



New York State Division of Housing and Community Renewal
Gertz Plaza
92-31 Union Hall Street, Jamaica, NY 11433

ANNUAL INCOME AND EXPENSES
BASED ON 15 SCHEDULES FOR BUILDINGS CONTAINING 1,058
HOUSING UNITS OF WHICH 1,006 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

ROCKLAND COUNTY
2019-2021

TABLE I
(IN THOUSANDS)

	2019	2020	2021
INCOME	\$15,345	\$15,084	\$15,596
RENTAL	15,169	14,938	15,440
MISCELLANEOUS	89	62	75
REAL ESTATE	0	0	0
NON RESIDENTIAL	87	84	81
EXPENSES			
FUEL	752	790	810
UTILITIES	734	795	807
PAYROLL	1,231	1,113	1,202
REAL ESTATE TAXES	3,514	3,530	3,533
INSURANCE	456	423	497
MANAGEMENT	840	692	777
REPAIRS AND MAINTENANCE	1,352	876	1,060
MISCELLANEOUS	155	172	190
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	\$9,034	\$8,391	\$8,876
INTEREST	3,504	3,603	3,691
DEPRECIATION	3,371	3,477	3,483
TOTAL EXPENSES	\$15,909	\$15,471	\$16,050

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,
PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.

Web Site: www.hcr.ny.gov
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New York State Division of Housing and Community Renewal
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PERCENT DISTRIBUTION OF EXPENSES
BASED ON 15 SCHEDULES FOR BUILDINGS CONTAINING 1,058
HOUSING UNITS OF WHICH 1,006 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

ROCKLAND COUNTY
2019-2021

TABLE II

	<u>2019</u>	<u>2020</u>	<u>2021</u>
EXPENSES			
FUEL	4.7	5.1	5.0
UTILITIES	4.6	5.1	5.0
PAYROLL	7.7	7.2	7.5
REAL ESTATE TAXES	22.1	22.8	22.0
INSURANCE	2.9	2.7	3.1
MANAGEMENT	5.3	4.5	4.8
REPAIRS AND MAINTENANCE	8.5	5.7	6.6
MISCELLANEOUS	1.0	1.1	1.2
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>56.8%</u>	<u>54.2%</u>	<u>55.2%</u>
INTEREST	22.0	23.3	23.0
DEPRECIATION	21.2	22.5	21.7
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

* Rounded values may cause the summed percentages to not total 100%

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PERCENT CHANGE OF INCOME AND EXPENSES
BASED ON 15 SCHEDULES FOR BUILDINGS CONTAINING 1,058
HOUSING UNITS OF WHICH 1,006 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

ROCKLAND COUNTY
2019-2021

TABLE III

	2019-2020	2020-2021
INCOME	-1.7%	3.4%
RENTAL	-1.5	3.4
MISCELLANEOUS	-30.3	21.0
REAL ESTATE	0.0	0.0
NON RESIDENTIAL	-3.4	-3.6
EXPENSES		
FUEL	5.1	2.5
UTILITIES	8.3	1.5
PAYROLL	-9.6	8.0
REAL ESTATE TAXES	0.5	0.1
INSURANCE	-7.2	17.5
MANAGEMENT	-17.6	12.3
REPAIRS AND MAINTENANCE	-35.2	21.0
MISCELLANEOUS	11.0	10.5
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	-7.1%	5.8%
INTEREST	2.8	2.4
DEPRECIATION	3.1	0.2
TOTAL EXPENSES	-2.7%	3.7%

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ANNUAL INCOME VERSUS EXPENSES
BASED ON 15 SCHEDULES FOR BUILDINGS CONTAINING 1,058
HOUSING UNITS OF WHICH 1,006 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

ROCKLAND COUNTY
2019-2021

TABLE IV
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	<u>\$15,345</u>	<u>\$15,084</u>	<u>\$15,596</u>
EXPENSES			
BEFORE DEPRECIATION	12,538	11,994	12,567
AFTER DEPRECIATION	15,909	15,471	16,050
CASH FLOW			
BEFORE DEPRECIATION	2,807	3,090	3,029
AFTER DEPRECIATION	-564	-387	-454
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	18.29%	20.49%	19.42%
AFTER DEPRECIATION	<u>-3.68%</u>	<u>-2.57%</u>	<u>-2.91%</u>

SOURCE: NEW YORK STATE DIVISION OF HOUSING AND COMMUNITY RENEWAL,
PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.