

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 29 SCHEDULES FOR BUILDINGS CONTAINING 1,226
HOUSING UNITS OF WHICH 1,022 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2019-2021

TABLE I
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	\$20,405	\$20,286	\$20,585
RENTAL	19,979	19,865	20,194
MISCELLANEOUS	397	382	347
REAL ESTATE	0	8	10
NON RESIDENTIAL	<u>29</u>	<u>31</u>	<u>34</u>
EXPENSES			
FUEL	1,134	1,103	1,116
UTILITIES	1,008	993	1,034
PAYROLL	1,757	1,816	1,768
REAL ESTATE TAXES	4,897	4,856	4,813
INSURANCE	1,057	1,188	1,298
MANAGEMENT	1,720	1,741	1,792
REPAIRS AND MAINTENANCE	2,700	2,549	2,497
MISCELLANEOUS	831	713	780
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>\$15,104</u>	<u>\$14,959</u>	<u>\$15,098</u>
INTEREST	2,681	2,810	3,130
DEPRECIATION	2,184	2,207	2,127
TOTAL EXPENSES	<u>\$19,969</u>	<u>\$19,976</u>	<u>\$20,355</u>

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

Web Site: www.hcr.ny.gov
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PERCENT DISTRIBUTION OF EXPENSES
BASED ON 29 SCHEDULES FOR BUILDINGS CONTAINING 1,226
HOUSING UNITS OF WHICH 1,022 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2019-2021

TABLE II

	<u>2019</u>	<u>2020</u>	<u>2021</u>
EXPENSES			
FUEL	5.7	5.5	5.5
UTILITIES	5.0	5.0	5.1
PAYROLL	8.8	9.1	8.7
REAL ESTATE TAXES	24.5	24.3	23.6
INSURANCE	5.3	5.9	6.4
MANAGEMENT	8.6	8.7	8.8
REPAIRS AND MAINTENANCE	13.5	12.8	12.3
MISCELLANEOUS	4.2	3.6	3.8
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>75.6%</u>	<u>74.9%</u>	<u>74.2%</u>
INTEREST	13.4	14.1	15.4
DEPRECIATION	10.9	11.0	10.4
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%

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PERCENT CHANGE OF INCOME AND EXPENSES
BASED ON 29 SCHEDULES FOR BUILDINGS CONTAINING 1,226
HOUSING UNITS OF WHICH 1,022 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2019-2021

TABLE III

	<u>2019-2020</u>	<u>2020-2021</u>
INCOME	-0.6%	1.5%
RENTAL	-0.6	1.7
MISCELLANEOUS	-3.8	-9.2
REAL ESTATE	0.0	25.0
NON RESIDENTIAL	6.9	9.7
EXPENSES		
FUEL	-2.7	1.2
UTILITIES	-1.5	4.1
PAYROLL	3.4	-2.6
REAL ESTATE TAXES	-0.8	-0.9
INSURANCE	12.4	9.3
MANAGEMENT	1.2	2.9
REPAIRS AND MAINTENANCE	-5.6	-2.0
MISCELLANEOUS	-14.2	9.4
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	-1.0%	0.9%
INTEREST	4.8	11.4
DEPRECIATION	1.1	-3.6
TOTAL EXPENSES	0.0%	1.9%

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

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ANNUAL INCOME VERSUS EXPENSES
BASED ON 29 SCHEDULES FOR BUILDINGS CONTAINING 1,226
HOUSING UNITS OF WHICH 1,022 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (HEMPSTEAD)
2019-2021

TABLE IV
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	<u>\$20,405</u>	<u>\$20,286</u>	<u>\$20,585</u>
EXPENSES			
BEFORE DEPRECIATION	17,785	17,769	18,228
AFTER DEPRECIATION	19,969	19,976	20,355
CASH FLOW			
BEFORE DEPRECIATION	2,620	2,517	2,357
AFTER DEPRECIATION	436	310	230
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	12.84%	12.41%	11.45%
AFTER DEPRECIATION	<u>2.14%</u>	<u>1.53%</u>	<u>1.12%</u>

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