



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 12 SCHEDULES FOR BUILDINGS CONTAINING 218  
HOUSING UNITS OF WHICH 207 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

WESTCHESTER COUNTY  
2018-2020

TABLE I  
(IN THOUSANDS)

	<u>2018</u>	<u>2019</u>	<u>2020</u>
INCOME	\$3,141	\$3,315	\$3,227
RENTAL	2,986	3,146	3,061
MISCELLANEOUS	13	18	13
REAL ESTATE	0	0	0
NON RESIDENTIAL	<u>142</u>	<u>151</u>	<u>153</u>
EXPENSES			
FUEL	0	0	0
UTILITIES	179	181	192
PAYROLL	202	227	230
REAL ESTATE TAXES	544	558	545
INSURANCE	177	224	339
MANAGEMENT	225	271	257
REPAIRS AND MAINTENANCE	511	536	478
INTEREST	74	102	261
MISCELLANEOUS	38	32	31
EXPENSES EXCLUDING DEPRECIATION	<u>\$1,950</u>	<u>\$2,131</u>	<u>\$2,333</u>
DEPRECIATION	656	632	652
TOTAL EXPENSES	<u>\$2,606</u>	<u>\$2,763</u>	<u>\$2,985</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 12 SCHEDULES FOR BUILDINGS CONTAINING 218  
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TABLE II

	<u>2018</u>	<u>2019</u>	<u>2020</u>
EXPENSES			
FUEL	0.0	0.0	0.0
UTILITIES	6.9	6.6	6.4
PAYROLL	7.7	8.2	7.7
REAL ESTATE TAXES	20.9	20.2	18.3
INSURANCE	6.8	8.1	11.4
MANAGEMENT	8.6	9.8	8.6
REPAIRS AND MAINTENANCE	19.6	19.4	16.0
INTEREST	2.8	3.7	8.8
MISCELLANEOUS	1.5	1.1	1.0
EXPENSES EXCLUDING DEPRECIATION	<u>74.8%</u>	<u>77.1%</u>	<u>78.2%</u>
DEPRECIATION	25.2	22.9	21.8
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 12 SCHEDULES FOR BUILDINGS CONTAINING 218  
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2018-2020

TABLE III

	2018-2019	2019-2020
INCOME	5.5%	-2.7%
RENTAL	5.4	-2.7
MISCELLANEOUS	38.5	-27.8
REAL ESTATE	0.0	0.0
NON RESIDENTIAL	6.3	1.3
EXPENSES		
FUEL	0.0	0.0
UTILITIES	1.1	6.1
PAYROLL	12.4	1.3
REAL ESTATE TAXES	2.6	-2.3
INSURANCE	26.6	51.3
MANAGEMENT	20.4	-5.2
REPAIRS AND MAINTENANCE	4.9	-10.8
INTEREST	37.8	155.9
MISCELLANEOUS	-15.8	-3.1
EXPENSES EXCLUDING DEPRECIATION	9.3%	9.5%
DEPRECIATION	-3.7	3.2
TOTAL EXPENSES	6.1%	8.0%

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ANNUAL INCOME VERSUS EXPENSES  
BASED ON 12 SCHEDULES FOR BUILDINGS CONTAINING 218  
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TABLE IV  
(IN THOUSANDS)

	<u>2018</u>	<u>2019</u>	<u>2020</u>
INCOME	<u>\$3,141</u>	<u>\$3,315</u>	<u>\$3,227</u>
EXPENSES			
BEFORE DEPRECIATION	1,950	2,131	2,333
AFTER DEPRECIATION	2,606	2,763	2,985
CASH FLOW			
BEFORE DEPRECIATION	1,191	1,184	894
AFTER DEPRECIATION	535	552	242
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	37.92%	35.72%	27.70%
AFTER DEPRECIATION	<u>17.03%</u>	<u>16.65%</u>	<u>7.50%</u>

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CHANGE IN EXPENSES AS A PERCENT OF A TOTAL INCOME BY TYPE OF EXPENSE  
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TABLE V

	<u>2019-2018</u>	<u>2020-2019</u>	<u>2019-2018</u>	<u>2020-2019</u>
	CHANGE IN EXPENSES (IN THOUSANDS)		CHANGE IN EXPENSES AS A PERCENTAGE OF TOTAL INCOME	
			2018	2019
EXPENSES				
FUEL	\$0	\$0	0.0	0.0
UTILITIES	2	11	0.1	0.3
PAYROLL	25	3	0.8	0.1
REAL ESTATE TAXES	14	-13	0.4	-0.4
INSURANCE	47	115	1.5	3.5
MANAGEMENT	46	-14	1.5	-0.4
REPAIRS AND MAINTENANCE	25	-58	0.8	-1.7
INTEREST	28	159	0.9	4.8
MISCELLANEOUS	-6	-1	-0.2	0.0
EXPENSES EXCLUDING DEPRECIATION	<u>\$181</u>	<u>\$202</u>	<u>5.8%</u>	<u>6.1%</u>
DEPRECIATION	-24	20	-0.8	0.6
TOTAL EXPENSES	<u>\$157</u>	<u>\$222</u>	<u>5.0%</u>	<u>6.7%</u>
TOTAL INCOME	\$3,141 (2018)	\$3,315 (2019)		

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PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.