



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 97 SCHEDULES FOR BUILDINGS CONTAINING 4,252
HOUSING UNITS OF WHICH 3,065 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY
2017-2019

TABLE I
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	\$75,439	\$77,574	\$79,814
RENTAL	74,080	76,189	78,349
MISCELLANEOUS	842	805	830
REAL ESTATE	9	32	77
NON RESIDENTIAL	<u>508</u>	<u>548</u>	<u>558</u>
EXPENSES			
FUEL	3,217	3,556	3,544
UTILITIES	2,961	2,858	2,960
PAYROLL	5,125	5,294	5,499
REAL ESTATE TAXES	17,713	17,465	17,081
INSURANCE	3,206	3,289	3,298
MANAGEMENT	4,866	5,018	5,362
REPAIRS AND MAINTENANCE	8,081	8,869	9,416
MISCELLANEOUS	3,929	3,988	4,319
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>\$49,098</u>	<u>\$50,337</u>	<u>\$51,479</u>
INTEREST	10,448	10,423	10,341
DEPRECIATION	8,836	8,556	8,450
TOTAL EXPENSES	<u>\$68,382</u>	<u>\$69,316</u>	<u>\$70,270</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
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HOUSING UNITS OF WHICH 3,065 ARE SUBJECT TO THE
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NASSAU COUNTY
2017-2019

TABLE II

	<u>2017</u>	<u>2018</u>	<u>2019</u>
EXPENSES			
FUEL	4.7	5.1	5.0
UTILITIES	4.3	4.1	4.2
PAYROLL	7.5	7.6	7.8
REAL ESTATE TAXES	25.9	25.2	24.3
INSURANCE	4.7	4.7	4.7
MANAGEMENT	7.1	7.2	7.6
REPAIRS AND MAINTENANCE	11.8	12.8	13.4
MISCELLANEOUS	5.7	5.8	6.1
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>71.7%</u>	<u>72.5%</u>	<u>73.1%</u>
INTEREST	15.3	15.0	14.7
DEPRECIATION	12.9	12.3	12.0
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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HOUSING UNITS OF WHICH 3,065 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY
2017-2019

TABLE III

	<u>2017-2018</u>	<u>2018-2019</u>
INCOME	2.8%	2.9%
RENTAL	2.8	2.8
MISCELLANEOUS	-4.4	3.1
REAL ESTATE	255.6	140.6
NON RESIDENTIAL	7.9	1.8
EXPENSES		
FUEL	10.5	-0.3
UTILITIES	-3.5	3.6
PAYROLL	3.3	3.9
REAL ESTATE TAXES	-1.4	-2.2
INSURANCE	2.6	0.3
MANAGEMENT	3.1	6.9
REPAIRS AND MAINTENANCE	9.8	6.2
MISCELLANEOUS	1.5	8.3
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	<u>2.5%</u>	<u>2.3%</u>
INTEREST	-0.2	-0.8
DEPRECIATION	-3.2	-1.2
TOTAL EXPENSES	1.4%	1.4%

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NASSAU COUNTY
2017-2019

TABLE IV
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	<u>\$75,439</u>	<u>\$77,574</u>	<u>\$79,814</u>
EXPENSES			
BEFORE DEPRECIATION	59,546	60,760	61,820
AFTER DEPRECIATION	68,382	69,316	70,270
CASH FLOW			
BEFORE DEPRECIATION	15,893	16,814	17,994
AFTER DEPRECIATION	7,057	8,258	9,544
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	21.07%	21.67%	22.54%
AFTER DEPRECIATION	<u>9.35%</u>	<u>10.65%</u>	<u>11.96%</u>

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ANNUAL INCOME AND EXPENSES
BASED ON 11 SCHEDULES FOR BUILDINGS CONTAINING 611
HOUSING UNITS OF WHICH 324 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (NORTH SHORE)
2017-2019

TABLE I A
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	\$12,496	\$12,884	\$13,079
RENTAL	12,048	12,456	12,638
MISCELLANEOUS	136	108	111
REAL ESTATE	0	0	0
NON RESIDENTIAL	<u>312</u>	<u>320</u>	<u>330</u>
EXPENSES			
FUEL	435	495	438
UTILITIES	242	262	253
PAYROLL	672	819	806
REAL ESTATE TAXES	2,630	2,653	2,630
INSURANCE	364	377	401
MANAGEMENT	751	729	823
REPAIRS AND MAINTENANCE	952	1,283	1,523
MISCELLANEOUS	211	173	153
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>\$6,257</u>	<u>\$6,791</u>	<u>\$7,027</u>
INTEREST	2,234	2,203	2,163
DEPRECIATION	2,147	2,145	2,006
TOTAL EXPENSES	<u>\$10,638</u>	<u>\$11,139</u>	<u>\$11,196</u>

THE NORTH SHORE COMMUNITIES INCLUDED IN THE SURVEY ARE: BAXTER ESTATES (VILLAGE); FLORAL PARK (VILLAGE); FLOWER HILL (VILLAGE); GLEN COVE (CITY); GREAT NECK (VILLAGE); GREAT NECK ESTATES (VILLAGE); GREAT NECK PLAZA (VILLAGE); MINEOLA (VILLAGE); NORTH HEMPSTEAD (TOWN); ROSLYN (VILLAGE); RUSSELL GARDENS (VILLAGE); THOMASTON (VILLAGE).

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 11 SCHEDULES FOR BUILDINGS CONTAINING 611
HOUSING UNITS OF WHICH 324 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (NORTH SHORE)
2017-2019

TABLE II A

	<u>2017</u>	<u>2018</u>	<u>2019</u>
EXPENSES			
FUEL	4.1	4.4	3.9
UTILITIES	2.3	2.4	2.3
PAYROLL	6.3	7.4	7.2
REAL ESTATE TAXES	24.7	23.8	23.5
INSURANCE	3.4	3.4	3.6
MANAGEMENT	7.1	6.5	7.4
REPAIRS AND MAINTENANCE	8.9	11.5	13.6
MISCELLANEOUS	2.0	1.6	1.4
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>58.8%</u>	<u>61.0%</u>	<u>62.9%</u>
INTEREST	21.0	19.8	19.3
DEPRECIATION	20.2	19.3	17.9
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

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NASSAU COUNTY (NORTH SHORE)
2017-2019

TABLE III A

	<u>2017-2018</u>	<u>2018-2019</u>
INCOME	3.1%	1.5%
RENTAL	3.4	1.5
MISCELLANEOUS	-20.6	2.8
REAL ESTATE	0.0	0.0
NON RESIDENTIAL	2.6	3.1
EXPENSES		
FUEL	13.8	-11.5
UTILITIES	8.3	-3.4
PAYROLL	21.9	-1.6
REAL ESTATE TAXES	0.9	-0.9
INSURANCE	3.6	6.4
MANAGEMENT	-2.9	12.9
REPAIRS AND MAINTENANCE	34.8	18.7
MISCELLANEOUS	-18.0	-11.6
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	<u>8.5%</u>	<u>3.5%</u>
INTEREST	-1.4	-1.8
DEPRECIATION	-0.1	-6.5
TOTAL EXPENSES	4.7%	0.5%

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NASSAU COUNTY (NORTH SHORE)
2017-2019

TABLE IV A
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	<u>\$12,496</u>	<u>\$12,884</u>	<u>\$13,079</u>
EXPENSES			
BEFORE DEPRECIATION	8,491	8,994	9,190
AFTER DEPRECIATION	10,638	11,139	11,196
CASH FLOW			
BEFORE DEPRECIATION	4,005	3,890	3,889
AFTER DEPRECIATION	1,858	1,745	1,883
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	32.05%	30.19%	29.73%
AFTER DEPRECIATION	<u>14.87%</u>	<u>13.54%</u>	<u>14.40%</u>

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ANNUAL INCOME AND EXPENSES
BASED ON 86 SCHEDULES FOR BUILDINGS CONTAINING 3,641
HOUSING UNITS OF WHICH 2,741 ARE SUBJECT TO THE
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (SOUTH SHORE)
2017-2019

TABLE I B
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	\$62,942	\$64,690	\$66,735
RENTAL	62,031	63,733	65,711
MISCELLANEOUS	706	697	719
REAL ESTATE	9	32	77
NON RESIDENTIAL	196	228	228
EXPENSES			
FUEL	2,782	3,061	3,106
UTILITIES	2,718	2,596	2,707
PAYROLL	4,453	4,475	4,693
REAL ESTATE TAXES	15,083	14,811	14,451
INSURANCE	2,842	2,911	2,897
MANAGEMENT	4,115	4,289	4,539
REPAIRS AND MAINTENANCE	7,129	7,586	7,893
MISCELLANEOUS	3,718	3,815	4,166
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>\$42,840</u>	<u>\$43,544</u>	<u>\$44,452</u>
INTEREST	8,213	8,220	8,179
DEPRECIATION	6,689	6,411	6,444
TOTAL EXPENSES	<u>\$57,742</u>	<u>\$58,175</u>	<u>\$59,075</u>

THE SOUTH SHORE COMMUNITIES INCLUDED IN THE SURVEY ARE: CEDARHURST (VILLAGE); FREEPORT (VILLAGE); HEMPSTEAD (VILLAGE); LONG BEACH (CITY); LYNBROOK (VILLAGE); ROCKVILLE CENTRE (VILLAGE).

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NASSAU COUNTY (SOUTH SHORE)
2017-2019

TABLE II B

	<u>2017</u>	<u>2018</u>	<u>2019</u>
EXPENSES			
FUEL	4.8	5.3	5.3
UTILITIES	4.7	4.5	4.6
PAYROLL	7.7	7.7	7.9
REAL ESTATE TAXES	26.1	25.5	24.5
INSURANCE	4.9	5.0	4.9
MANAGEMENT	7.1	7.4	7.7
REPAIRS AND MAINTENANCE	12.3	13.0	13.4
MISCELLANEOUS	6.4	6.6	7.1
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>74.0%</u>	<u>75.0%</u>	<u>75.4%</u>
INTEREST	14.2	14.1	13.8
DEPRECIATION	11.6	11.0	10.9
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

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NASSAU COUNTY (SOUTH SHORE)
2017-2019

TABLE III B

	<u>2017-2018</u>	<u>2018-2019</u>
INCOME	2.8%	3.2%
RENTAL	2.7	3.1
MISCELLANEOUS	-1.3	3.2
REAL ESTATE	255.6	140.6
NON RESIDENTIAL	16.3	0.0
EXPENSES		
FUEL	10.0	1.5
UTILITIES	-4.5	4.3
PAYROLL	0.5	4.9
REAL ESTATE TAXES	-1.8	-2.4
INSURANCE	2.4	-0.5
MANAGEMENT	4.2	5.8
REPAIRS AND MAINTENANCE	6.4	4.0
MISCELLANEOUS	2.6	9.2
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	1.6%	2.1%
INTEREST	0.1	-0.5
DEPRECIATION	-4.2	0.5
TOTAL EXPENSES	0.8%	1.5%

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2017-2019

TABLE IV B
(IN THOUSANDS)

	<u>2017</u>	<u>2018</u>	<u>2019</u>
INCOME	<u>\$62,942</u>	<u>\$64,690</u>	<u>\$66,735</u>
EXPENSES			
BEFORE DEPRECIATION	51,053	51,764	52,631
AFTER DEPRECIATION	57,742	58,175	59,075
CASH FLOW			
BEFORE DEPRECIATION	11,889	12,926	14,104
AFTER DEPRECIATION	5,200	6,515	7,660
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	18.89%	19.98%	21.13%
AFTER DEPRECIATION	<u>8.26%</u>	<u>10.07%</u>	<u>11.48%</u>

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