



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 95 SCHEDULES FOR BUILDINGS CONTAINING 3,829  
HOUSING UNITS OF WHICH 2,753 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY  
2019-2021

TABLE I  
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
<b>INCOME</b>	<b>\$71,999</b>	<b>\$71,821</b>	<b>\$72,794</b>
RENTAL	70,492	70,258	71,285
MISCELLANEOUS	830	820	796
REAL ESTATE	61	71	31
NON RESIDENTIAL	<u>616</u>	<u>672</u>	<u>682</u>
<b>EXPENSES</b>			
FUEL	3,121	3,074	3,070
UTILITIES	2,362	2,412	2,424
PAYROLL	4,995	5,018	5,128
REAL ESTATE TAXES	15,646	15,719	15,776
INSURANCE	2,959	3,496	3,580
MANAGEMENT	5,164	5,062	5,447
REPAIRS AND MAINTENANCE	9,470	7,816	8,250
MISCELLANEOUS	2,140	1,951	2,021
<b>EXPENSES EXCLUDING</b>			
INTEREST AND DEPRECIATION	<u>\$45,857</u>	<u>\$44,548</u>	<u>\$45,696</u>
INTEREST	10,453	10,483	10,633
DEPRECIATION	8,716	8,961	8,442
<b>TOTAL EXPENSES</b>	<u>\$65,026</u>	<u>\$63,992</u>	<u>\$64,771</u>

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

Kathy Hochul  
Governor



RuthAnne Visnauskas  
Commissioner

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PERCENT DISTRIBUTION OF EXPENSES  
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HOUSING UNITS OF WHICH 2,753 ARE SUBJECT TO THE  
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NASSAU COUNTY  
2019-2021

TABLE II

	<u>2019</u>	<u>2020</u>	<u>2021</u>
EXPENSES			
FUEL	4.8	4.8	4.7
UTILITIES	3.6	3.8	3.7
PAYROLL	7.7	7.8	7.9
REAL ESTATE TAXES	24.1	24.6	24.4
INSURANCE	4.6	5.5	5.5
MANAGEMENT	7.9	7.9	8.4
REPAIRS AND MAINTENANCE	14.6	12.2	12.7
MISCELLANEOUS	3.3	3.0	3.1
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>70.6%</u>	<u>69.6%</u>	<u>70.4%</u>
INTEREST	16.1	16.4	16.4
DEPRECIATION	13.4	14.0	13.0
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%

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PERCENT CHANGE OF INCOME AND EXPENSES  
BASED ON 95 SCHEDULES FOR BUILDINGS CONTAINING 3,829  
HOUSING UNITS OF WHICH 2,753 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY  
2019-2021

TABLE III

	<u>2019-2020</u>	<u>2020-2021</u>
INCOME	-0.2%	1.4%
RENTAL	-0.3	1.5
MISCELLANEOUS	-1.2	-2.9
REAL ESTATE	16.4	-56.3
NON RESIDENTIAL	9.1	1.5
EXPENSES		
FUEL	-1.5	-0.1
UTILITIES	2.1	0.5
PAYROLL	0.5	2.2
REAL ESTATE TAXES	0.5	0.4
INSURANCE	18.1	2.4
MANAGEMENT	-2.0	7.6
REPAIRS AND MAINTENANCE	-17.5	5.6
MISCELLANEOUS	-8.8	3.6
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>-2.9%</u>	<u>2.6%</u>
INTEREST	0.3	1.4
DEPRECIATION	2.8	-5.8
TOTAL EXPENSES	-1.6%	1.2%

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NASSAU COUNTY  
2019-2021

TABLE IV  
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	<u>\$71,999</u>	<u>\$71,821</u>	<u>\$72,794</u>
EXPENSES			
BEFORE DEPRECIATION	56,310	55,031	56,329
AFTER DEPRECIATION	65,026	63,992	64,771
CASH FLOW			
BEFORE DEPRECIATION	15,689	16,790	16,465
AFTER DEPRECIATION	6,973	7,829	8,023
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	21.79%	23.38%	22.62%
AFTER DEPRECIATION	<u>9.68%</u>	<u>10.90%</u>	<u>11.02%</u>

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ANNUAL INCOME AND EXPENSES  
BASED ON 14 SCHEDULES FOR BUILDINGS CONTAINING 687  
HOUSING UNITS OF WHICH 418 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (NORTH SHORE)  
2019-2021

TABLE I A  
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
<b>INCOME</b>	<b>\$13,996</b>	<b>\$14,167</b>	<b>\$14,467</b>
RENTAL	13,441	13,569	13,817
MISCELLANEOUS	92	88	118
REAL ESTATE	10	25	18
NON RESIDENTIAL	<u>453</u>	<u>485</u>	<u>514</u>
<b>EXPENSES</b>			
FUEL	469	477	475
UTILITIES	266	275	274
PAYROLL	908	814	937
REAL ESTATE TAXES	3,079	3,129	3,148
INSURANCE	376	400	421
MANAGEMENT	940	858	926
REPAIRS AND MAINTENANCE	1,522	1,327	1,393
MISCELLANEOUS	268	248	250
<b>EXPENSES EXCLUDING</b>			
<b>INTEREST AND DEPRECIATION</b>	<u>\$7,828</u>	<u>\$7,528</u>	<u>\$7,824</u>
INTEREST	2,213	2,117	2,202
DEPRECIATION	2,212	2,179	2,155
<b>TOTAL EXPENSES</b>	<u>\$12,253</u>	<u>\$11,824</u>	<u>\$12,181</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).

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NASSAU COUNTY (NORTH SHORE)  
2019-2021

TABLE II A

	<u>2019</u>	<u>2020</u>	<u>2021</u>
EXPENSES			
FUEL	3.8	4.0	3.9
UTILITIES	2.2	2.3	2.2
PAYROLL	7.4	6.9	7.7
REAL ESTATE TAXES	25.1	26.5	25.8
INSURANCE	3.1	3.4	3.5
MANAGEMENT	7.7	7.3	7.6
REPAIRS AND MAINTENANCE	12.4	11.2	11.4
MISCELLANEOUS	2.2	2.1	2.1
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>63.9%</u>	<u>63.7%</u>	<u>64.2%</u>
INTEREST	18.1	17.9	18.1
DEPRECIATION	18.0	18.4	17.7
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

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NASSAU COUNTY (NORTH SHORE)  
2019-2021

TABLE III A

	<u>2019-2020</u>	<u>2020-2021</u>
INCOME	1.2%	2.1%
RENTAL	1.0	1.8
MISCELLANEOUS	-4.3	34.1
REAL ESTATE	150.0	-28.0
NON RESIDENTIAL	7.1	6.0
EXPENSES		
FUEL	1.7	-0.4
UTILITIES	3.4	-0.4
PAYROLL	-10.4	15.1
REAL ESTATE TAXES	1.6	0.6
INSURANCE	6.4	5.3
MANAGEMENT	-8.7	7.9
REPAIRS AND MAINTENANCE	-12.8	5.0
MISCELLANEOUS	-7.5	0.8
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	-3.8%	3.9%
INTEREST	-4.3	4.0
DEPRECIATION	-1.5	-1.1
TOTAL EXPENSES	-3.5%	3.0%

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2019-2021

TABLE IV A  
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	<u>\$13,996</u>	<u>\$14,167</u>	<u>\$14,467</u>
EXPENSES			
BEFORE DEPRECIATION	10,041	9,645	10,026
AFTER DEPRECIATION	12,253	11,824	12,181
CASH FLOW			
BEFORE DEPRECIATION	3,955	4,522	4,441
AFTER DEPRECIATION	1,743	2,343	2,286
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	28.26%	31.92%	30.70%
AFTER DEPRECIATION	<u>12.45%</u>	<u>16.54%</u>	<u>15.80%</u>

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ANNUAL INCOME AND EXPENSES  
BASED ON 81 SCHEDULES FOR BUILDINGS CONTAINING 3,142  
HOUSING UNITS OF WHICH 2,335 ARE SUBJECT TO THE  
EMERGENCY TENANT PROTECTION ACT OF 1974

NASSAU COUNTY (SOUTH SHORE)  
2019-2021

TABLE I B  
(IN THOUSANDS)

	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	\$58,002	\$57,656	\$58,328
RENTAL	57,050	56,690	57,468
MISCELLANEOUS	738	732	679
REAL ESTATE	51	47	13
NON RESIDENTIAL	<u>163</u>	<u>187</u>	<u>168</u>
EXPENSES			
FUEL	2,652	2,597	2,595
UTILITIES	2,096	2,137	2,150
PAYROLL	4,086	4,204	4,191
REAL ESTATE TAXES	12,567	12,590	12,628
INSURANCE	2,583	3,096	3,159
MANAGEMENT	4,224	4,205	4,521
REPAIRS AND MAINTENANCE	7,948	6,489	6,857
MISCELLANEOUS	1,872	1,703	1,771
EXPENSES EXCLUDING			
INTEREST AND DEPRECIATION	<u>\$38,028</u>	<u>\$37,021</u>	<u>\$37,872</u>
INTEREST	8,240	8,366	8,431
DEPRECIATION	6,505	6,782	6,287
TOTAL EXPENSES	<u>\$52,773</u>	<u>\$52,169</u>	<u>\$52,590</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)  
2019-2021

TABLE II B

	<u>2019</u>	<u>2020</u>	<u>2021</u>
EXPENSES			
FUEL	5.0	5.0	4.9
UTILITIES	4.0	4.1	4.1
PAYROLL	7.7	8.1	8.0
REAL ESTATE TAXES	23.8	24.1	24.0
INSURANCE	4.9	5.9	6.0
MANAGEMENT	8.0	8.1	8.6
REPAIRS AND MAINTENANCE	15.1	12.4	13.0
MISCELLANEOUS	3.5	3.3	3.4
EXPENSES EXCLUDING INTEREST AND DEPRECIATION	<u>72.0%</u>	<u>71.0%</u>	<u>72.0%</u>
INTEREST	15.6	16.0	16.0
DEPRECIATION	12.3	13.0	12.0
TOTAL EXPENSES *	<u>100.0%</u>	<u>100.0%</u>	<u>100.0%</u>

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2019-2021

TABLE III B

	<u>2019-2020</u>	<u>2020-2021</u>
INCOME	-0.6%	1.2%
RENTAL	-0.6	1.4
MISCELLANEOUS	-0.8	-7.2
REAL ESTATE	-7.8	-72.3
NON RESIDENTIAL	14.7	-10.2
EXPENSES		
FUEL	-2.1	-0.1
UTILITIES	2.0	0.6
PAYROLL	2.9	-0.3
REAL ESTATE TAXES	0.2	0.3
INSURANCE	19.9	2.0
MANAGEMENT	-0.4	7.5
REPAIRS AND MAINTENANCE	-18.4	5.7
MISCELLANEOUS	-9.0	4.0
EXPENSES EXCLUDING		
INTEREST AND DEPRECIATION	-2.7%	2.3%
INTEREST	1.5	0.8
DEPRECIATION	4.3	-7.3
TOTAL EXPENSES	-1.1%	0.8%

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	<u>2019</u>	<u>2020</u>	<u>2021</u>
INCOME	<u>\$58,002</u>	<u>\$57,656</u>	<u>\$58,328</u>
EXPENSES			
BEFORE DEPRECIATION	46,268	45,387	46,303
AFTER DEPRECIATION	52,773	52,169	52,590
CASH FLOW			
BEFORE DEPRECIATION	11,734	12,269	12,025
AFTER DEPRECIATION	5,229	5,487	5,738
CASH FLOW AS PERCENT OF INCOME			
BEFORE DEPRECIATION	20.23%	21.28%	20.62%
AFTER DEPRECIATION	<u>9.02%</u>	<u>9.52%</u>	<u>9.84%</u>

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