



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 1,678  
HOUSING UNITS OF WHICH 1,626 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	\$23,722	\$24,820	\$24,905
RENTAL	23,500	24,344	24,693
MISCELLANEOUS	88	86	88
REAL ESTATE	0	257	0
NON RESIDENTIAL	134	133	124
EXPENSES			
FUEL	1,281	1,393	1,278
UTILITIES	1,121	1,145	1,093
PAYROLL	1,957	1,947	2,006
REAL ESTATE TAXES	4,928	4,899	5,274
INSURANCE	614	609	715
MANAGEMENT	1,218	1,217	1,334
REPAIRS AND MAINTENANCE	2,843	2,582	2,474
MISCELLANEOUS	370	483	482
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>\$14,332</u>	<u>\$14,275</u>	<u>\$14,656</u>
INTEREST	3,189	3,200	3,418
DEPRECIATION	3,512	3,567	3,414
TOTAL EXPENSES	<u>\$21,033</u>	<u>\$21,042</u>	<u>\$21,488</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 15 SCHEDULES FOR BUILDINGS CONTAINING 1,678  
HOUSING UNITS OF WHICH 1,626 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	6.1	6.6	5.9
UTILITIES	5.3	5.4	5.1
PAYROLL	9.3	9.3	9.3
REAL ESTATE TAXES	23.4	23.3	24.5
INSURANCE	2.9	2.9	3.3
MANAGEMENT	5.8	5.8	6.2
REPAIRS AND MAINTENANCE	13.5	12.3	11.5
MISCELLANEOUS	1.8	2.3	2.2
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>68.1%</u>	<u>67.9%</u>	<u>68.0%</u>
INTEREST	15.2	15.2	15.9
DEPRECIATION	16.7	17.0	15.9
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 15 SCHEDULES FOR BUILDINGS CONTAINING 1,678  
HOUSING UNITS OF WHICH 1,626 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	4.6%	0.3%
RENTAL	3.6	1.4
MISCELLANEOUS	-2.3	2.3
REAL ESTATE	0.0	-100.0
NON RESIDENTIAL	-0.7	-6.8
EXPENSES		
FUEL	8.7	-8.3
UTILITIES	2.1	-4.5
PAYROLL	-0.5	3.0
REAL ESTATE TAXES	-0.6	7.7
INSURANCE	-0.8	17.4
MANAGEMENT	-0.1	9.6
REPAIRS AND MAINTENANCE	-9.2	-4.2
MISCELLANEOUS	30.5	-0.2
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	<u>-0.4%</u>	<u>2.7%</u>
INTEREST	0.3	6.8
DEPRECIATION	1.6	-4.3
TOTAL EXPENSES	0.0%	2.1%

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ANNUAL INCOME VERSUS EXPENSES  
BASED ON 15 SCHEDULES FOR BUILDINGS CONTAINING 1,678  
HOUSING UNITS OF WHICH 1,626 ARE SUBJECT TO THE  
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ROCKLAND COUNTY  
2017-2019

TABLE IV  
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	<u>\$23,722</u>	<u>\$24,820</u>	<u>\$24,905</u>
EXPENSES			
BEFORE DEPRECIATION	17,521	17,475	18,074
AFTER DEPRECIATION	21,033	21,042	21,488
CASH FLOW			
BEFORE DEPRECIATION	6,201	7,345	6,831
AFTER DEPRECIATION	2,689	3,778	3,417
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	26.14%	29.59%	27.43%
AFTER DEPRECIATION	<u>11.34%</u>	<u>15.22%</u>	<u>13.72%</u>

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