

AUDIT REPORT



CITY OF NEW YORK
OFFICE OF THE COMPTROLLER
BUREAU OF FINANCIAL AUDIT
WILLIAM C. THOMPSON, JR., COMPTROLLER

Audit Report on the New York Yankees Rental Credits For the Third Quarter of 2006 (July 1–September 30, 2006)

FR07-112A

June 29, 2007



THE CITY OF NEW YORK
OFFICE OF THE COMPTROLLER
1 CENTRE STREET
NEW YORK, N.Y. 10007-2341

WILLIAM C. THOMPSON, JR.
COMPTROLLER

To the Citizens of the City of New York

Ladies and Gentlemen:

Pursuant to the terms of the lease between the City of New York and the New York Yankees (Yankees), we have examined the rental credits claimed by the Yankees for the maintenance of City-owned Yankee Stadium for the third quarter of 2006 (July 1 – September 30, 2006).

The Yankees are responsible for the care and upkeep of Yankee Stadium, and the costs incurred by the Yankees for maintaining the stadium are offset against any rental income due the City from the Yankees. Thus, every approved dollar spent and accounted for as a rental credit for the maintenance of the stadium results in a dollar-for-dollar decrease in the rent due the City. These audits provide a means of ensuring that the Yankees take credit against rent only for eligible expenses.

The results of our audit, which are presented in this report, have been discussed with officials from the New York Yankees and the Department of Parks and Recreation, and their comments have been considered in preparing this report. The Yankees' complete written response is attached to this report.

I trust that this report contains information that is of interest to you. If you have any questions concerning this report, please e-mail my audit bureau at audit@Comptroller.nyc.gov or telephone my office at 212-669-3747.

Very truly yours,

A handwritten signature in cursive script that reads "William C. Thompson, Jr.".

William C. Thompson, Jr.

WCT/fh

Report: FR07-112A
Filed: June 29, 2007

Table of Contents

AUDIT REPORT IN BRIEF	1
Audit Findings and Conclusions	1
Audit Recommendations	2
INTRODUCTION	2
Background	2
Objectives	2
Scope and Methodology	2
Discussion of Audit Results	3
FINDINGS	4
Overstatement of Rental Credits	4
RECOMMENDATIONS	7
APPENDIX I - Summary of Billings and Disallowances	
APPENDIX II - Disallowance Schedule for River Payroll	
APPENDIX III - Disallowance Schedule for ADCO Electric-Labor	
APPENDIX IV - Summary of Disallowances for Miranda Fuel, Brown & Silver, Stadium Repairs, and Other Expenses	
ADDENDUM - New York Yankee Response	

*The City of New York
Office of the Comptroller
Bureau of Financial Audit*

**Audit Report on the
New York Yankees Rental Credits
For the Third Quarter of 2006
(July 1–September 30, 2006)**

FR07-112A

AUDIT REPORT IN BRIEF

According to a 1972 lease agreement between the New York Yankees (the Yankees) and the City of New York (the City) that is overseen by the Department of Parks and Recreation (Parks), the Yankees are responsible for the care and upkeep of the City-owned Yankee stadium, and must pay the City rental income. However, the lease also allows the Yankees to offset against any rental income due the City, costs incurred by the Yankees for maintaining the stadium. Thus, every dollar spent and accounted for as a maintenance credit results in a dollar-for-dollar decrease in the rent due the City.

Under the terms of the lease, the Yankees must notify the Comptroller's Office of all claimed maintenance credits, and provide supporting computations. The Comptroller's Office then determines whether any of the charges for which credits are claimed are permissible.

Audit Findings and Conclusions

The audit found that Yankee rental credits submitted for the Third Quarter of 2006 were overstated by \$136,938.77 as follows:

- \$22,999.66 in excess payroll charges and salary expenses that should have been paid by the Yankees.
- \$57,532.03 in payments to ADCO Electric consisting of labor costs that should not have been charged to the City.
- \$1,998.98 in Yankee Stadium repairs for which the expenses are not chargeable to the City.
- \$54,408.10 in expenses that lacked documentation or are not City costs under the terms of the lease and cannot be offset against rental income.

Audit Recommendations

We recommend that the Yankees deduct \$136,938.77 from the total rental credits taken for maintenance pertaining to the Third Quarter of 2006, ensure that all maintenance credits claimed are properly supported by sufficient documentation, and ensure that appropriate approvals from the Department of Parks and Recreation (Parks) are obtained prior to submitting rental credits to the Comptroller's Office. In addition, we recommend that Parks ensure that the Yankees comply with the report's recommendations.

INTRODUCTION

Background

Under the terms of the 1972 lease agreement, the general rule is that the City pays to maintain all areas of Yankee Stadium except Yankee offices, concession space, the receiving room, the Commissary, and the restaurant space (Yankee Club, Yankee Dining Room, Pinstripe Pub, and Stadium Club). The City also pays for materials used to maintain the stadium; however, it does not pay for uniforms or tools. Since the rental credits are subject to the approval of the Comptroller's Office, the Yankees are required by the lease to submit to the Comptroller all documentation necessary for the audit of credits. After the audit, the Comptroller's Office presents its findings to the Yankees in a preliminary draft report and at an exit conference before issuing a draft report. Within two weeks of the issuance of the draft report, the Yankees may submit to the Comptroller's Office additional documentation that was previously omitted to support rental credits claimed. Once this documentation is received and reviewed, the Comptroller's Office issues a final report.

Objectives

Our audit objectives were to determine whether the Yankees:

- adequately documented and supported the submitted labor and materials charges;
- submitted invoices for rental credits that were eligible for reimbursement and were in accordance with the lease agreement; and
- accurately calculated all credits and did not deduct non-City charges from the rent due for the third-quarter period, July 1–September 30, 2006.

Scope and Methodology

The audit scope covered the period July 1–September 30, 2006. We examined 100 percent of the \$1,265,207 labor and materials charges and supporting documentation submitted by the Yankees.

To determine whether the billings for labor and materials were appropriate, reasonable, and allowable under the lease, we reviewed all source documents for adequate documentation for each month of the quarter pertaining to the billings of River Payroll (Cleaning Services), ADCO Electric, Miranda Fuel, Brown & Silver, Stadium Repairs, and Other Expenses. The documents

included invoices, canceled checks, time sheets, payroll reports, and activity reports to support the costs of labor and materials charged to the City. We also determined whether retroactive salary adjustments were accurate by tracing these adjustments to the respective supporting documentation or relevant settlement agreements. An October 29, 1993 settlement agreement designated the Yankees as agents of the City; therefore, we reviewed whether charges for materials correctly excluded sales tax. Finally, we determined whether the Yankees provided pre-authorization and acceptance reports from Parks for the work or services performed to receive maintenance credit toward rent.

We documented all unwarranted and unreasonable charges for rental credits on a spreadsheet with our comments and have included them as Appendices I through IV of this report. We calculated all dollar amounts on the supporting schedules for accuracy, and reconciled these amounts with the total amounts on the lead schedule for all vendors in Appendix I, Schedules A-1 through A-6.

These audits are lease-mandated and therefore require that the Yankees submit all source documents to the Comptroller's Office to receive credits toward rental income due the City. Accordingly, without the submission of all necessary supporting documentation, maintenance costs submitted as credits against rental income are disallowed.

We did not evaluate Yankee internal controls over the process and procedures for payment of the invoices submitted to support maintenance credits. However, all documents were examined to ascertain whether they contained valid certification from Parks designees at Yankee Stadium as proof that labor costs were incurred and that material was purchased and received.

This audit was conducted in accordance with generally accepted government auditing standards (GAGAS) and included all tests considered necessary. The audit was performed in accordance with the audit responsibilities of the City Comptroller as set forth in Chapter 5, §93, of the New York City Charter.

Discussion of Audit Results

The matters covered in this report were discussed with Yankee and Parks officials during and at the conclusion of this audit. A preliminary draft report was sent to Yankee and Parks officials on April 30, 2007. On May 4, 2007 Yankee officials waived their right to an exit conference. On May 10, 2007 we submitted a draft report to Yankees and Parks officials with a request for comments. We received a response from Yankee officials on June 22, 2007.

In the draft report, we disallowed rental credits totaling \$288,221.40. However, after our review of documentation provided by the Yankees and by Parks subsequent to the issuance of the draft report, we allowed additional credits of \$151,282.63 resulting in a final disallowance of \$136,938.77, which the Yankees accepted as Yankee costs.

This final report reflects our changes based on the additional documentation submitted by the Yankees and Parks. The Yankees response is included as an addendum to this final report.

FINDINGS

Overstatement of Rental Credits

Rental credits audited under the schedules submitted for the Third Quarter of 2006 were overstated by \$136,938.77 as summarized on Table I, below:

Table I
Disallowance Schedule*

Schedule	Billed	Allowed	Disallowed
A-1 (River Payroll)	\$ 496,026.05	\$473,026.39	\$ 22,999.66
A-2 (ADCO Electric)	475,436.55	417,904.52	57,532.03
A-3 (Miranda Fuel)	51,756.65	51,756.65	0.00
A-4 (Brown & Silver)	0.00	0.00	0.00
A-5 (Stadium Repairs)	57,744.32	55,745.34	1,998.98
A-6 (Other Expenses)	184,243.30	129,835.20	54,408.10
Total	\$1,265,206.87	\$1,128,268.10	\$136,938.77

* All calculations are rounded to two decimal points

Summaries of the maintenance credit billings as submitted by the Yankees and of our disallowances for each vendor are presented in Appendix I, Schedules A-1 through A-6.

The River Payroll disallowance totaling \$22,999.66 consists of the following:

- \$7,642.40—for security costs from May 28, 2006 through August 19, 2006 that were Yankee, not City costs. These costs for game days were chargeable to the Yankees in accordance with the lease and should not have been charged as credits against rental income. The Yankees accepted the \$7,642.40 as a Yankee cost.
- \$5,185.28—for the cost of “lunch-not-taken.” Section 162 of New York State Labor Law states that “every person in any establishment or occupation covered by the Labor Law must be afforded a meal period of at least thirty minutes.” In addition, Article VI of the Agreement between Local 32B-32J S.E.I.U., AFL-CIO, and River Payroll, states, in part: “Hours of work each day shall be exclusive of a daily lunch period of not more than one (1) hour.” Moreover, a Parks letter dated June 9, 1997, informed the Yankees that effective January 1, 1996, Parks would not accept “lunch-not-taken” labor cost credits that were not approved in advance. The Yankees, however, provided no documentation that such approvals were obtained. The Yankees accepted the \$5,185.28 as a Yankee cost.
- \$3,676.97—for hours worked on Yankee assignments listed on the time records as “Parking Lot,” “In-house Maintenance” and “Firewatch (Staten Island),” “Field,” and “Centerplate.” Such expenses, under the terms of the lease, are not chargeable to the City. The Yankees accepted the \$3,676.97 as a Yankee cost.

- \$2,956.63—for incorrect hourly rates paid to eight engineers and mechanics. These employees were paid at a rate higher than is allowable under the Local 32B–32J S.E.I.U and the Local 30, AFL-CIO, CLC agreements. The Yankees accepted the \$2,956.63 as a Yankee cost.
- \$2,730.24—for contributions to various funds related to River Payroll disallowances.¹ The Yankees accepted the \$2,730.24 as a Yankee cost.
- \$480.40—for two employees who either did not sign in or sign out on the timesheets. The Yankees accepted the \$480.40 as a Yankee cost.
- \$297.74—for labor hours not worked that under the terms of the lease should not have been offset against rental income. The Yankees accepted the \$297.74 as a Yankee cost.
- \$30—for ineligible bonus payments made to two employees and for incorrect bonus rate paid to one employee. The Yankees accepted the \$30 as a Yankee cost.

Appendix II gives further details of the above disallowances.

The ADCO Electric disallowed labor costs totaling \$57,532.03 are as follows:

- \$52,842.59—for hours worked on Yankee assignments such as “Gameday Sweep” and “Gameday Scoreboard Maintenance.” According to the lease agreement, maintenance on scoreboards during game-days is a Yankee cost. The Yankees accepted the \$52,842.59 as a Yankee cost.
- \$4,689.44—for labor hours worked on repairs and installation that were clearly Yankee charges such as “TV and Cable repairs and installation.” These charges should not have been offset against rental income due the City. The Yankees accepted the \$4,689.44 as a Yankee cost.

Appendix III gives further details of the above disallowances for ADCO Electric labor hours.

The “Stadium Repairs” disallowances totaling \$1,998.98 are as follows:

- \$1,380—for additional costs paid to Infinity Elevator Company, Inc. for services covered under the existing maintenance agreement with monthly charges of \$15,335. The Yankees accepted \$1,380 as a Yankee cost.
- \$294—for tools which are not a City cost. The Yankees accepted \$294 as a Yankee cost.

¹ Includes Welfare, Pension, and Annuity Funds.

- \$262.70—for purchase of items used in the Yankee area such as the “press bathroom.” These charges should not to be offset against rental income due the City. The Yankees accepted \$262.70 as a Yankee cost
- \$62.28—for purchase gloves that under the terms of the agreement, are not City costs and should not have been included in the maintenance credits submitted by the Yankees. The Yankees accepted \$62.28 as a Yankee cost.

Finally, the “Other Expenses” disallowances of \$54,408.10 as follows:

- \$38,688.11—for incorrect hourly rates charged by Infinity Elevator Company for “journeymen” and “apprentice” labor hours. The Yankees accepted \$38,688.11 as a Yankee cost.
- \$7,629—for Access doors and ADT Security Service Charge. In accordance with the lease agreement, these are Yankee costs and should not be offset as maintenance credits against rental income. The Yankees accepted \$7,629 as a Yankee cost.
- \$4,799.36—for additional non-contractual costs paid by Infinity Elevator Company, Inc. to a sub-contractor for inspection assistance. These costs were charged at incorrect labor hours that should not be charged to the City. The Yankees accepted \$4,799.36 as a Yankee cost.
- \$1,794.50—for Infinity Elevator Company, Inc. charges to repair vandalized elevators that should not have been included in the maintenance credits submitted by the Yankees. The Yankees accepted \$1,794.50 as a Yankee cost.
- \$809.17—for the purchase of tools such as electric cutter set, cork-screw snake and screw set. In accordance with the license agreement, these are not City costs and should not have been included as rental credits submitted by the Yankees. The Yankees accepted \$809.17 as a Yankee cost.
- \$295—for services performed that should have been covered under the monthly maintenance agreements between the Yankees and *Bug Doctor Termite and Pest Control*. The Yankees accepted \$295 as a Yankee cost.
- \$253.95—for charges that exceeded the contractual rates listed in the Yankees’ contract with White Way Sign Company. The Yankees accepted \$253.95 as a Yankee cost.
- \$139.01—for sales taxes charged to the City pertaining to the purchases of materials. As stated in the Scope and Methodology section of this report, based on the October 29, 1993 settlement agreement that designated the Yankees as agents of the City, sales taxes are not acceptable for deduction as maintenance credits. The Yankees accepted \$139.01 as a Yankee cost.

Appendix IV includes the details for the above-stated disallowances pertaining to Stadium Repairs and Other Expenses.

RECOMMENDATIONS

We recommend that the Yankees:

1. Deduct \$136,938.77 from the total rental credits for maintenance pertaining to the Third Quarter of 2006.
2. Ensure that all maintenance credits claimed are properly supported by sufficient documentation and that appropriate approvals from Parks are obtained prior to submitting rental credits to the Comptroller's Office.

We recommend that Parks:

3. Ensure that the Yankees comply with the report's recommendations.

**NEW YORK YANKEES RENTAL CREDITS
SUMMARY SCHEDULE FOR VENDORS A-1 THROUGH A-6
AUDIT PERIOD: 7/1/06 - 9/30/06
AUDIT # FR07-112A**

				ADJUSTMENTS				
NY Y Schedule	Amount Billed	Previous Allowance (N 1)	Previous Disallow. (N 1)	Amount Accepted by NY Y (N 2)	Amount Resubmitted by NY Y	Add'l Amt Accepted by City	Final Allowance (N 2)	Final Disallowance (N 2)
A-1 River Payroll								
Total	\$496,026.05	\$470,104.28	\$25,921.77	\$22,999.66	\$2,922.11	\$2,922.11	\$473,026.39	\$22,999.66
A-2 ADCO Electric								
Total	\$475,436.55	\$330,058.19	\$145,378.36	\$57,532.03	\$87,846.33	\$87,846.33	\$417,904.52	\$57,532.03
A-3 Miranda Fuel								
Total	\$51,756.65	\$51,756.65	\$0.00	\$0.00	\$0.00	\$0.00	\$51,756.65	\$0.00
A-4 Brown & Silver								
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A-5 Stadium Repairs								
Total	\$57,744.32	\$53,291.32	\$4,453.00	\$1,998.98	\$2,454.02	\$2,454.02	\$55,745.34	\$1,998.98
A-6 Other Expenses								
Total	\$184,243.30	\$71,775.03	\$112,468.27	\$54,408.10	\$58,060.17	\$58,060.17	\$129,835.20	\$54,408.10
Total All	\$1,265,206.87	\$976,985.47	\$288,221.40	\$136,938.77	\$151,282.63	\$151,282.63	\$1,128,268.10	\$136,938.77

(1) At Draft Stage
(2) At Final Stage

SCHEDULE OF INELIGIBLE LABOR HOURS**AUDIT PERIOD: 7/1/06 - 9/30/06****AUDIT # FR07-112A****RIVER PAYROLL LABOR HOURS**

Description of Disallowance	Amount Disallowed Per Draft Report	Amount Accepted by NYY	Amount Resubmitted by NYY	Add'l Amt. Accepted by City	Final Disallowance	Amount Outstanding
1. Summit Security Excess Chgs	\$7,642.40	\$7,642.40	\$0.00	\$0.00	\$7,642.40	\$0.00
2. Lunch Not Taken	\$5,185.28	\$5,185.28	\$0.00	\$0.00	\$5,185.28	\$0.00
3. NYY Chg-Yankee Assignment	\$4,190.33	\$3,676.97	\$513.36	\$513.36	\$3,676.97	\$0.00
4. Incorrect Hourly Rates	\$2,956.63	\$2,956.63	\$0.00	\$0.00	\$2,956.63	\$0.00
5. Welfare Contributions Adj	\$2,730.24	\$2,730.24	\$0.00	\$0.00	\$2,730.24	\$0.00
6. Questionable Hours	\$1,515.20	\$0.00	\$1,515.20	\$1,515.20	\$0.00	\$0.00
7. Hours Not Worked	\$797.63	\$297.74	\$499.89	\$499.89	\$297.74	\$0.00
8. Incomplete Timesheets	\$480.40	\$480.40	\$0.00	\$0.00	\$480.40	\$0.00
9. Altered Timesheets	\$393.66	\$0.00	\$393.66	\$393.66	\$0.00	\$0.00
10. Ineligible Bonus Payments	\$20.00	\$20.00	\$0.00	\$0.00	\$20.00	\$0.00
11. Incorrect Bonus Payments	\$10.00	\$10.00	\$0.00	\$0.00	\$10.00	\$0.00
TOTAL	\$25,921.77	\$22,999.66	\$2,922.11	\$2,922.11	\$22,999.66	\$0.00

SCHEDULE OF INELIGIBLE LABOR HOURS
AUDIT PERIOD: 7/1/06 - 9/30/06
AUDIT # FR07-112A

ADCO ELECTRICAL - LABOR

Description of Disallowance	Amount Disallowed Per Draft Report	Amount Accepted by NYY	Amount Resubmitted by NYY	Addtl Amt. Accepted by City	Final Disallowance	Amount Outstanding
1. Incomplete Timesheets	\$70,944.81	\$0.00	\$70,944.81	\$70,944.81	\$0.00	\$0.00
2. Gameday Sweep/Scoreboard Maintenance	\$69,744.11	\$52,842.59	\$16,901.52	\$16,901.52	\$52,842.59	\$0.00
3. TV/Cable Repairs & Installation	\$4,689.44	\$4,689.44	\$0.00	\$0.00	\$4,689.44	\$0.00
TOTAL	\$145,378.36	\$57,532.03	\$87,846.33	\$87,846.33	\$57,532.03	\$0.00

**SCHEDULE OF DISALLOWANCES
FOR VENDORS A-3 THROUGH A-6
DISALLOWANCES ACCEPTED BY NYY AND THE CITY
AUDIT PERIOD: 7/1/06 - 9/30/06
AUDIT # FR07-112A**

Description of Disallowance	Amount Disallowed Per Draft Report	Amount Accepted By NYY	Amount Resubmitted by NYY	Add'l Amt. Accepted by City	Final Disallowance	Amount Outstanding
A-3 MIRANDA FUEL						
NO DISALLOWANCES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A-4 BROWN & SILVER						
NO DISALLOWANCES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
A-5 STADIUM REPAIRS						
1. Insufficient Documentation	\$1,490.32	\$294.00	\$1,196.32	\$1,196.32	\$294.00	\$0.00
2. Elevator Repair - Covered Under Existing Contract	\$1,380.00	\$1,380.00	\$0.00	\$0.00	\$1,380.00	\$0.00
3. Not City Cost (Gloves, Tools)	\$1,057.28	\$62.28	\$995.00	\$995.00	\$62.28	\$0.00
4. NYY Area - Press Bathrooms	\$525.40	\$262.70	\$262.70	\$262.70	\$262.70	\$0.00
Total	\$4,453.00	\$1,998.98	\$2,454.02	\$2,454.02	\$1,998.98	\$0.00
A-6 OTHER EXPENSES						
1. NYY Chg-Theatre Chairs, Access Doors, Excess Security Charges	\$18,468.64	\$7,629.00	\$10,839.64	\$10,839.64	\$7,629.00	\$0.00
2. Insufficient Documentation to support Repairs for Violations & Incorrect Hourly Rates	\$83,142.50	\$38,688.11	\$44,454.39	\$44,454.39	\$38,688.11	\$0.00
3. NYY Charge - Private Contractor for Elevator Services	\$6,187.50	\$4,799.36	\$1,388.14	\$1,388.14	\$4,799.36	\$0.00
4. Not A City Cost (Tools, Hardware, Latches, Gloves, First Aid Kit, Gaffers Tape, Signs, Electric Cutter Set)	\$2,187.17	\$809.17	\$1,378.00	\$1,378.00	\$809.17	\$0.00
5. NYY Charge - Elevator Misuse	\$1,794.50	\$1,794.50	\$0.00	\$0.00	\$1,794.50	\$0.00
6. Not Covered Under Existing Contract	\$295.00	\$295.00	\$0.00	\$0.00	\$295.00	\$0.00
7. Exceeds Contract Amount	\$253.95	\$253.95	\$0.00	\$0.00	\$253.95	\$0.00
8. Sales Tax	\$139.01	\$139.01	\$0.00	\$0.00	\$139.01	\$0.00
Total	\$112,468.27	\$54,408.10	\$58,060.17	\$58,060.17	\$54,408.10	\$0.00

New York Yankees

ROBERT B. BROWN
VICE PRESIDENT, CFO/ACCOUNTING



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June 22, 2007
Ms. Faige Hornung
Director of Financial Audit & Support Services
1 Centre Street
Room 1300 North
New York, NY 10007

RE: Audit Report FR07-112A on the New York Yankees Rental Credits- 3rd quarter 2006

Dear Ms. Hornung:

In response to the draft report, the New York Yankees are accepting \$136,938.77 and rejecting \$151,282.63.

Should you have any questions, please feel free to contact me.

Sincerely,



Robert Brown

RB/b

Cc:
Yasmin Tejani

**New York Yankees Rental Credits
Summary of Disallowances for Schedules A-1 to A-6
For the 3rd Quarter of 2006
Audit # FR07 - 112A**

	Yankees Accept	Yankees Reject	Total Disallowance
A-1 River Payroll	\$22,999.66	\$2,922.11	\$25,921.77
A-2 ADCO Electrical	\$57,532.03	\$87,846.33	\$145,378.36
A-3 Miranda Fuel	\$0.00	\$0.00	\$0.00
A-4 Brown & Silver	\$0.00	\$0.00	\$0.00
A-5 Stadium Repairs	\$1,998.98	\$2,454.02	\$4,453.00
A-6 Other Expenses	\$10,920.63	\$101,547.64	\$112,468.27
TOTAL	\$93,451.30	\$194,770.10	\$288,221.40

A-1 RIVER PAYROLL

Description of Disallowance	Amount Accepted	Amount Rejected	Total Amount
1. Summit Security Excess Charges	\$7,642.40	\$0.00	\$7,642.40
2. Lunch Not Taken	\$5,185.28	\$0.00	\$5,185.28
3. NYY Charge-Yankees Assignments	\$3,676.97	\$513.36	\$4,190.33
4. Incorrect Hourly Rates	\$2,956.63	\$0.00	\$2,956.63
5. Welfare Contributions Adjustments	\$2,730.24	\$0.00	\$2,730.24
6. Questionable Hours (Pre-Signed T/S)	\$0.00	\$1,515.20	\$1,515.20
7. Hours Not Worked	\$297.74	\$499.89	\$797.63
8. Incomplete Timesheets	\$480.40	\$0.00	\$480.40
9. Altered Timesheets	\$0.00	\$393.66	\$393.66
10. Ineligible Bonus Payments	\$20.00	\$0.00	\$20.00
11. Incorrect Bonus Payments	\$10.00	\$0.00	\$10.00
TOTAL	\$22,999.66	\$2,922.11	\$25,921.77

A-2 ADCO ELECTRICAL - LABOR

Description of Disallowance	Amount Accepted	Amount Rejected	Total Amount
1. Incomplete Timesheets	\$0.00	\$70,944.81	\$70,944.81
2. Gameday Sweep/Scoreboard Maint.	\$52,842.59	\$16,901.52	\$69,744.11
3. TV/Cable Repairs & Installation	\$4,689.44	\$0.00	\$4,689.44
TOTAL	\$57,532.03	\$87,846.33	\$145,378.36

A-3 MIRANDA FUEL

Description of Disallowance	Amount Accepted	Amount Rejected	Total Amount
NO DISALLOWANCE	\$0.00	\$0.00	\$0.00

**New York Yankees Rental Credits
Summary of Disallowances for Schedules A-1 to A-6
For the 3rd Quarter of 2006
Audit # FR07 - 112A**

A-4 BROWN & SILVER			
Description of Disallowance	Amount Accepted	Amount Rejected	Total Amount
NO DISALLOWANCE	\$0.00	\$0.00	\$0.00

A-5 STADIUM REPAIRS			
Description of Disallowance	Amount Accepted	Amount Rejected	Total Amount
1. Insufficient Documentation	\$294.00	\$1,196.32	\$1,490.32
2. Elevator Repairs - Covered Under Existing Contract	\$1,380.00	\$0.00	\$1,380.00
3. Not A City Cost (Gloves, Tools, hose)	\$62.28	\$995.00	\$1,057.28
4. NYY Area - Press Bathrooms	\$262.70	\$262.70	\$525.40
TOTAL	\$1,998.98	\$2,454.02	\$4,453.00

A-6 OTHER EXPENSES			
Description of Disallowance	Amount Accepted	Amount Rejected	Total Amount
1. NYY Areas-Luxury Seats, Shutters, etc.	\$7,629.00	\$10,839.64	\$18,468.64
2. Insufficient Documentation	\$0.00	\$83,142.50	\$83,142.50
3. Covered Under Existing Contract	\$0.00	\$6,187.50	\$6,187.50
4. NYY Assignments	\$809.17	\$1,378.00	\$2,187.17
5. NYY Charge-Vandalized Escalators	\$1,794.50	\$0.00	\$1,794.50
6. Services Not Provided	\$295.00	\$0.00	\$295.00
7. No Job Location Indicated	\$253.95	\$0.00	\$253.95
8. Not A City Cost-Tools, Wire Kit, etc.	\$139.01	\$0.00	\$139.01
TOTAL	\$10,920.63	\$101,547.64	\$112,468.27