



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 98 SCHEDULES FOR BUILDINGS CONTAINING 4,597  
HOUSING UNITS OF WHICH 3,585 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY  
2018-2020

TABLE I  
(IN THOUSANDS)

	2018	2019	2020
INCOME	\$82,652	\$85,303	\$85,175
RENTAL	80,830	83,334	83,169
MISCELLANEOUS	935	947	1,013
REAL ESTATE	36	136	93
NON RESIDENTIAL	851	886	900
EXPENSES			
FUEL	3,734	3,702	3,682
UTILITIES	2,947	3,141	3,261
PAYROLL	5,765	5,988	5,922
REAL ESTATE TAXES	18,719	18,293	18,456
INSURANCE	3,325	3,315	3,916
MANAGEMENT	5,120	5,457	5,484
REPAIRS AND MAINTENANCE	11,243	10,853	9,017
MISCELLANEOUS	4,118	4,636	4,563
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	\$54,971	\$55,385	\$54,301
INTEREST	10,723	10,905	11,416
DEPRECIATION	10,147	9,323	9,919
TOTAL EXPENSES	\$75,841	\$75,613	\$75,636

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



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NASSAU COUNTY  
2018-2020

TABLE II

	<u>2018</u>	<u>2019</u>	<u>2020</u>
EXPENSES			
FUEL	4.9	4.9	4.9
UTILITIES	3.9	4.2	4.3
PAYROLL	7.6	7.9	7.8
REAL ESTATE TAXES	24.7	24.2	24.4
INSURANCE	4.4	4.4	5.2
MANAGEMENT	6.8	7.2	7.3
REPAIRS AND MAINTENANCE	14.8	14.4	11.9
MISCELLANEOUS	5.4	6.1	6.0
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>72.5%</u>	<u>73.3%</u>	<u>71.8%</u>
INTEREST	14.1	14.4	15.1
DEPRECIATION	13.4	12.3	13.1
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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EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY  
2018-2020

TABLE III

	2018-2019	2019-2020
INCOME	3.2%	-0.2%
RENTAL	3.1	-0.2
MISCELLANEOUS	1.3	7.0
REAL ESTATE	277.8	-31.6
NON RESIDENTIAL	4.1	1.6
EXPENSES		
FUEL	-0.9	-0.5
UTILITIES	6.6	3.8
PAYROLL	3.9	-1.1
REAL ESTATE TAXES	-2.3	0.9
INSURANCE	-0.3	18.1
MANAGEMENT	6.6	0.5
REPAIRS AND MAINTENANCE	-3.5	-16.9
MISCELLANEOUS	12.6	-1.6
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	0.8%	-2.0%
INTEREST	1.7	4.7
DEPRECIATION	-8.1	6.4
TOTAL EXPENSES	-0.3%	0.0%

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NASSAU COUNTY  
2018-2020

TABLE IV  
(IN THOUSANDS)

	2018	2019	2020
INCOME	\$82,652	\$85,303	\$85,175
EXPENSES			
BEFORE DEPRECIATION	65,694	66,290	65,717
AFTER DEPRECIATION	75,841	75,613	75,636
CASH FLOW			
BEFORE DEPRECIATION	16,958	19,013	19,458
AFTER DEPRECIATION	6,811	9,690	9,539
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	20.52%	22.29%	22.84%
AFTER DEPRECIATION	8.24%	11.36%	11.20%

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New York State Division of Housing and Community Renewal  
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ANNUAL INCOME AND EXPENSES  
BASED ON 12 SCHEDULES FOR BUILDINGS CONTAINING 624  
HOUSING UNITS OF WHICH 357 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (NORTH SHORE)  
2018-2020

TABLE I A  
(IN THOUSANDS)

	2018	2019	2020
INCOME	\$12,191	\$12,454	\$12,575
RENTAL	11,781	12,019	12,128
MISCELLANEOUS	69	84	76
REAL ESTATE	4	1	5
NON RESIDENTIAL	337	350	366
EXPENSES			
FUEL	506	457	466
UTILITIES	261	231	240
PAYROLL	874	843	750
REAL ESTATE TAXES	2,723	2,688	2,716
INSURANCE	349	335	356
MANAGEMENT	709	797	715
REPAIRS AND MAINTENANCE	1,926	1,402	1,205
MISCELLANEOUS	181	188	202
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	\$7,529	\$6,941	\$6,650
INTEREST	1,804	1,771	1,683
DEPRECIATION	1,852	1,756	1,751
TOTAL EXPENSES	\$11,185	\$10,468	\$10,084

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).

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NASSAU COUNTY (NORTH SHORE)  
2018-2020

TABLE II A

	<u>2018</u>	<u>2019</u>	<u>2020</u>
EXPENSES			
FUEL	4.5	4.4	4.6
UTILITIES	2.3	2.2	2.4
PAYROLL	7.8	8.1	7.4
REAL ESTATE TAXES	24.3	25.7	26.9
INSURANCE	3.1	3.2	3.5
MANAGEMENT	6.3	7.6	7.1
REPAIRS AND MAINTENANCE	17.2	13.4	11.9
MISCELLANEOUS	1.6	1.8	2.0
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>67.1%</u>	<u>66.4%</u>	<u>65.8%</u>
INTEREST	16.1	16.9	16.7
DEPRECIATION	16.6	16.8	17.4
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

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NASSAU COUNTY (NORTH SHORE)  
2018-2020

TABLE III A

	2018-2019	2019-2020
INCOME	2.1%	1.0%
RENTAL	2.0	0.9
MISCELLANEOUS	21.7	-9.5
REAL ESTATE	-75.0	400.0
NON RESIDENTIAL	3.9	4.6
EXPENSES		
FUEL	-9.7	2.0
UTILITIES	-11.5	3.9
PAYROLL	-3.5	-11.0
REAL ESTATE TAXES	-1.3	1.0
INSURANCE	-4.0	6.3
MANAGEMENT	12.4	-10.3
REPAIRS AND MAINTENANCE	-27.2	-14.1
MISCELLANEOUS	3.9	7.4
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	-7.8%	-4.2%
INTEREST	-1.8	-5.0
DEPRECIATION	-5.2	-0.3
TOTAL EXPENSES	-6.4%	-3.7%

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NASSAU COUNTY (NORTH SHORE)  
2018-2020

TABLE IV A  
(IN THOUSANDS)

	2018	2019	2020
INCOME	\$12,191	\$12,454	\$12,575
EXPENSES			
BEFORE DEPRECIATION	9,333	8,712	8,333
AFTER DEPRECIATION	11,185	10,468	10,084
CASH FLOW			
BEFORE DEPRECIATION	2,858	3,742	4,242
AFTER DEPRECIATION	1,006	1,986	2,491
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	23.44%	30.05%	33.73%
AFTER DEPRECIATION	8.25%	15.95%	19.81%

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ANNUAL INCOME AND EXPENSES  
BASED ON 86 SCHEDULES FOR BUILDINGS CONTAINING 3,973  
HOUSING UNITS OF WHICH 3,228 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (SOUTH SHORE)  
2018-2020

TABLE I B  
(IN THOUSANDS)

	2018	2019	2020
<b>INCOME</b>	<b>\$70,460</b>	<b>\$72,849</b>	<b>\$72,599</b>
RENTAL	69,049	71,315	71,042
MISCELLANEOUS	866	864	936
REAL ESTATE	32	135	87
NON RESIDENTIAL	513	535	534
<b>EXPENSES</b>			
FUEL	3,228	3,245	3,216
UTILITIES	2,686	2,910	3,022
PAYROLL	4,891	5,145	5,172
REAL ESTATE TAXES	15,997	15,605	15,740
INSURANCE	2,976	2,981	3,559
MANAGEMENT	4,412	4,659	4,769
REPAIRS AND MAINTENANCE	9,317	9,451	7,813
MISCELLANEOUS	3,937	4,448	4,360
<b>EXPENSES EXCLUDING</b>			
INTEREST AND DEPRECIATION	<u>\$47,444</u>	<u>\$48,444</u>	<u>\$47,651</u>
INTEREST	8,919	9,134	9,733
DEPRECIATION	8,295	7,567	8,168
<b>TOTAL EXPENSES</b>	<u>\$64,658</u>	<u>\$65,145</u>	<u>\$65,552</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)  
2018-2020

TABLE II B

	<u>2018</u>	<u>2019</u>	<u>2020</u>
EXPENSES			
FUEL	5.0	5.0	4.9
UTILITIES	4.2	4.5	4.6
PAYROLL	7.6	7.9	7.9
REAL ESTATE TAXES	24.7	24.0	24.0
INSURANCE	4.6	4.6	5.4
MANAGEMENT	6.8	7.2	7.3
REPAIRS AND MAINTENANCE	14.4	14.5	11.9
MISCELLANEOUS	6.1	6.8	6.7
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>73.4%</u>	<u>74.5%</u>	<u>72.7%</u>
INTEREST	13.8	14.0	14.8
DEPRECIATION	12.8	11.6	12.5
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

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2018-2020

TABLE III B

	2018-2019	2019-2020
INCOME	3.4%	-0.3%
RENTAL	3.3	-0.4
MISCELLANEOUS	-0.2	8.3
REAL ESTATE	321.9	-35.6
NON RESIDENTIAL	4.3	-0.2
EXPENSES		
FUEL	0.5	-0.9
UTILITIES	8.3	3.8
PAYROLL	5.2	0.5
REAL ESTATE TAXES	-2.5	0.9
INSURANCE	0.2	19.4
MANAGEMENT	5.6	2.4
REPAIRS AND MAINTENANCE	1.4	-17.3
MISCELLANEOUS	13.0	-2.0
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	2.1%	-1.6%
INTEREST	2.4	6.6
DEPRECIATION	-8.8	7.9
TOTAL EXPENSES	0.8%	0.6%

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2018-2020

TABLE IV B  
(IN THOUSANDS)

	<u>2018</u>	<u>2019</u>	<u>2020</u>
INCOME	<u>\$70,460</u>	<u>\$72,849</u>	<u>\$72,599</u>
EXPENSES			
BEFORE DEPRECIATION	56,363	57,578	57,384
AFTER DEPRECIATION	64,658	65,145	65,552
CASH FLOW			
BEFORE DEPRECIATION	14,097	15,271	15,215
AFTER DEPRECIATION	5,802	7,704	7,047
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	20.01%	20.96%	20.96%
AFTER DEPRECIATION	<u>8.23%</u>	<u>10.58%</u>	<u>9.71%</u>

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