

Kathy Hochul
Governor



RuthAnne Visnauskas
Commissioner

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 9 SCHEDULES FOR BUILDINGS CONTAINING 357
HOUSING UNITS OF WHICH 340 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

WESTCHESTER COUNTY
2019-2021

TABLE I
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	\$6,487	\$6,557	\$6,747
RENTAL	6,250	6,326	6,507
MISCELLANEOUS	89	81	83
REAL ESTATE	0	0	0
NON RESIDENTIAL	<u>148</u>	<u>150</u>	<u>157</u>
EXPENSES			
FUEL	0	0	0
UTILITIES	265	281	251
PAYROLL	497	509	534
REAL ESTATE TAXES	1,152	1,156	1,211
INSURANCE	257	369	393
MANAGEMENT	395	335	319
REPAIRS AND MAINTENANCE	798	648	701
INTEREST	1,810	1,702	1,926
MISCELLANEOUS	69	79	79
EXPENSES EXCLUDING DEPRECIATION	<u>\$5,243</u>	<u>\$5,079</u>	<u>\$5,414</u>
DEPRECIATION	1,541	1,503	1,360
TOTAL EXPENSES	<u>\$6,784</u>	<u>\$6,582</u>	<u>\$6,774</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 9 SCHEDULES FOR BUILDINGS CONTAINING 357
HOUSING UNITS OF WHICH 340 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

WESTCHESTER COUNTY
2019-2021

TABLE II

	<u>2019</u>	<u>2020</u>	<u>2021</u>
EXPENSES			
FUEL	0.0	0.0	0.0
UTILITIES	3.9	4.3	3.7
PAYROLL	7.3	7.7	7.9
REAL ESTATE TAXES	17.0	17.6	17.9
INSURANCE	3.8	5.6	5.8
MANAGEMENT	5.8	5.1	4.7
REPAIRS AND MAINTENANCE	11.8	9.8	10.4
INTEREST	26.7	25.9	28.4
MISCELLANEOUS	1.0	1.2	1.2
EXPENSES EXCLUDING DEPRECIATION	<u>77.3%</u>	<u>77.2%</u>	<u>80.0%</u>
DEPRECIATION	22.7	22.8	20.1
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%

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PERCENT CHANGE OF INCOME AND EXPENSES
BASED ON 9 SCHEDULES FOR BUILDINGS CONTAINING 357
HOUSING UNITS OF WHICH 340 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

WESTCHESTER COUNTY
2019-2021

TABLE III

	<u>2019-2020</u>	<u>2020-2021</u>
INCOME	1.1%	2.9%
RENTAL	1.2	2.9
MISCELLANEOUS	-9.0	2.5
REAL ESTATE	0.0	0.0
NON RESIDENTIAL	1.4	4.7
EXPENSES		
FUEL	0.0	0.0
UTILITIES	6.0	-10.7
PAYROLL	2.4	4.9
REAL ESTATE TAXES	0.3	4.8
INSURANCE	43.6	6.5
MANAGEMENT	-15.2	-4.8
REPAIRS AND MAINTENANCE	-18.8	8.2
INTEREST	-6.0	13.2
MISCELLANEOUS	14.5	0.0
EXPENSES EXCLUDING DEPRECIATION	<u>-3.1%</u>	<u>6.6%</u>
DEPRECIATION	-2.5	-9.5
TOTAL EXPENSES	-3.0%	2.9%

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ANNUAL INCOME VERSUS EXPENSES
BASED ON 9 SCHEDULES FOR BUILDINGS CONTAINING 357
HOUSING UNITS OF WHICH 340 ARE SUBJECT TO THE
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WESTCHESTER COUNTY
2019-2021

TABLE IV
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	<u>\$6,487</u>	<u>\$6,557</u>	<u>\$6,747</u>
EXPENSES			
BEFORE DEPRECIATION	5,243	5,079	5,414
AFTER DEPRECIATION	6,784	6,582	6,774
CASH FLOW			
BEFORE DEPRECIATION	1,244	1,478	1,333
AFTER DEPRECIATION	-297	-25	-27
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	19.18%	22.54%	19.76%
AFTER DEPRECIATION	<u>-4.58%</u>	<u>-0.38%</u>	<u>-0.40%</u>

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CHANGE IN EXPENSES AS A PERCENT OF A TOTAL INCOME BY TYPE OF EXPENSE
BASED ON 9 SCHEDULES FOR BUILDINGS CONTAINING 357
HOUSING UNITS OF WHICH 340 ARE SUBJECT TO THE
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WESTCHESTER COUNTY
2019-2021

TABLE V

EXPENSES	<u>2020-2019</u>	<u>2021-2020</u>	<u>2020-2019</u>	<u>2021-2020</u>
	CHANGE IN EXPENSES (IN THOUSANDS)		CHANGE IN EXPENSES AS A PERCENTAGE OF TOTAL INCOME	
			2019	2020
FUEL	\$0	\$0	0.0	0.0
UTILITIES	16	-30	0.2	-0.5
PAYROLL	12	25	0.2	0.4
REAL ESTATE TAXES	4	55	0.1	0.8
INSURANCE	112	24	1.7	0.4
MANAGEMENT	-60	-16	-0.9	-0.2
REPAIRS AND MAINTENANCE	-150	53	-2.3	0.8
INTEREST	-108	224	-1.7	3.4
MISCELLANEOUS	10	0	0.2	0.0
EXPENSES EXCLUDING DEPRECIATION	<u>\$-164</u>	<u>\$335</u>	<u>-2.5%</u>	<u>5.1%</u>
DEPRECIATION	-38	-143	-0.6	-2.2
TOTAL EXPENSES	<u>\$-202</u>	<u>\$192</u>	<u>-3.1%</u>	<u>2.9%</u>
TOTAL INCOME	\$6,487 (2019)	\$6,557 (2020)		

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