



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 31 SCHEDULES FOR BUILDINGS CONTAINING 1,468
HOUSING UNITS OF WHICH 1,296 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2017-2019

TABLE I
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	\$23,226	\$24,067	\$24,727
RENTAL	22,864	23,657	24,335
MISCELLANEOUS	338	391	377
REAL ESTATE	9	4	0
NON RESIDENTIAL	15	15	15
EXPENSES			
FUEL	1,304	1,384	1,435
UTILITIES	1,245	1,154	1,276
PAYROLL	1,961	1,926	2,085
REAL ESTATE TAXES	6,328	6,142	5,958
INSURANCE	1,128	1,171	1,110
MANAGEMENT	1,483	1,574	1,716
REPAIRS AND MAINTENANCE	2,903	3,183	2,928
MISCELLANEOUS	1,804	1,879	2,021
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>\$18,156</u>	<u>\$18,413</u>	<u>\$18,529</u>
INTEREST	3,202	3,275	3,260
DEPRECIATION	2,574	2,607	2,603
TOTAL EXPENSES	<u>\$23,932</u>	<u>\$24,295</u>	<u>\$24,392</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 31 SCHEDULES FOR BUILDINGS CONTAINING 1,468
HOUSING UNITS OF WHICH 1,296 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2017-2019

TABLE II

	<u>2017</u>	<u>2018</u>	<u>2019</u>
EXPENSES			
FUEL	5.5	5.7	5.9
UTILITIES	5.2	4.8	5.2
PAYROLL	8.2	7.9	8.5
REAL ESTATE TAXES	26.4	25.3	24.4
INSURANCE	4.7	4.8	4.6
MANAGEMENT	6.2	6.5	7.0
REPAIRS AND MAINTENANCE	12.1	13.1	12.0
MISCELLANEOUS	7.5	7.7	8.3
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>75.8%</u>	<u>75.8%</u>	<u>75.9%</u>
INTEREST	13.4	13.5	13.4
DEPRECIATION	10.8	10.7	10.7
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 31 SCHEDULES FOR BUILDINGS CONTAINING 1,468
HOUSING UNITS OF WHICH 1,296 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2017-2019

TABLE III

	<u>2017-2018</u>	<u>2018-2019</u>
INCOME	3.6%	2.7%
RENTAL	3.5	2.9
MISCELLANEOUS	15.7	-3.6
REAL ESTATE	-55.6	-100.0
NON RESIDENTIAL	0.0	0.0
EXPENSES		
FUEL	6.1	3.7
UTILITIES	-7.3	10.6
PAYROLL	-1.8	8.3
REAL ESTATE TAXES	-2.9	-3.0
INSURANCE	3.8	-5.2
MANAGEMENT	6.1	9.0
REPAIRS AND MAINTENANCE	9.6	-8.0
MISCELLANEOUS	4.2	7.6
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	<u>1.4%</u>	<u>0.6%</u>
INTEREST	2.3	-0.5
DEPRECIATION	1.3	-0.2
TOTAL EXPENSES	1.5%	0.4%

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ANNUAL INCOME VERSUS EXPENSES
BASED ON 31 SCHEDULES FOR BUILDINGS CONTAINING 1,468
HOUSING UNITS OF WHICH 1,296 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2017-2019

TABLE IV
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	<u>\$23,226</u>	<u>\$24,067</u>	<u>\$24,727</u>
EXPENSES			
BEFORE DEPRECIATION	21,358	21,688	21,789
AFTER DEPRECIATION	23,932	24,295	24,392
CASH FLOW			
BEFORE DEPRECIATION	1,868	2,379	2,938
AFTER DEPRECIATION	-706	-228	335
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	8.04%	9.88%	11.88%
AFTER DEPRECIATION	<u>-3.04%</u>	<u>-0.95%</u>	<u>1.35%</u>

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