



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 14 SCHEDULES FOR BUILDINGS CONTAINING 1,116  
HOUSING UNITS OF WHICH 1,064 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

ROCKLAND COUNTY  
2017-2019

TABLE I  
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	\$15,700	\$16,083	\$16,433
RENTAL	15,534	15,921	16,278
MISCELLANEOUS	88	86	88
REAL ESTATE	0	0	0
NON RESIDENTIAL	<u>78</u>	<u>76</u>	<u>67</u>
EXPENSES			
FUEL	791	848	786
UTILITIES	739	759	755
PAYROLL	1,347	1,300	1,331
REAL ESTATE TAXES	3,514	3,515	3,762
INSURANCE	370	367	479
MANAGEMENT	816	793	910
REPAIRS AND MAINTENANCE	1,913	1,613	1,571
MISCELLANEOUS	247	260	174
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>\$9,737</u>	<u>\$9,455</u>	<u>\$9,768</u>
INTEREST	3,189	3,200	3,418
DEPRECIATION	3,285	3,274	3,307
TOTAL EXPENSES	<u>\$16,211</u>	<u>\$15,929</u>	<u>\$16,493</u>

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



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PERCENT DISTRIBUTION OF EXPENSES  
BASED ON 14 SCHEDULES FOR BUILDINGS CONTAINING 1,116  
HOUSING UNITS OF WHICH 1,064 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

ROCKLAND COUNTY  
2017-2019

TABLE II

	<u>2017</u>	<u>2018</u>	<u>2019</u>
EXPENSES			
FUEL	4.9	5.3	4.8
UTILITIES	4.6	4.8	4.6
PAYROLL	8.3	8.2	8.1
REAL ESTATE TAXES	21.7	22.1	22.8
INSURANCE	2.3	2.3	2.9
MANAGEMENT	5.0	5.0	5.5
REPAIRS AND MAINTENANCE	11.8	10.1	9.5
MISCELLANEOUS	1.5	1.6	1.1
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>60.1%</u>	<u>59.4%</u>	<u>59.3%</u>
INTEREST	19.7	20.1	20.7
DEPRECIATION	20.3	20.6	20.0
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%

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

Web Site: [www.nyshcr.org](http://www.nyshcr.org)  
Email address: [hcrinfo@nyshcr.org](mailto:hcrinfo@nyshcr.org)



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PERCENT CHANGE OF INCOME AND EXPENSES  
BASED ON 14 SCHEDULES FOR BUILDINGS CONTAINING 1,116  
HOUSING UNITS OF WHICH 1,064 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

ROCKLAND COUNTY  
2017-2019

TABLE III

	<u>2017-2018</u>	<u>2018-2019</u>
INCOME	2.4%	2.2%
RENTAL	2.5	2.2
MISCELLANEOUS	-2.3	2.3
REAL ESTATE	0.0	0.0
NON RESIDENTIAL	-2.6	-11.8
EXPENSES		
FUEL	7.2	-7.3
UTILITIES	2.7	-0.5
PAYROLL	-3.5	2.4
REAL ESTATE TAXES	0.0	7.0
INSURANCE	-0.8	30.5
MANAGEMENT	-2.8	14.8
REPAIRS AND MAINTENANCE	-15.7	-2.6
MISCELLANEOUS	5.3	-33.1
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	-2.9%	3.3%
INTEREST	0.3	6.8
DEPRECIATION	-0.3	1.0
TOTAL EXPENSES	-1.7%	3.5%

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ANNUAL INCOME VERSUS EXPENSES  
BASED ON 14 SCHEDULES FOR BUILDINGS CONTAINING 1,116  
HOUSING UNITS OF WHICH 1,064 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

ROCKLAND COUNTY  
2017-2019

TABLE IV  
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	<u>\$15,700</u>	<u>\$16,083</u>	<u>\$16,433</u>
EXPENSES			
BEFORE DEPRECIATION	12,926	12,655	13,186
AFTER DEPRECIATION	16,211	15,929	16,493
CASH FLOW			
BEFORE DEPRECIATION	2,774	3,428	3,247
AFTER DEPRECIATION	-511	154	-60
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	17.67%	21.31%	19.76%
AFTER DEPRECIATION	<u>-3.25%</u>	<u>0.96%</u>	<u>-0.37%</u>

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