,782	\$341,899	\$363,373	\$369,628	\$376,503
Non Recurring	3,443	250	-	-	-
Other	2,065	1,509	1,500	1,500	1,500
Subtotal Operating Revenues	<u>337,290</u>	<u>343,658</u>	<u>364,873</u>	<u>371,128</u>	<u>378,003</u>
Non-Operating Revenues					
Investment Earnings					
Interest earned	570	1,000	1,000	1,000	1,000
Subtotal Non-Operating Revenues	<u>\$570</u>	<u>\$1,000</u>	<u>\$1,000</u>	<u>\$1,000</u>	<u>\$1,000</u>
Total Revenues:	<u>\$337,860</u>	<u>\$344,658</u>	<u>\$365,873</u>	<u>\$372,128</u>	<u>\$379,003</u>
EXPENDITURES					
Operating Expenditures					
Total operating expenses (Includes Pier A/Bridges/EB)	\$40,913	\$45,827	\$47,660	\$49,566	\$51,549
Other (NYS Cost Recovery Fee)	8,893	9,000	9,360	9,734	9,734
Subtotal Operating Expenditures	<u>\$49,806</u>	<u>\$54,827</u>	<u>\$57,020</u>	<u>\$59,301</u>	<u>\$61,284</u>
Non-Operating Expenditures					
Interest and Other Financing Charges	73,800	79,800	93,671	103,145	112,875
Subtotal Interest and Other Financing Charges	<u>\$73,800</u>	<u>\$79,800</u>	<u>\$93,671</u>	<u>\$103,145</u>	<u>\$112,875</u>
Total Expenditures:	<u>\$123,606</u>	<u>\$134,627</u>	<u>\$150,691</u>	<u>\$162,446</u>	<u>\$174,159</u>
Excess Funds Subject to Settlement Agreement:	<u>\$214,254</u>	<u>\$210,031</u>	<u>\$215,182</u>	<u>\$209,682</u>	<u>\$204,844</u>
CAPITAL BUDGET					
Proceeds from Debt Issuance (beginning of yr balance)	69,284	43,384	43,384	43,384	43,384
Capital expenditures	25,900	184,000	200,000	200,000	200,000
Proceeds from Debt Issuance	-	400,000	200,000	200,000	200,000
Capital funds remaining	<u>\$43,384</u>	<u>\$259,384</u>	<u>\$43,384</u>	<u>\$43,384</u>	<u>\$43,384</u>

NOTE - The approved Fiscal Year 2023 Budget and Projections for Fiscal Years 2024 to 2026 are subject to change based on several factors many of which are not within BPCA's management control. Such factors include: the NYC real estate tax policy, completing bond financings, additional bond authorization, identification of other sources of funding and financial market conditions that effect the cost of capital.

APPROVAL OF FISCAL YEAR 2023 ON-CALL SPENDING AUTHORITY

BE IT RESOLVED, the Fiscal Year 2023 annual spending maximums for the following On-Call Expenditures, are hereby established:

- On-Call General Contractor Expenditures: \$3,255,000;
- On-Call Engineering Expenditures: \$1,320,000; and,
- On-Call Construction Management Expenditures: \$1,210,000; and be it further,

RESOLVED, that the President of the Authority or her/his designee(s) be, and each of them hereby is, authorized and empowered to execute any documents, file said budgeted and related information with all parties as required pursuant to all outstanding bond resolutions, agreements and requirements of law and to take all such other and further actions as may be necessary, desirable or appropriate in connection with the transactions contemplated in the foregoing resolution, and any such execution of documents and any other and further actions heretofore taken are hereby ratified and any actions hereafter taken are confirmed and approved.

AUTHORIZATION OF USE OF RESERVE FUND FOR CAPITAL EXPENDITURES

BE IT RESOLVED, that the President or his/her designee be, and each of them hereby is, authorized and empowered to use up to \$32.5 million of Battery Park City Authority corporate reserve funds as a funding source for approved capital expenditures, and be it further

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolution, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.

Resolution Declaring Intent to Reimburse Interim Funding of Costs of Capital Projects From Proceeds of Tax-Exempt Bonds

WHEREAS, the Battery Park City Authority (the “Authority”) expects to utilize internal reserve funds to pay for certain expenditures associated with the Authority’s capital projects that need to be paid on an interim basis prior to the next issuance of Authority bonds (the “Reimbursable Capital Projects”). Such expenditures generally include capital expenditures associated with the design and/or construction of various planned resiliency, infrastructure, and facilities projects.

The Reimbursable Capital Projects include, without limitation, the design and construction of the South Battery Park City Resiliency Project, North/West Battery Park City Resiliency Project, and the Battery Park City Authority Community Center Leak Remediation;

WHEREAS, the Authority reasonably expects to issue one or more series of tax-exempt bonds to finance on a long-term basis all or a portion of the costs of the Reimbursable Capital Projects (the “Bonds”);

WHEREAS, the Authority reasonably expects the Bonds will include either the issuance of one or more series of tax-exempt bonds, or bonds of such a series, exclusive of related reserves and costs of issuance, specifically for the Reimbursable Capital Projects, among other capital projects, in the maximum principal amount of up to \$400,000,000.00 (the “Bonds”);

WHEREAS, the Authority, as of September 30, 2022, has used \$2,500,000.00 of \$10,000,000.00 previously authorized by the Members at the November 17, 2021 Board Meeting and reasonably expects that it will also use its corporate reserve funds in an amount up to \$32,500,000.00 as authorized by the Members at the October 26, 2022 Board meeting (the “Interim Funds”) to pay, on an interim basis, all or a portion of the costs of the Reimbursable Capital Projects prior to the issuance of the Bonds;

NOW THEREFORE, BE IT RESOLVED by the Members of the Authority as follows:

The Authority hereby declares its intent to reimburse the Interim Funds in an amount up to \$32,500,000.00 from the proceeds of the Bonds after the Bonds have been issued. The foregoing declaration of intent is made pursuant to § 1.150-2 of the United States Department of the Treasury regulations adopted under the Internal Revenue Code of 1986, as amended (the “Code”), in order to permit such reimbursement, when made, to be treated as an expenditure of proceeds of the Bonds for arbitrage and rebate purposes under Section 148 of the Code. All costs to be reimbursed pursuant hereto will be capital expenditures of the Reimbursable Capital Projects. No tax-exempt obligations, including the Bonds, will be issued by the Authority in furtherance of this resolution after a date which is later than 18 months after the later of (1) the date the Reimbursable Capital Projects’ expenditures are paid or (2) the date on which the Reimbursable Capital Projects, or the component of the Reimbursable Capital Projects with respect to which such expenditures were made, is placed in service. The foregoing notwithstanding, no tax-exempt obligations, including the Bonds, will be issued pursuant to this resolution more than three years after the date any expenditure for the Reimbursable Capital Projects which is to be reimbursed is paid.

AUTHORIZATION TO APPLY TO THE NEW YORK STATE PUBLIC AUTHORITIES CONTROL BOARD FOR APPROVAL TO ISSUE A REVOLVING LOAN FACILITY WITH TD BANK AND TO EXECUTE A CONTRACT THEREFOR

BE IT RESOLVED, that in accordance with the materials submitted at this Board meeting, the President and Chief Executive Officer (the “President”) of the Battery Park City Authority (the “Authority”) or his/her designee(s) be, and each of them hereby is, authorized and empowered to enter into a contract for a \$100,000,000 three (3) year revolving loan facility with TD Bank (the “Contract”); and be it further

RESOLVED, that the President or his/her designee(s) be, and each of them is hereby, authorized and empowered to submit an application to the New York State Public Authorities Control Board for approval of the above-referenced revolving loan facility with TD Bank; and be it further

RESOLVED, that the President or his/her designee(s), and each of them hereby is, authorized and empowered to execute and deliver the Contract on behalf of the Authority, subject to such changes as the officer or officers executing the Contract shall, with the advice of counsel, approve as necessary and appropriate and in the best interest of the Authority, such approval to be conclusive evidence by the execution and delivery of the Contract; and be it further

RESOLVED, that the President or his/her designee(s) be, and each of them hereby is, authorized and empowered to execute all such other and further documents, and to take all such other and further actions as may be necessary, desirable or appropriate, in connection with the transactions contemplated in the foregoing resolutions, and any such execution of documents and any other and further actions heretofore taken are hereby ratified, and any actions hereafter taken are confirmed and approved.