



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 366 SCHEDULES FOR BUILDINGS CONTAINING 14,392
HOUSING UNITS OF WHICH 11,976 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	\$234,425	\$240,975	\$247,543
RENTAL	225,089	231,312	237,011
MISCELLANEOUS	2,772	3,005	3,040
REAL ESTATE	189	21	866
NON RESIDENTIAL	<u>6,375</u>	<u>6,637</u>	<u>6,626</u>
EXPENSES			
FUEL	13,733	16,095	16,292
UTILITIES	9,968	10,168	9,953
PAYROLL	17,896	18,351	19,422
REAL ESTATE TAXES	34,737	35,784	36,726
INSURANCE	9,313	9,355	10,310
MANAGEMENT	17,557	18,568	19,357
REPAIRS AND MAINTENANCE	32,860	34,023	34,764
INTEREST	26,373	27,300	27,954
MISCELLANEOUS	6,748	7,075	7,120
EXPENSES EXCLUDING DEPRECIATION	<u>\$169,185</u>	<u>\$176,719</u>	<u>\$181,898</u>
DEPRECIATION	19,101	17,902	18,136
TOTAL EXPENSES	<u>\$188,286</u>	<u>\$194,621</u>	<u>\$200,034</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 366 SCHEDULES FOR BUILDINGS CONTAINING 14,392
HOUSING UNITS OF WHICH 11,976 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	7.3	8.3	8.1
UTILITIES	5.3	5.2	5.0
PAYROLL	9.5	9.4	9.7
REAL ESTATE TAXES	18.4	18.4	18.4
INSURANCE	4.9	4.8	5.2
MANAGEMENT	9.3	9.5	9.7
REPAIRS AND MAINTENANCE	17.5	17.5	17.4
INTEREST	14.0	14.0	14.0
MISCELLANEOUS	3.6	3.6	3.6
EXPENSES EXCLUDING DEPRECIATION	<u>89.8%</u>	<u>90.7%</u>	<u>91.1%</u>
DEPRECIATION	10.1	9.2	9.1
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 366 SCHEDULES FOR BUILDINGS CONTAINING 14,392
HOUSING UNITS OF WHICH 11,976 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	2.8%	2.7%
RENTAL	2.8	2.5
MISCELLANEOUS	8.4	1.2
REAL ESTATE	-88.9	4,023.8
NON RESIDENTIAL	4.1	-0.2
EXPENSES		
FUEL	17.2	1.2
UTILITIES	2.0	-2.1
PAYROLL	2.5	5.8
REAL ESTATE TAXES	3.0	2.6
INSURANCE	0.5	10.2
MANAGEMENT	5.8	4.2
REPAIRS AND MAINTENANCE	3.5	2.2
INTEREST	3.5	2.4
MISCELLANEOUS	4.8	0.6
EXPENSES EXCLUDING DEPRECIATION	4.5%	2.9%
DEPRECIATION	-6.3	1.3
TOTAL EXPENSES	3.4%	2.8%

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PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.



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ANNUAL INCOME VERSUS EXPENSES
BASED ON 366 SCHEDULES FOR BUILDINGS CONTAINING 14,392
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WESTCHESTER COUNTY
2017-2019

TABLE IV
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	<u>\$234,425</u>	<u>\$240,975</u>	<u>\$247,543</u>
EXPENSES			
BEFORE DEPRECIATION	169,185	176,719	181,898
AFTER DEPRECIATION	188,286	194,621	200,034
CASH FLOW			
BEFORE DEPRECIATION	65,240	64,256	65,645
AFTER DEPRECIATION	46,139	46,354	47,509
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	27.83%	26.67%	26.52%
AFTER DEPRECIATION	<u>19.68%</u>	<u>19.24%</u>	<u>19.19%</u>

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CHANGE IN EXPENSES AS A PERCENT OF A TOTAL INCOME BY TYPE OF EXPENSE
BASED ON 366 SCHEDULES FOR BUILDINGS CONTAINING 14,392
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TABLE V

	<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
EXPENSES				
FUEL	\$2,362	\$197	1.0	0.1
UTILITIES	200	-215	0.1	-0.1
PAYROLL	455	1,071	0.2	0.4
REAL ESTATE TAXES	1,047	942	0.4	0.4
INSURANCE	42	955	0.0	0.4
MANAGEMENT	1,011	789	0.4	0.3
REPAIRS AND MAINTENANCE	1,163	741	0.5	0.3
INTEREST	927	654	0.4	0.3
MISCELLANEOUS	327	45	0.1	0.0
EXPENSES EXCLUDING DEPRECIATION	<u>\$7,534</u>	<u>\$5,179</u>	<u>3.2%</u>	<u>2.1%</u>
DEPRECIATION	-1,199	234	-0.5	0.1
TOTAL EXPENSES	<u>\$6,335</u>	<u>\$5,413</u>	<u>2.7%</u>	<u>2.2%</u>
TOTAL INCOME	\$234,425 (2017)	\$240,975 (2018)		

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