



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 32 SCHEDULES FOR BUILDINGS CONTAINING 1,864
HOUSING UNITS OF WHICH 1,694 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2018-2020

TABLE I
(IN THOUSANDS)

	2018	2019	2020
INCOME	\$29,678	\$30,598	\$30,669
RENTAL	29,148	30,062	30,022
MISCELLANEOUS	511	509	583
REAL ESTATE	4	13	48
NON RESIDENTIAL	15	14	16
EXPENSES			
FUEL	1,597	1,628	1,651
UTILITIES	1,324	1,559	1,615
PAYROLL	2,314	2,473	2,473
REAL ESTATE TAXES	7,475	7,205	7,124
INSURANCE	1,379	1,350	1,567
MANAGEMENT	1,822	2,010	2,160
REPAIRS AND MAINTENANCE	4,301	3,934	3,542
MISCELLANEOUS	2,193	2,531	2,387
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	\$22,405	\$22,690	\$22,519
INTEREST	3,330	3,310	3,675
DEPRECIATION	3,432	3,353	3,374
TOTAL EXPENSES	\$29,167	\$29,353	\$29,568

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 32 SCHEDULES FOR BUILDINGS CONTAINING 1,864
HOUSING UNITS OF WHICH 1,694 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2018-2020

TABLE II

	<u>2018</u>	<u>2019</u>	<u>2020</u>
EXPENSES			
FUEL	5.5	5.5	5.6
UTILITIES	4.5	5.3	5.5
PAYROLL	7.9	8.4	8.4
REAL ESTATE TAXES	25.6	24.5	24.1
INSURANCE	4.7	4.6	5.3
MANAGEMENT	6.2	6.8	7.3
REPAIRS AND MAINTENANCE	14.7	13.4	12.0
MISCELLANEOUS	7.5	8.6	8.1
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>76.6%</u>	<u>77.1%</u>	<u>76.3%</u>
INTEREST	11.4	11.3	12.4
DEPRECIATION	11.8	11.4	11.4
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 32 SCHEDULES FOR BUILDINGS CONTAINING 1,864
HOUSING UNITS OF WHICH 1,694 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2018-2020

TABLE III

	2018-2019	2019-2020
INCOME	3.1%	0.2%
RENTAL	3.1	-0.1
MISCELLANEOUS	-0.4	14.5
REAL ESTATE	225.0	269.2
NON RESIDENTIAL	-6.7	14.3
EXPENSES		
FUEL	1.9	1.4
UTILITIES	17.7	3.6
PAYROLL	6.9	0.0
REAL ESTATE TAXES	-3.6	-1.1
INSURANCE	-2.1	16.1
MANAGEMENT	10.3	7.5
REPAIRS AND MAINTENANCE	-8.5	-10.0
MISCELLANEOUS	15.4	-5.7
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	1.3%	-0.7%
INTEREST	-0.6	11.0
DEPRECIATION	-2.3	0.6
TOTAL EXPENSES	0.6%	0.7%

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ANNUAL INCOME VERSUS EXPENSES
BASED ON 32 SCHEDULES FOR BUILDINGS CONTAINING 1,864
HOUSING UNITS OF WHICH 1,694 ARE SUBJECT TO THE
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NASSAU COUNTY (HEMPSTEAD)
2018-2020

TABLE IV
(IN THOUSANDS)

	<u>2018</u>	<u>2019</u>	<u>2020</u>
INCOME	<u>\$29,678</u>	<u>\$30,598</u>	<u>\$30,669</u>
EXPENSES			
BEFORE DEPRECIATION	25,735	26,000	26,194
AFTER DEPRECIATION	29,167	29,353	29,568
CASH FLOW			
BEFORE DEPRECIATION	3,943	4,598	4,475
AFTER DEPRECIATION	511	1,245	1,101
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	13.29%	15.03%	14.59%
AFTER DEPRECIATION	<u>1.72%</u>	<u>4.07%</u>	<u>3.59%</u>

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PROPERTY MAINTENANCE AND OPERATIONS COST SURVEY.