



# City of Yonkers Assessment Department

## Schedule of Income and Expenses—Due June 1, 2016

(AS REQUIRED BY LOCAL LAW NO. 9 OF 1993)

COYIE-2016

### PART 1. PROPERTY IDENTIFICATION AND OWNERSHIP

SECT \_\_\_ BLOCK \_\_\_\_\_ LOT 1 \_\_\_ LOT 2 \_\_\_ PARCEL ADDRESS \_\_\_\_\_  
 OWNER NAME \_\_\_\_\_ MAIL ADDRESS \_\_\_\_\_  
 CITY \_\_\_\_\_ ST \_\_\_\_\_ ZIP \_\_\_\_\_  
 IS THIS A CONSOLIDATED STATEMENT COVERING TWO OR MORE CONTIGUOUS LOTS? YES  IF YES PLEASE COMPLETE PART 8 NO   
 IS THIS PARCEL A:  RENTAL APARTMENT BUILDING  RESIDENTIAL COOPERATIVE APARTMENT BUILDING  RESIDENTIAL CONDOMINIUM DEVELOPMENT

### PART 2. MANAGEMENT & OPERATION

ACCOUNTING BASIS  CASH  ACCRUAL  
 FROM \_\_\_\_\_ TO \_\_\_\_\_  
 ACCOUNTING PERIOD \_\_\_\_/\_\_\_\_/\_\_\_\_ / \_\_\_\_/\_\_\_\_/\_\_\_\_  
 TOTAL ESTIMATED LAND AREA \_\_\_\_\_  
 TOTAL ESTIMATED BUILDING AREA \_\_\_\_\_

IS THIS PARCEL SUBJECT TO THE EMERGENCY TENANTS PROTECTION ACT? YES  NO   
 IF YES, PLEASE ENTER THE NUMBER OF ETPA UNITS \_\_\_\_\_

### PART 3. INCOME INFORMATION

RENTAL FROM TENANTS	TOTAL UNITS	NUMBER OF:				RENTAL AREA	ANNUAL RENTAL AMOUNT
		STD.	1BR	2 BR	3 BR		
A. APARTMENTS	_____	_____	_____	_____	_____	A \$ _____	
B. OFFICES	_____	_____	_____	_____	_____	B \$ _____	
C. RETAIL	_____	_____	_____	_____	_____	C \$ _____	
D. GARAGE/ PARKING	_____	_____	CARS		_____	D \$ _____	
E. WAREHOUSE/LOFT	_____	_____	_____	_____	_____	E \$ _____	
F. INDUSTRIAL	_____	_____	_____	_____	_____	F \$ _____	
G. OTHER RENT (SPECIFY) _____	_____	_____	_____	_____	_____	G \$ _____	

H. **SUB TOTALS** (ADD LINES A-G) \_\_\_\_\_

I. OWNER-OCCUPIED OR OWNER-RELATED SPACE  
 SPECIFY FLOOR AREA \_\_\_\_\_ AND BOOK RENT IF ANY I. \$ \_\_\_\_\_  
 J. ESCALATION INCOME J. \$ \_\_\_\_\_  
 K. REAL ESTATE TAX ESCALATION K. \$ \_\_\_\_\_  
 L. SALE OF UTILITIES AND SERVICES L. \$ \_\_\_\_\_  
 M. SERVICES (LAUNDRY, VALET, VENDING, ETC.) M. \$ \_\_\_\_\_  
 N. GOVERNMENTAL RENT SUBSIDIES (SECTION 8, ETC.) N. \$ \_\_\_\_\_  
 O. OTHER OPERATING INCOME (SPECIFY) \_\_\_\_\_ O. \$ \_\_\_\_\_

P. **GROSS ANNUAL INCOME** (ADD LINES H-O) P. \$ \_\_\_\_\_

### PART 4. EXPENSE INFORMATION

A. FUEL A. \$ \_\_\_\_\_  
 B. LIGHT & POWER B. \$ \_\_\_\_\_  
 C. CLEANING CONTRACTS C. \$ \_\_\_\_\_  
 D. WAGES & PAYROLL COSTS D. \$ \_\_\_\_\_  
 E. REPAIRS & MAINTENANCE (RESERVES FOR REPLACEMENTS NOT INCLUDED) E. \$ \_\_\_\_\_  
 F. MANAGEMENT & ADMINISTRATION F. \$ \_\_\_\_\_  
 G. INSURANCE (ANNUAL) G. \$ \_\_\_\_\_  
 H. WATER & SEWER H. \$ \_\_\_\_\_  
 I. ADVERTISING I. \$ \_\_\_\_\_  
 J. INTERIOR PAINTING & DECORATING J. \$ \_\_\_\_\_  
 K. LEASING COMMISSIONS (AMORTIZED) K. \$ \_\_\_\_\_  
 L. MISCELLANEOUS EXPENSES (MUST BE SPECIFIED IN PART 7) L. \$ \_\_\_\_\_

M. **OPERATING EXPENSES BEFORE R.E. TAXES** (ADD LINE A-L) M. \$ \_\_\_\_\_

N. REAL ESTATE TAXES N. \$ \_\_\_\_\_

O. **TOTAL OPERATING EXPENSES** (ADD LINES M & N) O. \$ \_\_\_\_\_

### PART 5. NET OPERATING INCOME

A. **NET INCOME BEFORE REAL ESTATE TAXES** A. \$ \_\_\_\_\_

B. **NET INCOME AFTER REAL ESTATE TAXES** B. \$ \_\_\_\_\_

ADDITIONAL INFORMATION IS REQUIRED. PLEASE SEE OTHER SIDE.

