



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 17 SCHEDULES FOR BUILDINGS CONTAINING 406
HOUSING UNITS OF WHICH 386 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

WESTCHESTER COUNTY
2017-2019

TABLE I
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	\$6,514	\$6,677	\$6,962
RENTAL	6,363	6,521	6,812
MISCELLANEOUS	91	91	80
REAL ESTATE	0	0	0
NON RESIDENTIAL	<u>60</u>	<u>65</u>	<u>70</u>
EXPENSES			
FUEL	0	0	0
UTILITIES	311	320	297
PAYROLL	472	494	515
REAL ESTATE TAXES	1,214	1,272	1,282
INSURANCE	250	252	307
MANAGEMENT	370	354	381
REPAIRS AND MAINTENANCE	844	871	897
INTEREST	1,458	1,838	1,835
MISCELLANEOUS	91	100	82
EXPENSES EXCLUDING DEPRECIATION	<u>\$5,010</u>	<u>\$5,501</u>	<u>\$5,596</u>
DEPRECIATION	1,486	1,502	1,641
TOTAL EXPENSES	<u>\$6,496</u>	<u>\$7,003</u>	<u>\$7,237</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 17 SCHEDULES FOR BUILDINGS CONTAINING 406
HOUSING UNITS OF WHICH 386 ARE SUBJECT TO THE
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WESTCHESTER COUNTY
2017-2019

TABLE II

	<u>2017</u>	<u>2018</u>	<u>2019</u>
EXPENSES			
FUEL	0.0	0.0	0.0
UTILITIES	4.8	4.6	4.1
PAYROLL	7.3	7.1	7.1
REAL ESTATE TAXES	18.7	18.2	17.7
INSURANCE	3.9	3.6	4.2
MANAGEMENT	5.7	5.1	5.3
REPAIRS AND MAINTENANCE	13.0	12.4	12.4
INTEREST	22.4	26.2	25.4
MISCELLANEOUS	1.4	1.4	1.1
EXPENSES EXCLUDING DEPRECIATION	<u>77.2%</u>	<u>78.6%</u>	<u>77.3%</u>
DEPRECIATION	22.9	21.4	22.7
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%

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

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PERCENT CHANGE OF INCOME AND EXPENSES
BASED ON 17 SCHEDULES FOR BUILDINGS CONTAINING 406
HOUSING UNITS OF WHICH 386 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

WESTCHESTER COUNTY
2017-2019

TABLE III

	<u>2017-2018</u>	<u>2018-2019</u>
INCOME	2.5%	4.3%
RENTAL	2.5	4.5
MISCELLANEOUS	0.0	-12.1
REAL ESTATE	0.0	0.0
NON RESIDENTIAL	8.3	7.7
EXPENSES		
FUEL	0.0	0.0
UTILITIES	2.9	-7.2
PAYROLL	4.7	4.3
REAL ESTATE TAXES	4.8	0.8
INSURANCE	0.8	21.8
MANAGEMENT	-4.3	7.6
REPAIRS AND MAINTENANCE	3.2	3.0
INTEREST	26.1	-0.2
MISCELLANEOUS	9.9	-18.0
EXPENSES EXCLUDING DEPRECIATION	9.8%	1.7%
DEPRECIATION	1.1	9.3
TOTAL EXPENSES	7.8%	3.3%

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PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.



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ANNUAL INCOME VERSUS EXPENSES
BASED ON 17 SCHEDULES FOR BUILDINGS CONTAINING 406
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WESTCHESTER COUNTY
2017-2019

TABLE IV
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	<u>\$6,514</u>	<u>\$6,677</u>	<u>\$6,962</u>
EXPENSES			
BEFORE DEPRECIATION	5,010	5,501	5,596
AFTER DEPRECIATION	6,496	7,003	7,237
CASH FLOW			
BEFORE DEPRECIATION	1,504	1,176	1,366
AFTER DEPRECIATION	18	-326	-275
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	23.09%	17.61%	19.62%
AFTER DEPRECIATION	<u>0.28%</u>	<u>-4.88%</u>	<u>-3.95%</u>

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CHANGE IN EXPENSES AS A PERCENT OF A TOTAL INCOME BY TYPE OF EXPENSE
BASED ON 17 SCHEDULES FOR BUILDINGS CONTAINING 406
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WESTCHESTER COUNTY
2017-2019

TABLE V

EXPENSES	<u>2018-2017</u>	<u>2019-2018</u>	<u>2018-2017</u>	<u>2019-2018</u>
	CHANGE IN EXPENSES (IN THOUSANDS)		CHANGE IN EXPENSES AS A PERCENTAGE OF TOTAL INCOME 2017	2018
FUEL	\$0	\$0	0.0	0.0
UTILITIES	9	-23	0.1	-0.3
PAYROLL	22	21	0.3	0.3
REAL ESTATE TAXES	58	10	0.9	0.1
INSURANCE	2	55	0.0	0.8
MANAGEMENT	-16	27	-0.2	0.4
REPAIRS AND MAINTENANCE	27	26	0.4	0.4
INTEREST	380	-3	5.8	0.0
MISCELLANEOUS	9	-18	0.1	-0.3
EXPENSES EXCLUDING DEPRECIATION	<u>\$491</u>	<u>\$95</u>	<u>7.5%</u>	<u>1.4%</u>
DEPRECIATION	16	139	0.2	2.1
TOTAL EXPENSES	<u>\$507</u>	<u>\$234</u>	<u>7.8%</u>	<u>3.5%</u>
TOTAL INCOME	\$6,514 (2017)	\$6,677 (2018)		

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