

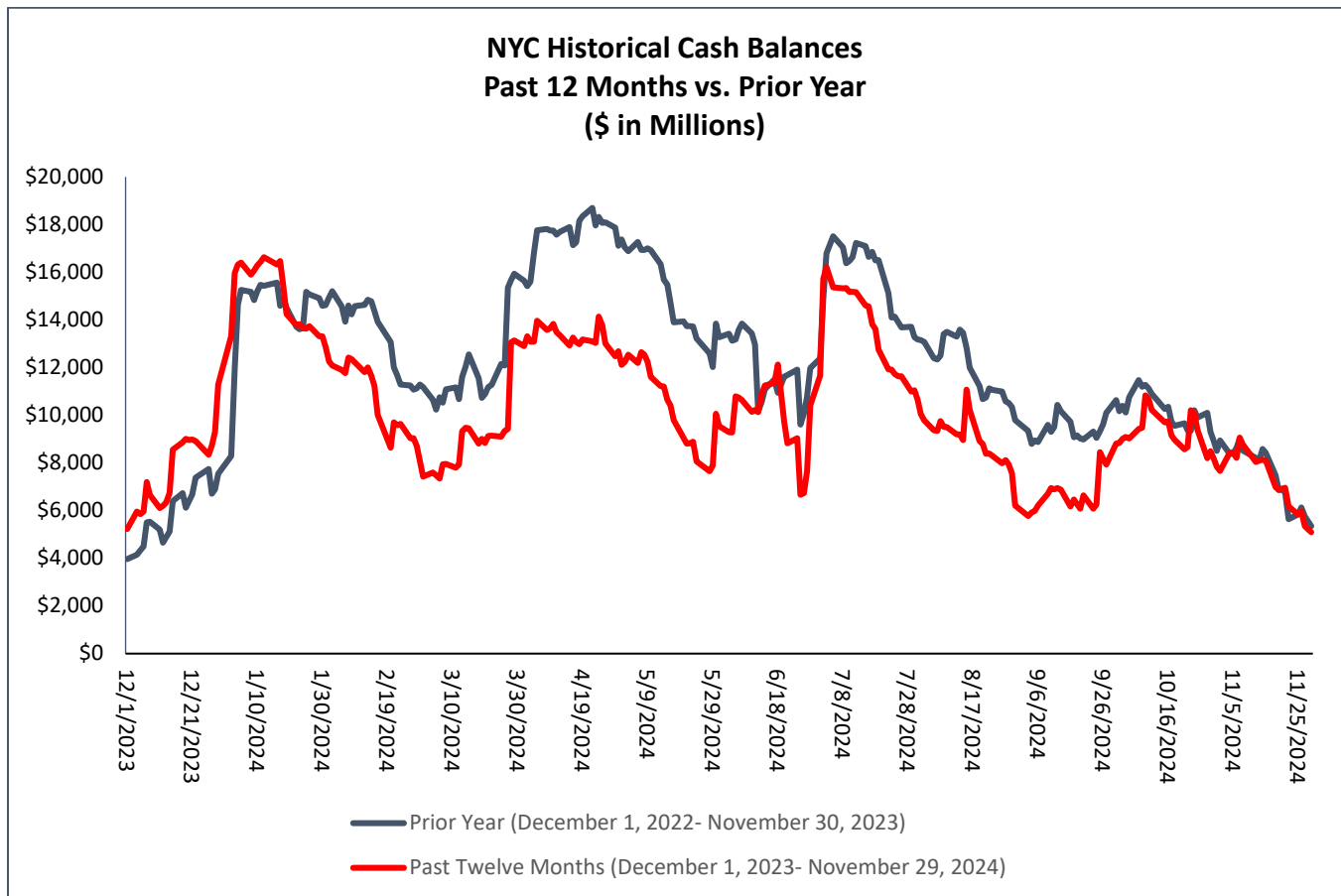


New York City Cash Balance Projection

New York City Comptroller Brad Lander

Bureau of Budget

December 2024



New York City's economy continues to benefit from a buoyant stock market, rebounding tourism, and resilient consumer spending.

The City's tax revenue continues to increase. The City collected over \$15 billion in Real Property Tax revenue in June and July 2024, an increase of \$663 million from the same period last year. According to the final FY 2025 property tax assessment roll, citywide taxable billable assessed value, the portion of market value (as estimated by the City's Department of Finance) to which tax rates are applied, increased by 4.4 percent to \$299.432 billion.

In the first quarter of FY 2025, Personal Income Tax, including the Pass-Through Entity Tax (PTET), and business income taxes grew 7.5% and 4.8%, respectively. The Sales Tax grew by 2%, less than inflation in the NYC metropolitan area.

Hotel Occupancy Tax revenue increased 11.2%. The hotel occupancy rate climbed to 91% in October 2024, the highest level since October 2018, and average daily room rates have rebounded strongly and are currently above pre-pandemic levels, even after adjusting for inflation. As of October 2024, the revenue per available room (RevPar) in NYC stood at \$353, compared to \$313 in October 2023 and \$277 in October 2022.¹

The City's expenditures reflect growing costs of providing public assistance, including rental and cash assistance. The rate of growth accelerated, initially after Covid-19 era unemployment benefits expired in September 2022, with growth continuing with the expansion of eligibility for asylum applicants among other reasons. At the same time, it's worth noting, that while growing as a proportion, refugees and asylum seekers make up only 4% of all cash assistance cases. Nearly 575,000 New Yorkers received public assistance in September 2024, the most in at least five years and up 48%, or 186,732 recipients, from September 2020.²

In addition, the City is facing higher costs associated with providing shelter and services to asylum seekers currently in shelters and Humanitarian Emergency Response and Relief Centers (HERRCs), which is partially offset by State and, to a lesser extent, Federal support. To date, the City has received \$74 million in Federal funds and almost \$1.1 billion in State funds for asylum seekers.

The City's cash balances usually dwindle in late November to early December, before the arrival of property tax payments which are due on January 1. This November, the City's cash balances fell below the record highs reached last year but remained strong due to the receipt of Covid-19 relief funds and high capital transfers. In 1Q 2025, the City received \$2.438 billion in COVID-19-related aid and COVID-19 FEMA reimbursements. The majority of these funds, \$2.265 billion, were allocated to NYC under the American Rescue Plan and Elementary and Secondary School Emergency Relief (ARP-ESSER) Plan. The City received in \$6.354 billion in capital transfers between September and November 2024, compared to \$3.589 billion the prior year.

During the last 12 months, cash balances have averaged \$10.196 billion, compared to \$12.133 billion at the same time last year. New York City is starting December 1, 2024 with \$5.093 billion in cash, below last year's figure by \$261 million. The City's cash balance includes \$1.964 billion in the Revenue Stabilization Fund (RSF), the City's rainy-day fund.

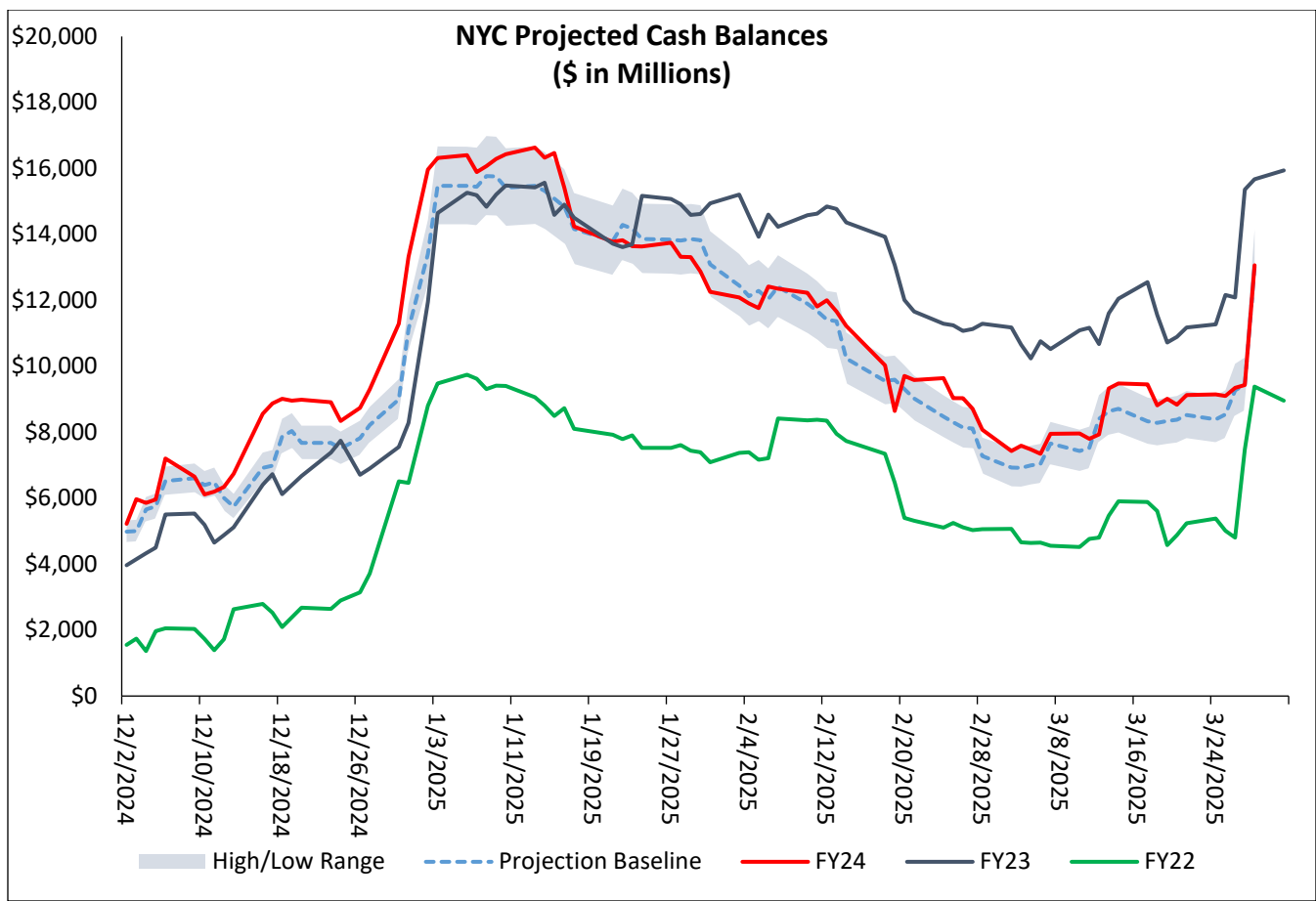
For more information, please see the accompanying [1Q FY 2025 Quarterly Cash Report](#).

Projected Cash Balances (December 2nd– March 31st)

The updated projection below outlines expected cash balances in the NYC central treasury from December 2, 2024 to March 31, 2025, incorporating guidance provided in the FY25 November Plan.

¹ Costar

² https://www.nyc.gov/assets/hra/downloads/pdf/ca_recipients.pdf



The City’s cash position remains strong. December 2024-March 2025 average cash balances are expected to be lower than in FYs 2023 and 2024, but significantly higher than in FY 2022.

In the last three years the annual cash balance low occurred on December 1st. We expect that this year’s cash low will also occur around the same time, and will measure between \$4.645 billion and \$5.323 billion. The seasonal low measured \$5.223 billion in FY 2024, \$3.966 billion in FY 2023, \$1.338 billion in FY 2022, and \$2.143 billion in FY 2021.

Overall, cash balances are estimated to average \$10.115 billion during the next four months compared to \$10.610 billion during the same time last year.

Projection details are in the following pages of this document.

NYC Projected Cash Balances

(\$ in Millions)

	<u>High</u>	<u>Low</u>	<u>Baseline</u>
2-Dec-24	5,323	4,645	4,984
3-Dec-24	5,344	4,663	5,003
4-Dec-24	6,037	5,268	5,653
5-Dec-24	6,138	5,356	5,747
6-Dec-24	6,960	6,074	6,517
9-Dec-24	7,052	6,154	6,603
10-Dec-24	6,827	5,957	6,392
11-Dec-24	6,925	6,043	6,484
12-Dec-24	6,411	5,595	6,003
13-Dec-24	6,132	5,351	5,742
16-Dec-24	7,384	6,444	6,914
17-Dec-24	7,462	6,512	6,987
18-Dec-24	8,402	7,332	7,867
19-Dec-24	8,581	7,489	8,035
20-Dec-24	8,194	7,150	7,672
23-Dec-24	8,202	7,158	7,680
24-Dec-24	8,020	6,999	7,510
26-Dec-24	8,346	7,283	7,815
27-Dec-24	8,771	7,654	8,212
30-Dec-24	9,610	8,386	8,998
31-Dec-24	11,889	10,375	11,132
2-Jan-25	14,433	12,369	13,401
3-Jan-25	16,663	14,280	15,471
6-Jan-25	16,657	14,276	15,467
7-Jan-25	16,628	14,250	15,439
8-Jan-25	16,981	14,553	15,767
9-Jan-25	16,965	14,539	15,752
10-Jan-25	16,606	14,231	15,418
13-Jan-25	16,664	14,282	15,473
14-Jan-25	16,494	14,136	15,315
15-Jan-25	16,242	13,920	15,081
16-Jan-25	15,973	13,689	14,831
17-Jan-25	15,257	13,075	14,166
21-Jan-25	14,869	12,743	13,806
22-Jan-25	15,389	13,189	14,289
23-Jan-25	15,262	13,080	14,171
24-Jan-25	14,927	12,793	13,860
27-Jan-25	14,909	12,777	13,843
28-Jan-25	14,879	12,751	13,815
29-Jan-25	14,923	12,789	13,856
30-Jan-25	14,884	12,756	13,820
31-Jan-25	14,098	12,083	13,090

NYC Projected Cash Balances

(\$ in Millions)

	<u>High</u>	<u>Low</u>	<u>Baseline</u>
3-Feb-25	13,404	11,487	12,445
4-Feb-25	13,059	11,192	12,125
5-Feb-25	13,228	11,337	12,283
6-Feb-25	12,964	11,110	12,037
7-Feb-25	13,368	11,456	12,412
10-Feb-25	12,810	10,978	11,894
11-Feb-25	12,578	10,780	11,679
12-Feb-25	12,289	10,532	11,411
13-Feb-25	12,239	10,489	11,364
14-Feb-25	11,022	9,446	10,234
18-Feb-25	10,290	8,819	9,554
19-Feb-25	10,326	8,850	9,588
20-Feb-25	10,029	8,595	9,312
21-Feb-25	9,719	8,329	9,024
24-Feb-25	9,121	7,817	8,469
25-Feb-25	8,939	7,661	8,300
26-Feb-25	8,764	7,510	8,137
27-Feb-25	8,741	7,491	8,116
28-Feb-25	7,840	6,719	7,279
3-Mar-25	7,522	6,331	6,927
4-Mar-25	7,513	6,323	6,918
5-Mar-25	7,590	6,388	6,989
6-Mar-25	7,647	6,436	7,042
7-Mar-25	8,314	6,998	7,656
10-Mar-25	8,073	6,795	7,434
11-Mar-25	8,170	6,876	7,523
12-Mar-25	9,126	7,680	8,403
13-Mar-25	9,377	7,892	8,634
14-Mar-25	9,458	7,960	8,709
17-Mar-25	9,052	7,619	8,335
18-Mar-25	8,992	7,568	8,280
19-Mar-25	9,054	7,620	8,337
20-Mar-25	9,103	7,662	8,382
21-Mar-25	9,253	7,787	8,520
24-Mar-25	9,106	7,664	8,385
25-Mar-25	9,272	7,804	8,538
26-Mar-25	10,072	8,477	9,274
27-Mar-25	10,263	8,638	9,451
28-Mar-25	14,148	11,907	13,027
31-Mar-25	13,993	11,777	12,885

Inflows - NYC Cash Balance Monthly Detail

(\$ in Millions)

Inflows	Dec-24	Jan-25	Feb-25	Mar-25	Dec-24-Mar-25
Opening Balance	5,092.58	11,131.60	13,090.47	7,279.48	5,092.58
Sales Tax	1,146.42	690.17	839.13	760.52	3,436.24
Utility Tax	36.72	36.72	36.72	36.72	146.88
Commercial Rent Tax	214.85	12.77	10.39	220.81	458.83
Personal Income Tax + PTET	1,254.46	1,810.08	1,347.52	1,526.93	5,938.98
General Corporation Tax	1,531.30	232.95	194.10	1,764.72	3,723.06
Banking Tax	1.00	1.00	1.00	1.00	4.00
Unincorporated Business Tax	463.83	513.25	111.52	523.46	1,612.06
Real Property Tax	6,116.45	7,370.20	203.76	1,462.56	15,152.96
Other Taxes	418.40	350.69	204.38	326.06	1,299.53
Less Refunds All Taxes	-95.00	-95.00	-95.00	-95.00	-380.00
Total Taxes	11,088.42	10,922.83	2,853.50	6,527.79	31,392.55
Federal Welfare	243.04	69.68	212.43	511.80	1,036.95
Federal Education	136.60	27.52	75.01	162.81	401.95
Federal Community Development	29.36	13.60	19.73	18.82	81.50
Federal Other	131.14	161.19	206.83	226.90	726.07
Total Federal Aid	540.14	271.99	514.01	920.32	2,246.46
NYS Welfare	179.26	164.76	300.54	322.20	966.76
NYS Health	93.39	31.45	1.50	126.61	252.95
NYS Education	1,332.57	70.84	133.91	4,211.61	5,748.93
NYS Higher Education	16.08	0.00	65.23	590.38	671.68
NYS Other	89.64	17.10	28.22	201.13	336.09
Total New York State Aid	1,710.93	284.15	529.40	5,451.93	7,976.42
NYS Revenue Sharing	0.00	0.00	0.00	0.00	0.00
Other Intergovernmental Aid	0.00	0.00	0.00	0.00	0.00
Total Intergovernmental	0.00	0.00	0.00	0.00	0.00
Water Board	188.00	0.00	0.00	0.36	188.36
Interest Income	62.92	62.92	62.92	62.92	251.68
Fines and Forfeitures	120.24	120.24	120.24	120.24	480.98
Miscellaneous Revenue	196.25	214.85	198.08	380.72	989.90
Senior College Tuition and Fees	0.00	259.00	0.00	301.00	560.00
Capital Interest	1.06	1.06	1.06	1.06	4.24
Housing Revenue	1.04	1.04	1.04	1.04	4.17
Total Miscellaneous	569.51	659.11	383.34	867.35	2,479.32
Prior Federal Aid	688.29	195.16	210.18	393.01	1,486.65
Prior NYS Aid	196.41	82.37	107.96	203.90	590.65
Total Federal And NYS Prior Aid	884.71	277.53	318.14	596.92	2,077.29
Balance Sheet Inflows	18.00	18.00	18.00	18.00	72.00
Federal/State Capital	45.00	45.00	45.00	45.00	180.00
Transfers from Capital Proceeds	1,315.60	979.71	772.94	1,429.62	4,497.86
Payroll Taxes Inflows	197.48	254.80	197.98	199.47	849.72
Seasonal Borrowing	0.00	0.00	0.00	0.00	0.00
Other Operating Inflow	338.01	351.22	283.09	290.86	1,263.18
Total Other Inflows	1,914.09	1,648.72	1,317.01	1,982.95	6,862.76
Total Inflows	16,707.80	14,064.34	5,915.40	16,347.26	53,034.80

Outflows - NYC Cash Balance Monthly Detail

(\$ in Millions)

Outflows	Dec-24	Jan-25	Feb-25	Mar-25	Dec-24-Mar-25
Payroll	1,920.94	2,478.51	1,925.82	1,940.33	8,265.60
Pensions	819.45	819.45	819.45	819.45	3,277.81
Social Security	196.56	195.22	197.54	197.19	786.52
Health Plan	557.55	557.55	557.55	557.55	2,230.18
Other PS	74.68	74.68	74.68	74.68	298.72
Total PS	3,569.19	4,125.41	3,575.04	3,589.20	14,858.84
PA	553.00	553.00	553.00	553.00	2,212.00
MA	415.68	510.15	638.47	467.85	2,032.15
Other DOSS	392.42	454.94	365.50	238.84	1,451.70
HHC	198.31	292.88	292.84	308.50	1,092.54
TA	0.00	0.00	0.00	0.00	0.00
HA	3.59	5.24	98.19	108.75	215.76
Lump Sum	317.94	205.87	260.74	253.04	1,037.59
Vendor Payments	2,862.28	2,411.14	3,072.14	2,139.42	10,484.99
Other OTPS	0.00	0.00	0.00	0.00	0.00
Total OTPS	4,743.21	4,433.22	5,280.88	4,069.40	18,526.71
City Capital	1,108.10	1,108.10	1,108.10	1,108.10	4,432.41
Other Outflow Capital	53.76	104.47	35.86	56.81	250.91
GO Debt Service Funding	0.00	1,001.90	0.00	0.00	1,001.90
NYCTFA Debt Service Funding	0.00	0.00	461.33	461.33	922.65
Other Debt Service Funding	0.00	0.00	0.00	0.00	0.00
Repay Seasonal Borrowing	0.00	0.00	0.00	0.00	0.00
Payroll Taxes Outflow	926.34	928.63	922.35	1,183.09	3,960.40
Other Outflows	268.19	403.73	342.84	274.07	1,288.83
Total Other Outflows	2,356.39	3,546.83	2,870.48	3,083.40	11,857.10
Total Outflows	10,668.78	12,105.46	11,726.40	10,742.01	45,242.65
Net Flow	6,039.02	1,958.87	-5,810.99	5,605.25	7,792.15
Ending Balance	11,131.60	13,090.47	7,279.48	12,884.72	12,884.72

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