

NEW ISSUE

In the opinion of Bond Counsel, interest on all of the Bonds will be exempt from personal income taxes imposed by the State of New York or any political subdivision thereof, including the City. Assuming continuing compliance with the provisions of the Internal Revenue Code of 1986, as amended, as described herein, interest on the Tax-Exempt Bonds will not be includable in the gross income of the owners thereof for Federal income tax purposes. Interest on the Taxable Bonds will be includable in gross income for Federal income tax purposes. See "SECTION IX: OTHER INFORMATION—Tax Exemption" herein for certain provisions of the Code that may affect the tax treatment of interest on the Tax-Exempt Bonds for certain Bondholders.

\$675,000,000

The City of New York
General Obligation Bonds, Fiscal 1991 Series F
\$560,000,000 Tax-Exempt Bonds
\$115,000,000 Taxable Bonds

Dated: May 15, 1991*

Due: November 15, as shown below

The Bonds will be issued as registered bonds and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York, which will act as securities depository for the Bonds. Purchasers will not receive certificates representing their ownership interest in the Bonds purchased. Interest will be payable semi-annually, beginning November 15, 1991 and on each May 15 and November 15 thereafter. See "SECTION II: THE BONDS—Book-Entry Only System". The Bonds are subject to redemption prior to maturity as described in "SECTION II: THE BONDS—Optional Redemption".

TAX-EXEMPT BONDS

<u>Maturity</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Price or Yield</u>	<u>Maturity</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Yield</u>
1992	\$23,000,000	7.20%	100%	2007	\$17,335,000	8.40%	8.50%
1993	23,000,000	7.70	100	2008	19,660,000	8.40	8.50
1994	23,000,000	7.80	7.85	2009	20,000,000	8.40	8.50
1995	23,000,000	8	100	2010	26,000,000	8½	8.55
1997	20,455,000	8	8.10	2011	26,000,000	10	†
1998	20,455,000	8.10	8.20	2013	3,000,000	8½	8.55
1999	30,675,000	8.10	8.25	2014	3,000,000	8½	8.55
2000	30,680,000	3	8.20	2015	26,000,000	8½	8.55
2001	8,065,000	8½	8.35	2016	26,000,000	8½	8.55
2002	17,335,000	8½	8.40	2017	26,000,000	8½	8.55
2003	17,335,000	8.20	8.45	2018	26,000,000	8½	8.55
2004	17,335,000	8.20	8.45	2019	26,000,000	8½	8.55
2005	17,335,000	8.40	8.50	2020	26,000,000	8½	8.55
2006	17,335,000	8.40	8.50				

TAXABLE BONDS

<u>Maturity</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Price or Yield</u>	<u>Maturity</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Yield</u>
1993	\$ 1,150,000	9 %	100%	2012	\$24,080,000	10½%	11.50%
1996	34,500,000	10	10.25	2013	23,000,000	10½	11.50
2001	9,270,000	10¾	11.125	2014	23,000,000	10½	11.50

(Accrued interest, if any, to be added)

*Interest will accrue on the Bonds to be reoffered as New York CitySavers from the date of their delivery.

†To be reoffered by the Underwriters as New York CitySavers. See "APPENDIX D—NEW YORK CITYSAVERS".

The Bonds are offered subject to prior sale, when, as and if issued by the City and accepted by the Underwriters, subject to the approval of the legality of the Bonds by Brown & Wood, New York, New York, Bond Counsel to the City, and subject to certain other conditions. Certain legal matters in connection with the preparation of this Official Statement will be passed upon for the City by Lord Day & Lord, Barrett Smith, New York, New York. Certain legal matters will be passed upon for the Underwriters by Rogers & Wells, New York, New York. It is expected that the Bonds will be available for delivery in New York, New York, on or about June 13, 1991.

Goldman, Sachs & Co.**Bear, Stearns & Co. Inc.****The First Boston Corporation****Lehman Brothers****Merrill Lynch & Co.****BT Securities Corporation****Chemical Securities Inc.****Dillon, Read & Co. Inc.****Donaldson, Lufkin & Jenrette Securities Corp.****First Albany Corporation****First Chicago Capital Markets****Grigsby Brandford Powell Inc.****Kidder, Peabody & Co., Inc.****Manufacturers Hanover Securities Corp.****Marine Midland Capital Markets Corporation****Morgan Stanley & Co. Incorporated****PaineWebber Incorporated****Prudential-Bache Capital Funding****Pryor, McClendon, Counts & Co., Inc.****Samuel A. Ramirez & Co., Inc.****Muriel Siebert & Co., Inc.****Smith Barney, Harris Upham & Co., Inc.****Dean Witter Reynolds Inc.**

June 7, 1991

\$675,000,000 General Obligation Bonds, Fiscal 1991 Series F

<u>Maturity</u>	<u>Total Amount</u>	<u>\$560,000,000 Tax-Exempt Bonds</u>			<u>\$115,000,000 Taxable Bonds</u>		
		<u>Amount</u>	<u>Interest Rate</u>	<u>Price or Yield</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Price or Yield</u>
1992	\$23,000,000	\$23,000,000	7.20%	100%	\$ —	—%	—%
1993	24,150,000	23,000,000	7.70	100	1,150,000	9	100
1994	23,000,000	23,000,000	7.80	7.85	—	—	—
1995	23,000,000	23,000,000	8	100	—	—	—
1996	34,500,000	—	—	—	34,500,000	10	10.25
1997	20,455,000	20,455,000	8	8.10	—	—	—
1998	20,455,000	20,455,000	8.10	8.20	—	—	—
1999	30,675,000	30,675,000	8.10	8.25	—	—	—
2000	30,680,000	30,680,000	3	8.20	—	—	—
2001	17,335,000	8,065,000	8¼	8.35	9,270,000	10¾	11.125
2002	17,335,000	17,335,000	8¼	8.40	—	—	—
2003	17,335,000	17,335,000	8.20	8.45	—	—	—
2004	17,335,000	17,335,000	8.20	8.45	—	—	—
2005	17,335,000	17,335,000	8.40	8.50	—	—	—
2006	17,335,000	17,335,000	8.40	8.50	—	—	—
2007	17,335,000	17,335,000	8.40	8.50	—	—	—
2008	19,660,000	19,660,000	8.40	8.50	—	—	—
2009	20,000,000	20,000,000	8.40	8.50	—	—	—
2010	26,000,000	26,000,000	8¼	8.55	—	—	—
2011	26,000,000	26,000,000	10	†	—	—	—
2012	24,080,000	—	—	—	24,080,000	10½	11.50
2013	26,000,000	3,000,000	8¼	8.55	23,000,000	10½	11.50
2014	26,000,000	3,000,000	8¼	8.55	23,000,000	10½	11.50
2015	26,000,000	26,000,000	8¼	8.55	—	—	—
2016	26,000,000	26,000,000	8¼	8.55	—	—	—
2017	26,000,000	26,000,000	8¼	8.55	—	—	—
2018	26,000,000	26,000,000	8¼	8.55	—	—	—
2019	26,000,000	26,000,000	8¼	8.55	—	—	—
2020	26,000,000	26,000,000	8¼	8.55	—	—	—

(Accrued interest, if any, to be added)

† To be reoffered by the Underwriters as New York CitySavers. See "APPENDIX D—NEW YORK CITYSAVERS".

No dealer, broker, salesperson or other person has been authorized by the City or the Underwriters to give any information or to make any representations in connection with the Bonds, the New York CitySavers or the matters described herein, other than those contained in this Official Statement, and, if given or made, such other information or representations must not be relied upon as having been authorized by the City or the Underwriters. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Bonds or the New York CitySavers by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information and expressions of opinion contained herein are subject to change without notice, and neither the delivery of this Official Statement, nor any sale made hereunder, shall, under any circumstances, create any implication that there has been no change in the matters described herein since the date hereof. This Official Statement is submitted in connection with the sale of the Bonds and the New York CitySavers referred to herein and may not be reproduced or used, in whole or in part, for any other purpose. The Underwriters may offer and sell Bonds or New York CitySavers to certain dealers and others at prices lower than the offering prices stated on the Cover Page hereof. The offering prices may be changed from time to time by the Underwriters. No representations are made or implied by the City as to any offering by the Underwriters or others of any derivative instruments.

The factors affecting the City's financial condition are complex. This Official Statement should be considered in its entirety and no one factor considered less important than any other by reason of its position herein. Where agreements, reports or other documents are referred to herein, reference should be made to such agreements, reports or other documents for more complete information regarding the rights and obligations of parties thereto, facts and opinions contained therein and the subject matter thereof.

OFFICIAL STATEMENT OF THE CITY OF NEW YORK

TABLE OF CONTENTS

	<u>Page</u>		<u>Page</u>
INTRODUCTORY STATEMENT	1	SECTION VII: 1991 MODIFICATION AND 1992-1995	
SECTION I: RECENT FINANCIAL DEVELOPMENTS	3	FINANCIAL PLAN	26
SECTION II: THE BONDS	6	Actions to Close the Gaps	27
General	6	Assumptions	28
Payment Mechanism	6	Certain Reports	39
Enforceability of City Obligations	6	Long-Term Capital and Financing Program	41
Certain Covenants and Agreements	7	Seasonal Financing Requirements	43
Optional Redemption	7	SECTION VIII: INDEBTEDNESS	45
Use of Proceeds	8	City Indebtedness	45
Book-Entry Only System	8	Municipal Assistance Corporation Indebtedness ..	50
SECTION III: GOVERNMENT AND FINANCIAL CONTROLS ..	9	Public Benefit Corporation Indebtedness	51
Structure of City Government	9	SECTION IX: OTHER INFORMATION	53
City Financial Management, Budgeting and		Pension Systems	53
Controls	10	Litigation	54
SECTION IV: SOURCES OF CITY REVENUES	13	Tax Exemption	57
Real Estate Tax	13	Taxable Bonds	59
Other Taxes	16	Ratings	59
Miscellaneous Revenues	17	Underwriting	60
Unrestricted Intergovernmental Aid	18	Legal Opinions	60
Federal and State Categorical Grants	18	Financial Advisor	60
SECTION V: CITY SERVICES AND EXPENDITURES	19	Further Information	60
Expenditures for City Services	19	APPENDIX A--ECONOMIC AND SOCIAL FACTORS	A-1
Employees and Labor Relations	20	APPENDIX B--FINANCIAL STATEMENTS	B-1
Capital Expenditures	21	APPENDIX C--FORM OF LEGAL OPINION	C-1
SECTION VI: FINANCIAL OPERATIONS	23	APPENDIX D--NEW YORK CITYSAVERS	D-1
1986-1990 Statement of Operations	24		
Forecast of 1991 Results	25		

IN CONNECTION WITH THIS OFFERING, THE UNDERWRITERS MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN MARKET PRICES OF THE BONDS OR THE NEW YORK CITYSAVERS AT LEVELS ABOVE THOSE WHICH MIGHT OTHERWISE PREVAIL IN THE OPEN MARKET. SUCH STABILIZING, IF COMMENCED, MAY BE DISCONTINUED AT ANY TIME.

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**OFFICIAL STATEMENT
OF
THE CITY OF NEW YORK**

This Official Statement provides certain information concerning The City of New York (the "City") in connection with the sale of \$675,000,000 aggregate principal amount of the City's General Obligation Bonds, Fiscal 1991 Series F (the "Bonds"), consisting of \$560,000,000 of tax-exempt bonds (the "Tax-Exempt Bonds") and \$115,000,000 of taxable bonds (the "Taxable Bonds"). The Underwriters intend to reoffer certain Bonds identified on the cover page of the Official Statement as New York CitySavers. New York CitySavers are custodial receipts evidencing ownership of, and the right to receive specific future interest and principal payments on, the related Bonds. For information concerning New York CitySavers and the related Custody Agreement, see "APPENDIX D—NEW YORK CITYSAVERS".

INTRODUCTORY STATEMENT

The Bonds will be general obligations of the City for the payment of which the City will pledge its faith and credit.

The City, with a population of approximately 7.3 million, is an international center of business and culture. Its non-manufacturing economy is broadly based, with the banking and securities, life insurance, communications, publishing, fashion design, retailing and construction industries accounting for 73.3% of the City's total employment earnings for the 1989 calendar year. Additionally, the City is the nation's leading tourist destination. The City's manufacturing activity is conducted primarily in apparel, printing and publishing.

Over the past three years, the rate of economic growth in the City has slowed substantially, and the City's economy is currently in recession. The City projects, and its current four-year financial plan assumes, a continuation of the recession in the New York City region in the 1991 and 1992 calendar years with a recovery late in the 1992 calendar year. The City Comptroller has issued reports concluding that the recession of the City's economy will be more severe and last longer than is assumed in the City's current four-year financial plan for the 1992-1995 fiscal years (the "1992-1995 Financial Plan" or "Financial Plan"). See "SECTION I: RECENT FINANCIAL DEVELOPMENTS" and "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Certain Reports".

For each of the 1981 through 1990 fiscal years, the City achieved balanced operating results as reported in accordance with generally accepted accounting principles ("GAAP"). During its 1991 fiscal year, as a result of the recession, the City has experienced significant shortfalls from its July 1990 projection in virtually every major category of tax revenues. The City was required to close substantial budget gaps in its 1990 fiscal year in order to maintain balanced operating results and has been required to do so again in its 1991 fiscal year. There can be no assurance that the City will continue to maintain a balanced budget, or that it can maintain a balanced budget without additional tax or other revenue increases or reductions in City services, which could adversely affect the City's economic base. The City Comptroller has issued reports that have warned of the adverse effects on the City's economy of the tax increases that were imposed during fiscal year 1991 and that are proposed in the Financial Plan to be imposed in fiscal years 1992, 1993 and 1994. For information on the City's revenues and expenditures, see "SECTION IV: SOURCES OF CITY REVENUES", "SECTION V: CITY SERVICES AND EXPENDITURES" and "SECTION VI: FINANCIAL OPERATIONS—1986-1990 Statement of Operations".

Pursuant to the laws of the State, the City prepares an annual four-year financial plan, which is reviewed and revised on a quarterly basis and which includes the City's capital, revenue and expense projections. For information regarding the current financial plan, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS" and "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN". The City is required to submit its financial plans to review bodies, including the New York State Financial Control Board ("Control Board"). If the City were to experience certain adverse financial circumstances, including the occurrence or the substantial likelihood and imminence of the occurrence of an annual operating deficit of more than \$100 million or the loss of access to the public credit markets to satisfy the City's capital and seasonal financing requirements, the Control Board would be

required by State law to exercise powers, among others, of prior approval of City financial plans, proposed borrowings and certain contracts. For further information regarding the Control Board and State laws which provide for oversight and, under certain circumstances, control of the City's financial and management practices, see "SECTION III: GOVERNMENT AND FINANCIAL CONTROLS—City Financial Management, Budgeting and Control—*Financial Emergency Act*".

The City depends on the State for State aid both to enable the City to balance its budget and to meet its cash requirements. The State Legislature has passed appropriation and revenue bills for the State's 1992 fiscal year. The bills make significant modifications to the Executive Budget for the State's 1992 fiscal year recommended by the Governor in January, 1991. The Governor has stated that he believes those bills would result in a 1992 budget which is not in balance and that he intends to use his veto powers to bring the budget into balance. The Governor has the statutory authority to veto specific appropriation items added by the State Legislature to the appropriation bills submitted by the Governor (which might include State aid to localities) and incorporated as part of the budget bills adopted by the Legislature. Any veto by the Governor could be overridden by a two-thirds vote of each house of the Legislature.

Based on a preliminary analysis, the City believes that the amount of State aid and other assistance proposed in the appropriation and revenue bills enacted by the Legislature is approximately \$250 million less than the State aid anticipated in the Financial Plan for the City's 1992 fiscal year. The Mayor has directed City officials to develop a plan to offset this potential shortfall from the City's projected State aid levels for its 1992 fiscal year. Any veto by the Governor of the bills adopted by the Legislature could result in further reductions in State aid to the City in its 1992 fiscal year. In the event the Governor's vetoes are overridden by the State Legislature, there can be no assurance as to when a State budget certified as balanced will be adopted, or as to the amounts of State aid that will be included in the budget for the City. See "SECTION I: RECENT FINANCIAL DEVELOPMENTS" for a discussion of the effects of the delay in the completion of the State's budget adoption process beyond the statutory April 1, 1991 deadline, including the potential adverse impact on the City's cash flow requirements for the end of June, 1991. If the State experiences revenue shortfalls or spending increases beyond its projections during its 1992 fiscal year or subsequent years, such developments could result in further reductions in projected State aid to the City. In addition, there can be no assurance that State budgets in future fiscal years will be adopted by the April 1 statutory deadline and that there will not be additional costs incurred by the City as a result of such delays.

The City's projections set forth in the Financial Plan are based on various assumptions and contingencies which are uncertain and which may not materialize. Changes in major assumptions could significantly affect the City's ability to balance its budget as required by State law and to meet its annual cash flow and financing requirements. Such assumptions and contingencies include the timing of any regional and local economic recovery, the absence of wage increases for City employees after the 1992 fiscal year, employment growth, provision of State and Federal aid and mandate relief, State legislative approval of proposed tax increases and State budgets, levels of education expenditures as may be required by State law, adoption of the City's budgets and proposed real property tax increases by the New York City Council, and the City's ability to implement necessary service and personnel reduction programs successfully. See "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*".

Implementation of the financial plan is also dependent upon the City's ability to market its securities successfully in the public credit markets. The City's four-year capital plan for fiscal years 1992-1995 contemplates issuance of \$12.5 billion of general obligation bonds to reconstruct and rehabilitate the City's infrastructure and physical assets and to make capital investments. A significant portion of such bond financing is used to reimburse the City's general fund for capital expenditures already incurred. In addition, the City issues revenue and tax anticipation notes to finance its seasonal working capital requirements. The terms and success of projected public sales of City general obligation bonds and notes will be subject to prevailing market conditions at the time of the sale, and no assurance can be given that the credit markets will absorb the projected amounts of public bond and note sales. In addition, future developments concerning the City and public discussion of such developments, the City's future financial needs and other issues may affect the market for outstanding City general obligation bonds and notes. If the City were unable to sell its general obligation bonds and notes, it would be prevented from meeting its planned operating and capital expenditures.

The City Comptroller and other agencies and public officials have issued reports and made public statements which, among other things, state that projected revenues may be less and future expenditures may be greater than those forecast in the financial plan. In addition, the Control Board and other agencies have questioned whether the City has the capacity to generate sufficient revenues in the future to meet the costs of its expenditure increases and to provide necessary services. It is reasonable to expect that such reports and statements will continue to be issued and to engender public comment, and it is expected that the staffs of the Control Board, State Deputy Comptroller for The City of New York ("OSDC" or "State Deputy Comptroller") and the City Comptroller will issue reports in June and July 1991 reviewing the City's current financial plans. See "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Certain Reports". For information concerning the City's credit rating, see "SECTION IX: OTHER INFORMATION—Ratings".

The factors affecting the City's financial condition and the Bonds described throughout this Official Statement are complex and are not intended to be summarized in this Introductory Statement. This Official Statement should be read in its entirety.

SECTION I: RECENT FINANCIAL DEVELOPMENTS

The City achieved balanced operating results as reported in accordance with GAAP for the 1990 fiscal year. Balance was accomplished through the implementation of significant actions required to address substantial shortfalls in revenues which were not anticipated in the City's forecast at the beginning of the 1990 fiscal year. The revenue shortfalls were primarily attributable to a reduction of \$729 million in non-property tax revenues, reflecting the region's slowing economic growth rate.

During the 1990 fiscal year, the City implemented various actions to offset a projected budget deficit of \$2.2 billion for the 1991 fiscal year, including \$822 million of tax increases and \$660 million of expenditure reductions. In fiscal year 1991, the local and national recession has continued to exert downward pressure on City revenue sources and to increase public assistance needs, resulting in an additional potential budget gap of approximately \$1.0 billion for the 1991 fiscal year. As a result, the City has implemented various additional gap-closing measures, including service reductions, productivity measures and the sale of certain City assets, which have substantially reduced this potential budget gap. The most recent quarterly modification to the City's financial plan submitted to the Control Board on May 17, 1991 (the "1991 Modification") identified a remaining budget gap of \$265 million, to be offset by the implementation of a variety of actions required to be taken prior to June 30, 1991 in order to balance the budget in accordance with GAAP. Such actions include the possible sale of a certain City asset for up to \$60 million, the consummation of which is not assured; \$40 to \$50 million of proposed debt service cost reductions, which will be funded through capitalizing interest from proceeds of this and prior bond issues if approved by the City Comptroller; the use of \$110 million from the general reserve; the use of \$50 million from the labor/pension reserves; and savings of \$60 to \$70 million on other than personal service ("OTPS") costs.

There is a risk that further data regarding tax collections for the 1991 fiscal year, expected to be available in June 1991, could result in a lower forecast of tax revenues for the 1991 fiscal year. In such event, the City will be required to adopt additional gap-closing measures for the remainder of the 1991 fiscal year, and there is no assurance that such measures would enable the City to achieve a balanced budget for its 1991 fiscal year. OSDC has stated that non-property tax revenues are likely to be \$42 million lower than forecast for the 1991 fiscal year. In addition, the City Comptroller has warned of a remaining budget gap in fiscal year 1991 of approximately \$100 million and also has stated that the City has the ability to offset such a gap. See "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Certain Reports".

On May 15, 1991, the City submitted to the Control Board the Financial Plan for the 1992-1995 fiscal years, which relates to the City, the Board of Education ("BOE") and the City University of New York ("CUNY") and is based on the Executive Budget and Budget Message for the City's 1992 fiscal year (the "Executive Budget"). The Executive Budget and the 1992-1995 Financial Plan project revenues and expenditures for the 1992 fiscal year balanced in accordance with GAAP. The Executive Budget is subject to approval by the City Council. There can be no assurance that the Executive Budget will be adopted in its proposed form.

The 1992-1995 Financial Plan sets forth a program to close a potential gap of \$3.5 billion in the 1992 fiscal year, compared to the \$970 million deficit initially projected for the 1992 fiscal year in the City's financial plan adopted in July 1990. This \$3.5 billion gap resulted from, among other things, additional projected tax revenue shortfalls of approximately \$1.6 billion in the 1992 fiscal year, due primarily to weaknesses in personal income tax withholding and sales tax receipts; \$564 million of proposed reductions of State aid for the City; \$391 million of projected increases in legally mandated expenditures, including public assistance and Medicaid expenditures; and \$73 million of increased debt service costs. The gap-closing program for the 1992 fiscal year outlined in the 1992-1995 Financial Plan includes receipt of \$926 million from proposed tax increases, including increases in the real property tax, personal income tax and various other taxes; \$60 million of projected reduced debt service costs; approximately \$1.5 billion of proposed service reductions, including a reduction in the number of City employees through attrition and layoffs; proposed productivity savings of \$545 million; revenue initiatives of \$213 million, including improved tax audit collections; \$84 million resulting from the proposed consolidation and restructuring of agency operations; and other non-tax revenue proposals totaling \$250 million. The City Comptroller is expected to issue a report in the near future that may project a potential tax revenue shortfall in fiscal year 1992 of approximately \$175 million from the revenues projected in the Financial Plan. See "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Certain Reports".

Many of the contemplated gap-closing actions will require State legislative or administrative approval. Authority to levy increased taxes requires action by the State legislature and City Council, except for real property taxes which require approval only of the City Council. A report issued by the City Council dated June 6, 1991 states that the City Council will approve no more than \$170 million of the \$646 million increase in real property taxes proposed for the 1992 fiscal year, and has proposed restoring approximately \$400 million of the service reductions proposed in the Financial Plan for the 1992 fiscal year. The report proposes that the City seek to obtain \$350 million of savings from reduced labor costs and non-recurring revenues totaling \$225 million from Municipal Assistance Corporation for The City of New York ("MAC") debt refinancings and other financing actions, and also proposes alternative expenditure reductions totaling \$276 million, to offset the cost of its proposals. Certain of the actions proposed in the City Council report to reduce labor costs may require action by the unions representing City employees. In addition, Standard & Poor's Corporation ("Standard & Poor's") has stated that the use of debt proceeds, such as the proceeds of the proposed MAC refinancing, to support annual spending would be viewed as inconsistent with the current Standard & Poor's rating of City bonds. MAC has expressed serious reservations about undertaking any debt restructuring that could cause a reduction in the City's credit rating.

In the 1991 fiscal year, the City has reached collective bargaining agreements with the United Federation of Teachers (the "UFT"), District Council 37 of the American Federation of State, County and Municipal Employees ("District Council 37"), Local 237 of the International Brotherhood of Teamsters ("Local 237"), the Communications Workers of America ("CWA") and the United Probation Officers Association ("UPOA"), which covers approximately 70% of the City's workforce. The collective bargaining agreements included total increases of between 5.0% and 5.8%, 1.5% of which was funded from funds previously allocated for collective bargaining³ increases, with the remainder from a combination of State funds and reduced contributions to certain pension funds based on revised earnings assumptions on such funds' assets. The 1992-1995 Financial Plan incorporates certain assumptions regarding the costs of collective bargaining agreements to be negotiated in the future. For all employees whose unions have not reached collective bargaining agreements with the City, the 1991 Modification and the 1992-1995 Financial Plan include funds for incremental 1.5% increases in fiscal years 1991 and 1992, with no increase thereafter. In addition, the Financial Plan assumes no additional wage increases for UFT, District Council 37, Local 237, CWA and UPOA employees following the expiration of their respective agreements with the City in fiscal year 1992. Each 1% wage increase for all employees upon expiration at various times during the 1992 fiscal year of their respective collective bargaining agreements would cost the City an additional \$78 million in fiscal year 1992 and \$136 million in each fiscal year thereafter above the amounts provided for in the Financial Plan. These additional costs assume that all employees whose unions have not reached collective bargaining agreements with the City reach settlements consistent with the 1.5% wage increases assumed in the Financial Plan and with contract lengths similar to District Council 37, Local 237, CWA and UPOA.

The terms of eventual wage settlements could be determined through the impasse procedure in the New York City Collective Bargaining Law, which can impose a binding settlement. For further information regarding the agreements between the City and each of the UFT, District 37, Local 237, CWA and UPOA and the wage and benefit increases set forth in such agreements, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—1. Personal Service Costs".

As a result of the national and regional economic recession, the State's projections of tax revenues for its 1991 fiscal year were substantially reduced and corresponding reductions were made in projected tax revenues for the State's 1992 fiscal year. Consequently, it is expected that the State budget will contain increases in certain revenues and decreases in certain expenditures totaling \$6.5 billion, from previously projected levels. The State Legislature has passed appropriation and revenue bills for the State's 1992 fiscal year and submitted them for approval by the Governor. The bills enacted by the Legislature include a significant increase in certain State taxes and fees, including an increase in the State tax on petroleum products; a freeze in the scheduled reduction in the personal income tax, thereby avoiding a tax cut that would otherwise cost the State approximately \$400 million in its 1992 fiscal year; significant spending reductions, including cuts in State operations and reductions in State aid to localities, such as reductions in education aid and in unrestricted local aid; Medicaid cost containment measures; and non-recurring revenues. The Governor has the statutory authority to veto specific appropriation items added by the Legislature to the appropriation bills submitted by the Governor (which might include State aid to localities) and incorporated as part of the budget bills adopted by the Legislature. The Governor has stated that he believes that the appropriation and revenue bills adopted by the Legislature would result in a 1992 budget that is not in balance and that he intends to use his veto powers to bring the budget into balance. Any veto by the Governor could be overridden by a two-thirds vote of each house of the Legislature.

Based on a preliminary analysis, the City believes that the amount of State aid and other assistance proposed in the appropriation and revenue bills enacted by the Legislature is approximately \$250 million less than the State aid anticipated in the Financial Plan for the City's 1992 fiscal year. The Mayor has directed City officials to develop a plan to offset this potential shortfall from the City's projected State aid levels for its 1992 fiscal year. Any veto by the Governor of the bills adopted by the Legislature could result in further reductions in State aid to the City in its 1992 fiscal year. There can be no assurance that, when the State's 1992 budget adoption process is completed, the State budget will include the measures referred to above or provide for aid payments to the City at the times and the levels forecast in the City's 1992-1995 Financial Plan. Moreover, if additional revenue shortfalls or spending increases occur during the State's 1992 fiscal year or subsequent years beyond current projections, such developments could result in additional reductions in State aid to localities, including the City.

The delay in the adoption of the State's budget beyond the statutory April 1, 1991 deadline and the resultant delay in the State's Spring borrowing has delayed the projected receipt by the City of approximately \$3.1 billion of State aid payments for April, May and June 1991. The City's forecast for the 1991 fiscal year is dependent upon, among other things, the completion of the sale of the Bonds in mid-June, 1991 and upon the adoption of a State budget, certified as balanced, by mid-June, 1991 in sufficient time for the consummation of the State's Spring borrowing and the resulting receipt by the City of approximately \$3.1 billion of projected State aid payments by the end of June 1991. Moreover, on June 28, 1991, \$2.55 billion of general obligation revenue anticipation notes issued in anticipation of certain State aid will become due. If the sale of the Bonds is not completed by mid-June, 1991 or if such projected State aid is not received by the City by the end of June, the City will not have sufficient funds at such times to meet its cash flow requirements without taking additional actions in the 1991 fiscal year requiring approval by the State Legislature. These actions include the issuance by the City of revenue anticipation notes in anticipation of State aid payments, originally expected to be received in the City's 1991 fiscal year, but payable in the City's 1992 fiscal year because of delay in the adoption of the State's budget. The Mayor is currently seeking authority from the State Legislature to enable the City to issue such notes. The Mayor has stated that, unless local aid payments are received from the State or other sources are identified, he anticipates a sale of approximately \$2.5 billion of such revenue anticipation notes in the last two weeks of June. In addition, the City anticipates that it will be required to take various actions to increase cash receipts or defer expenditures in order to meet its cash requirements through mid-July.

SECTION II: THE BONDS

General

The Bonds will be general obligations of the City issued pursuant to the Constitution and laws of the State and the New York City Charter (the “City Charter”). The Bonds will mature and bear interest as described on the cover page of this Official Statement and will contain a pledge of the City’s faith and credit for the payment of the principal of, redemption premium, if any, and interest on the Bonds. All real property subject to taxation by the City will be subject to the levy of *ad valorem* taxes, without limitation as to rate or amount, to pay the principal of, redemption premium, if any, and interest on the Bonds.

The Bonds will be defeasible prior to maturity by the deposit in trust with a bank or trust company of sufficient cash or cash equivalents to pay when due all principal of, applicable redemption premium, if any, and interest on the Bonds to be defeased.

Payment Mechanism

Pursuant to the New York State Financial Emergency Act for the City of New York (the “Financial Emergency Act” or the “Act”), a general debt service fund (the “General Debt Service Fund” or the “Fund”) has been established for City bonds and certain City notes. Pursuant to the Act, payments of the City real estate tax must be deposited upon receipt in the Fund, and retained under a statutory formula, for the payment of debt service (with exceptions for debt service, such as principal of seasonal borrowings, that is set aside under other procedures). The statutory formula may not necessarily result in retention of sufficient real estate taxes to comply with the City Covenants (as defined in “SECTION II: THE BONDS—Certain Covenants and Agreements”), particularly because most real estate taxes are now due on different dates from those in effect when the formula was adopted. The City will comply with the City Covenants either by providing for retention of real estate taxes in excess of the statutory requirements or by making payments into the Fund from other cash resources. The principal of and interest on the Bonds will be paid from the Fund until the Act expires on July 1, 2008. Subsequently, principal of and interest on the Bonds will be paid from a separate fund or funds maintained in accordance with the City Covenants. Since its inception, the Fund has been fully funded at the beginning of each payment period.

If the Control Board determines that retentions in the Fund are likely to be insufficient to provide for the debt service payable therefrom, it must require that additional real estate tax revenues be retained or other cash resources of the City be paid into the Fund. In addition, the Control Board is required to take such action as it determines to be necessary so that the money in the Fund is adequate to meet debt service requirements.

The rights of the owners of Bonds to receive interest, principal and redemption premium, if any, from the City could be adversely affected by a restructuring of the City’s debt under Chapter 9 of the Federal Bankruptcy Code. No assurance can be given that any priority of holders of City securities (including the Bonds) to payment from money retained in the Fund or from other cash resources would be recognized if a petition were filed by or on behalf of the City under the Federal Bankruptcy Code or pursuant to other subsequently enacted laws relating to creditors’ rights; such money might, under such circumstances, be available for the payment of all City creditors generally. Judicial enforcement of the City’s obligation to make payments into the Fund, of the obligation to retain certain money in the Fund, of the rights of holders of bonds and notes of the City to money in the Fund, of the obligations of the City under the City Covenants and of the State under the State Pledge and Agreement and the State Covenant (in each case, as defined in “Section II: The Bonds—Certain Covenants and Agreements”) may be within the discretion of a court. For further information concerning certain rights of owners of Bonds against the City, see “SECTION VIII: INDEBTEDNESS—City Indebtedness”.

Enforceability of City Obligations

As required by the State Constitution and applicable law, the City pledges its faith and credit for the payment of the principal of and interest on all City indebtedness. Holders of City debt obligations

have a contractual right to full payment of principal and interest at maturity. If the City fails to pay principal or interest, the holder has the right to sue and is entitled to the full amount due, including interest to maturity at the stated rate and at the rate authorized by law thereafter until payment. Under the General Municipal Law, if the City fails to pay any money judgment, it is the duty of the City to assess, levy and cause to be collected amounts sufficient to pay the judgment. Decisions indicate that judicial enforcement of statutes such as this provision in the General Municipal Law is within the discretion of a court. Other judicial decisions also indicate that a money judgment against a municipality may not be enforceable against municipal property devoted to public use.

Certain Covenants and Agreements

The City will covenant that: (i) a separate fund or funds for the purpose of paying principal of and interest on bonds and interest on notes of the City (including required payments into, but not from, City sinking funds) shall be maintained by an officer or agency of the State or by a bank or trust company; and (ii) not later than the last day of each month, there shall be on deposit in a separate fund or funds an amount sufficient to pay principal of and interest on bonds and interest on notes of the City due and payable in the next succeeding month. The City currently uses the debt service payment mechanisms described above to perform these covenants.

The State pledges and agrees in the Financial Emergency Act that the State will not take any action that will impair the power of the City to comply with the covenants described in the preceding paragraph (the "City Covenants") or any right or remedy of any owner of the Bonds to enforce the City Covenants (the "State Pledge and Agreement"). The City will include in the Bonds (other than the Tax-Exempt Bonds due in 2011) the covenant of the State (the "State Covenant") to the effect, among other things, that the State will not substantially impair the authority of the Control Board in specified respects to be the independent monitor of the fiscal affairs of the City. In the opinion of Bond Counsel, the enforceability of the City Covenants, the State Pledge and Agreement and the State Covenant may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted and may also be subject to the exercise of the State's police powers and of judicial discretion in appropriate cases.

Optional Redemption

The Tax-Exempt Bonds (other than those due in 2011) will be subject to redemption at the option of the City on or after November 15, 2001, in whole or in part, by lot within each maturity, on any interest payment date, at the following redemption prices, plus accrued interest to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price as Percentage of Par</u>
November 15, 2001 and May 15, 2002	101½%
November 15, 2002 and May 15, 2003	100¾
November 15, 2003 and thereafter	100

The Tax-Exempt Bonds due in 2011 will not be subject to redemption prior to maturity.

The Taxable Bonds will be subject to redemption prior to maturity at the option of the City on or after November 15, 2001, in whole or in part, by lot within each maturity, on any interest payment date, at the following redemption prices, plus accrued interest to the date of redemption:

<u>Redemption Dates</u>	<u>Redemption Price as Percentage of Par</u>
November 15, 2001 and May 15, 2002	102%
November 15, 2002 and May 15, 2003	101
November 15, 2003 and thereafter	100

The City may select amounts and maturities of Bonds for redemption in its sole discretion.

Use of Proceeds

The proceeds from the sale of the Tax-Exempt Bonds will be used for various municipal capital purposes, and the proceeds from the sale of the Taxable Bonds will be used for loan programs and other discrete municipal capital purposes. The City purposes for which some of the Tax-Exempt Bonds are being issued are to be accomplished through voluntary organizations (the "Organizations") that are described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code"), selected by the City and engaged in providing housing facilities (the "Projects"). For further information concerning the City's capital projects, see "SECTION V: CITY SERVICES AND EXPENDITURES—Capital Expenditures" and "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Long-Term Capital and Financing Program".

Certain expenses of the City incurred in connection with the issuance and sale of the Bonds, preliminary costs of surveys, maps, plans, estimates and hearings in connection with capital improvements and costs incidental to such improvements may be included in the above purposes.

Book-Entry Only System

The Bonds will be issued as registered Bonds and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds. DTC is a limited-purpose trust company organized under the laws of the State of New York, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended.

DTC holds securities and facilitates the clearance and settlement of securities transactions through electronic book-entry changes in accounts of its participants (the "DTC Participants"), thereby eliminating the need for physical movement of certificates. DTC Participants include securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations, some of which (and/or their representatives) own DTC. Access to the DTC system is also available to other entities such as banks, brokers, dealers and trust companies that clear through or maintain a custodial relationship with a DTC Participant, either directly or indirectly.

DTC Participants will be credited in the records of DTC with the amount of such Participants' interests in the Bonds. Beneficial ownership interests in the Bonds in the amount of \$5,000 or any integral multiple thereof may be purchased by or through DTC Participants. A purchaser of such an interest (a "Beneficial Owner") will not receive a certificate representing his beneficial ownership interest. The ownership interest of each Beneficial Owner will be recorded through the records of the DTC Participant from which he purchased his Bonds. Transfers of ownership interests in the Bonds will be accomplished by book entries made by DTC and, in turn, by DTC Participants acting on behalf of Beneficial Owners. It is anticipated that each Beneficial Owner will receive a written confirmation of the ownership interests acquired by him in the Bonds from a DTC Participant.

So long as Cede & Co. is the registered owner of the Bonds, as nominee of DTC, references herein to the owners of Bonds shall mean Cede & Co. and shall not mean the Beneficial Owners of the Bonds. Beneficial Owners may desire to make arrangements with a DTC Participant so that all notices of redemption or other communications to DTC, which affect such Beneficial Owners, and notification of all interest payments, will be forwarded in writing by the DTC Participant.

Payments of principal of, redemption premium, if any, and interest on the Bonds will be paid by the City or by a fiscal agent of the City (the "Fiscal Agent") directly to DTC or its nominee, Cede & Co. DTC will remit such payments to DTC Participants and such payments will thereafter be paid by DTC Participants to the Beneficial Owners. No assurance can be given by the City that DTC will make prompt transfer of payments to the DTC Participants or that DTC Participants will make prompt transfer of payments to Beneficial Owners. The City is not responsible or liable for payment by DTC or DTC Participants or for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants.

For every transfer and exchange of the Bonds, the Beneficial Owners may be charged a sum sufficient to cover any tax, fee or other charge that may be imposed in relation thereto.

DTC may discontinue providing its services with respect to the Bonds at any time by giving notice to the City and discharging its responsibilities with respect thereto under applicable law, or the City may terminate its participation in the system of book-entry transfers through DTC at any time. In the event that the book-entry-only system is discontinued, the City will authenticate and make available for delivery replacement Bonds in the form of registered certificates. In addition, the following provisions would apply: principal of the Bonds and redemption premium, if any, will be payable in lawful money of the United States of America at the office of the Fiscal Agent, The Chase Manhattan Bank, N.A., Municipal Paying Agency Services Division, One New York Plaza—14th Floor, New York, New York 10081, or any successor fiscal agent designated by the City, and interest on the Bonds will be payable by wire transfer or by check mailed to the respective addresses of the registered owners thereof as shown on the registration books of the City as of the close of business on the last business day of the calendar month immediately preceding the applicable interest payment date.

SECTION III: GOVERNMENT AND FINANCIAL CONTROLS

Structure of City Government

The City of New York is divided into five counties, which correspond to its five boroughs. The City, however, is the only unit of local government within its territorial jurisdiction with authority to levy and collect taxes, and is the unit of local government primarily responsible for service delivery. On November 6, 1990, the voters of Staten Island voted to establish a charter commission for the purpose of proposing a charter under which Staten Island would secede from The City of New York to become a separate City of Staten Island. A subsequent referendum of the voters of Staten Island will be held no earlier than 1993 to determine whether the proposed charter should be approved, and if such referendum is approved, the charter commission will submit to the State Legislature proposed legislation enabling Staten Island to separate from the City. The charter would take effect upon approval of such enabling legislation by the State Legislature. Any such legislation would be subject to legal challenge by the City and would require approval by the United States Department of Justice under the Federal Voting Rights Act.

Responsibility for governing the City is currently vested by the City Charter in the Mayor, the City Comptroller, the City Council and the President of the Council. On November 7, 1989, the voters of the City approved amendments to the City Charter designed to restructure the City's government.

—*The Mayor.* David N. Dinkins, the Mayor of the City, took office on January 1, 1990. The Mayor is elected in a general election for a four-year term and is the chief executive officer of the City. The Mayor has the power to appoint the commissioners of the City's various departments. The Mayor is responsible for preparing and administering the City's annual Expense and Capital Budgets (as defined below) and financial plan. The Mayor has the power to veto local laws enacted by the City Council, but such a veto may be overridden by a two-thirds vote of the Council. The Mayor possesses all residual powers of the City government not otherwise delegated by law to some other public official or body. The Mayor is also a member of the Control Board. Under the amended Charter, the Mayor has been given new powers and responsibilities relating to land use and City contracts.

—*The City Comptroller.* Elizabeth Holtzman, the Comptroller of the City, took office on January 1, 1990. The City Comptroller is elected in a general election for a four-year term and is the chief fiscal officer of the City. The City Comptroller has extensive investigative and audit powers and responsibilities which include keeping the financial books and records of the City. The City Comptroller's audit responsibilities include a program of performance audits of City agencies in connection with the City's management, planning and control of operations. In addition, the City Comptroller is required to evaluate the Mayor's budget, including the assumptions and methodology used in the budget. The City Comptroller is also a member of the Control Board and is a trustee, the custodian and the delegated investment manager of the City's five pension systems.

—*The City Council.* The City Council is the legislative body of the City and consists of the President of the Council and 35 members elected for four-year terms who represent various

geographic districts of the City. Under the Charter, the City Council must annually adopt a resolution fixing the amount of the real estate tax and approve the City's capital and expense budgets. The City Council does not, however, have the power to enact local laws imposing other taxes, unless such taxes have been authorized by State legislation. Under the Charter amendments, the City Council has been given new powers and responsibilities relating to budget adoptions, franchises and land use. In 1991, pursuant to the amended Charter, City Council membership will be increased to 51.

—*The President of the Council.* Andrew J. Stein, the President of the Council, took office on January 1, 1986, and was re-elected to a second term which commenced on January 1, 1990. The President of the Council is elected in a general election for a four-year term. The President of the Council may preside at meetings of the City Council without voting power, except in the case of a tie vote. The President of the Council is first in the line of succession to the Mayor in the event of the death or disability of the Mayor or a vacancy otherwise occurring in the office. Under the Charter amendments, the President of the Council appoints a member of the City Planning Commission and has various responsibilities relating to, among other things, monitoring the activities of City agencies, the investigation and resolution of certain complaints made by members of the public concerning City agencies and ensuring appropriate public access to government information and meetings.

City Financial Management, Budgeting and Controls

The Mayor is responsible under the City Charter for preparing the City's annual expense and capital budgets (as adopted, the "Expense Budget" and the "Capital Budget", respectively, and collectively, the "Budgets"). The Expense Budget covers the City's annual operating expenditures for municipal services, while the Capital Budget covers expenditures for capital projects, as defined in the City Charter. Operations under the Expense Budget must reflect the aggregate expenditure limitations contained in financial plans. The City Council is responsible for adopting the Expense Budget and the Capital Budget. The Mayor has the power to veto any increase or addition to the Budgets approved by the City Council and the power to determine the non-property tax revenue forecast on which the City Council must rely in adopting a balanced City budget. The City Council, acting by a two-thirds vote, may override any Mayoral veto.

The City, through the Mayor's Office of Management and Budget ("OMB") and the Office of the Comptroller, has developed and implemented sophisticated accounting, reporting, forecasting and internal control systems.

OMB

OMB, with a staff of 350 professionals, is the Mayor's primary advisory group on fiscal issues and is also responsible for the preparation, monitoring and control of the City's Budgets and four-year financial plans.

State law requires the City to maintain its Expense Budget balanced when reported in accordance with GAAP. In addition to the City's annual Expense and Capital Budgets, the City prepares a four-year financial plan which encompasses the City's revenue, expenditure, cash flow and capital projections. All Covered Organizations, as hereinafter defined, are also required to maintain budgets that are balanced when reported in accordance with GAAP. From time to time certain Covered Organizations have had budgets providing for balanced operations on a cash basis but not balanced under GAAP.

To assist in achieving the goals of the financial plan and budget, the City reviews its financial plan periodically and, if necessary, prepares modifications to incorporate actual results and revisions to projections and assumptions to reflect current information. The City's revenue projections are continually reviewed and periodically updated with the benefit of discussions with a panel of private economists analyzing the effects of changes in economic indicators on City revenues and information from various economic forecasting services. The City conforms aggregate expenditures to the limitations contained in the financial plan.

The Mayor's Executive Budget for each of the 1986 through 1991 fiscal years received the Government Finance Officers Association (the "GFOA") Award for Distinguished Budget Presentation.

Office of the Comptroller

The City Comptroller is the City's chief fiscal officer and is responsible under the City Charter for reviewing and commenting on the City's Budgets and financial plans, including the assumptions and methodologies used in their preparation. The City Comptroller, as an independently elected public official, is required to report annually to the City Council on the state of the City's economy and finances and periodically to the Mayor and the City Council on the financial condition of the City and to make recommendations, comments and criticisms on the operations, fiscal policies and financial transactions of the City. Such reports, among other things, have differed with certain of the economic, revenue and expenditure assumptions and projections in the City's financial plans and Budgets. See "SECTION VII: 1991 MODIFICATION and 1992-1995 FINANCIAL PLAN—Certain Reports".

The Office of the Comptroller, with a professional staff of approximately 620, establishes the City's accounting and financial reporting practices and internal control procedures. The City Comptroller is also responsible for the preparation of the City's annual financial statements, which, since 1978, have been required to be reported in accordance with GAAP.

The Comprehensive Annual Financial Report of the Comptroller for the 1989 fiscal year, which includes, among other things, the City's financial statements for the 1989 fiscal year, has received the GFOA award of the Certificate of Achievement for Excellence in Financial Reporting, the tenth consecutive year the Comprehensive Annual Financial Report of the Comptroller has won such award.

All contracts for goods and services requiring the expenditure of City moneys must be registered with the City Comptroller. No contract can be registered unless funds for its payment have been appropriated by the City Council. The City Comptroller also prepares vouchers for payments for such goods and services and cannot prepare a voucher unless funds are available in the Budgets for its payment.

The City Comptroller is also required by the City Charter to audit all City agencies and has the power to audit all City contracts. The Office of the Comptroller conducts both financial and management audits and has the power to investigate corruption in connection with city contracts or contractors.

The Mayor and City Comptroller are responsible for the issuance of City indebtedness. The City Comptroller oversees the payment of such indebtedness and is responsible for the custody of certain sinking funds.

Financial Reporting and Control Systems

Since 1978, the City's financial statements have been required to be audited by independent certified public accountants and to be presented in accordance with the GAAP. The City has completed ten consecutive fiscal years with a General Fund surplus when reported in accordance with GAAP. Both OMB and the Office of the Comptroller utilize financial monitoring, reporting and control systems, including the Integrated Financial Management System and a comprehensive Capital Projects Information System, which provide comprehensive current and historical information regarding the City's financial condition. This information, which is independently evaluated by each office, provides a basis for City action required to maintain a balanced budget and continued financial stability.

The City's operating results and forecasts are analyzed, reviewed and reported on by each of OMB and the Office of the Comptroller as part of the City's overall system of internal control. Internal control systems are reviewed regularly, and the City Comptroller requires an annual report on internal control and accountability from each agency. Comprehensive service level and productivity targets are formulated and monitored for each agency by the Mayor's Office of Operations and reported publicly in a semiannual management report.

The City has developed and utilizes a cash forecasting system which forecasts its daily cash balances. This enables the City to predict more accurately its short-term borrowing needs and maximize its return on the investment of available cash balances. Monthly statements of operating revenues and

expenditures, capital revenues and expenditures and cash flow are reported after each month's end, and major variances from the financial plan are identified and explained.

In October 1989, the City completed an inventory of the major portion of its assets and asset systems which have a replacement cost of \$10 million or more and a useful life of at least ten years, as required by the City Charter. In March 1991, the City issued an assessment of the asset condition and a proposed maintenance schedule for the inventoried assets.

Financial Emergency Act

The Financial Emergency Act requires that the City submit to the Control Board, at least 50 days prior to the beginning of each fiscal year (or on such other date as the Control Board may approve), a financial plan for the City and certain State governmental agencies, public authorities or public benefit corporations ("PBCs") which receive or may receive monies from the City directly, indirectly or contingently (the "Covered Organizations") covering the four-year period beginning with such fiscal year. The BOE, the New York City Transit Authority and the Manhattan and Bronx Surface Transit Operating Authority (collectively, the "Transit Authority" or the "TA"), the New York City Health and Hospitals Corporation ("HHC") and the New York City Housing Authority (the "Housing Authority" or "HA") are examples of Covered Organizations. The Act requires that the City's four-year financial plans conform to a number of standards. Unless otherwise permitted by the Control Board under certain conditions, the City must prepare and balance its budget covering all expenditures other than capital items so that the results of such budget will not show a deficit when reported in accordance with GAAP. Provision must be made, among other things, for the payment in full of the debt service on all City securities. The Control Board is to determine whether the plan or any modification is complete and complies with the Act. The budget and operations of the City and the Covered Organizations must be in conformance with the financial plan then in effect.

From 1975 to June 30, 1986, the City was subject to a Control Period, as defined in the Financial Emergency Act, which was terminated upon the satisfaction of the statutory conditions for termination, including the termination of all Federal guarantees of obligations of the City, a determination by the Control Board that the City had maintained a balanced budget in accordance with GAAP for each of the three immediately preceding fiscal years and a certification by the State and City Comptrollers that sales of securities by or for the benefit of the City satisfied its capital and seasonal financing requirements in the public credit markets and was expected to satisfy such requirements in the 1987 fiscal year. With the termination of the Control Period, certain Control Board powers were suspended including, among others, its power to approve or disapprove certain contracts, long-term and short-term borrowings, and the four-year financial plan of the City and the Covered Organizations. After the termination of the Control Period but prior to the statutory expiration date of the Financial Emergency Act on July 1, 2008, the City will still be required to develop a four-year financial plan each year and to modify the plan as changing circumstances require. During this period, the Control Board will also continue to have certain review powers and must reimpose a Control Period upon the occurrence or substantial likelihood of the occurrence of any one of certain events specified in the Act. These events are (i) failure by the City to pay principal of or interest on any of its notes or bonds when due or payable, (ii) the existence of a City operating deficit of more than \$100 million, (iii) issuance by the City of notes in violation of certain restrictions on short-term borrowing imposed by the Act, (iv) any violation by the City of any provision of the Act which substantially impairs the ability of the City to pay principal of or interest on its bonds or notes when due and payable or its ability to adopt or adhere to an operating budget balanced in accordance with the Act, or (v) joint certification by the State and City Comptrollers that they could not at that time make a joint certification that sales of securities in the public credit market by or for the benefit of the City during the immediately preceding fiscal year and the current fiscal year satisfied its capital and seasonal financing requirements during such period and that there is a substantial likelihood that such securities can be sold in the general public market from the date of the joint certification through the date of the next succeeding fiscal year in amounts that will satisfy substantially all of the capital and seasonal financing requirements of the City during such period in accordance with the financial plan then in effect.

Financial Control Board Oversight

The Control Board, with MAC and the State Deputy Comptroller, who is appointed by the State Comptroller, reviews and monitors revenues and expenditures of the City and the Covered Organizations.

The Control Board is required to: (i) review the four-year financial plan of the City and of the Covered Organizations and modifications thereto; (ii) review the operations of the City and the Covered Organizations, including their compliance with the financial plan; and (iii) review long-term and short-term borrowings and certain contracts, including collective bargaining agreements, of the City and the Covered Organizations. The requirement to submit four-year financial plans and budgets for review was in response to the severe financial difficulties and loss of access to the credit markets encountered by the City in 1975. The Control Board must reexamine the financial plan on at least a quarterly basis to determine its conformance to statutory standards.

During a Control Period, in addition to the requirements described above, the Control Board is required to: (i) approve or disapprove the four-year financial plan of the City and of the Covered Organizations and modifications thereto; (ii) approve or disapprove long-term and short-term borrowings and certain contracts, including collective bargaining agreements, of the City and the Covered Organizations; and (iii) establish procedures with respect to the disbursement of moneys to the City and the Covered Organizations from the Control Board Fund (as defined in the Act) created by the Act.

The members of the Control Board are: Mario M. Cuomo, Governor of the State of New York (Chairman); Edward V. Regan, Comptroller of the State of New York; David N. Dinkins, Mayor of The City of New York; Elizabeth Holtzman, Comptroller of The City of New York; and three members appointed by the Governor, currently Heather L. Ruth, President of the Public Securities Association; Stanley S. Shuman, Executive Vice President of Allen & Company, Incorporated; and Robert R. Kiley, President and Chief Executive Officer of Fischbach Corporation. The Executive Director of the Control Board, who is appointed jointly by the Governor and the Mayor, is Allen Proctor. The Control Board is assisted in the exercise of its responsibilities and powers under the Financial Emergency Act by the State Deputy Comptroller who is Elinor B. Bachrach.

SECTION IV: SOURCES OF CITY REVENUES

The City derives its revenues from a variety of local taxes, user charges and miscellaneous revenues, as well as from Federal and State unrestricted and categorical grants. State aid as a percentage of the City's revenues has remained relatively constant over the period from 1980 to 1990, while Federal aid has been sharply reduced. The City projects that local revenues will provide approximately 65.9% of total revenues in the 1991 fiscal year while Federal aid, including categorical grants, will provide 11.4%, and State aid, including unrestricted aid and categorical grants, will provide 22.7%. Adjusting the data for comparability, local revenues provided approximately 60.6% of total revenues in 1980, while Federal and State aid each provided approximately 19.7%. A discussion of the City's principal revenue sources follows. For information regarding assumptions on which the City's revenue projections are based, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions". For information regarding the City's tax base, see "APPENDIX A—ECONOMIC AND SOCIAL FACTORS".

Real Estate Tax

The real estate tax, the single largest source of the City's revenues, is the primary source of funds for the City's General Debt Service Fund. The City expects to derive approximately 45.7% of its total tax revenues and 26.0% of its total revenues for the 1991 fiscal year from the real estate tax.

The State Constitution authorizes the City to levy a real estate tax without limit as to rate or amount (the "debt service levy") to cover scheduled payment of the principal of and interest on indebtedness of the City. However, the State Constitution limits the amount of revenue which the City can raise from the real estate tax for operating purposes (the "operating limit") to 2.5% of the average full value of taxable real estate in the City for the current and the last four fiscal years. As shown in the

table below, the percentage of the debt service levy to the total levy decreased in each of the 1987 through 1989 fiscal years, increased in fiscal year 1990 and decreased in fiscal year 1991. The most recent calculation of the operating limit does not reflect the current downturn in the real estate market, which could lower the operating limit in the future.

**COMPARISON OF REAL ESTATE TAX LEVIES, TAX LIMITS
AND TAX RATES**

<u>Fiscal Year</u>	<u>Total Levy(1)</u>	<u>Levy Within Operating Limit</u>	<u>Debt Service Levy(2)</u>	<u>Percent of Debt Service Levy to Total Levy</u>	<u>Operating Limit</u>	<u>Percent of Levy Within Operating Limit to Operating Limit</u>	<u>Rate Per \$100 of Full Valuation(3)</u>	<u>Weighted Average Tax Rate Per \$100 Assessed Valuation</u>
(Dollars in Millions)								
1986	\$4,866.8	\$3,648.9	\$1,217.9	25.0%	\$4,047.5	90.2%	\$2.45	\$ 9.26
1987	5,141.7	3,956.0	1,185.7	23.1	4,432.0	89.3	2.33	9.32
1988	5,586.0	4,432.3	1,153.7	20.7	4,969.5	89.1	2.24	9.43
1989	6,233.0	4,996.3	1,236.7	19.8	6,808.5	73.4	2.29	9.72
1990	6,872.4	5,401.3	1,471.1	21.4	7,789.1	69.3	2.21	9.91
1991	7,681.3	6,154.7	1,526.6	19.9	9,109.3	67.6	2.11	10.25

(1) As approved by the City Council.

(2) The debt service levy includes a portion of the total reserve for uncollected real estate taxes.

(3) The rate per dollar of full valuation shown is based on the special equalization ratio and the full valuation (discussed below). Special equalization ratios and full valuations are revised subsequently as a result of surveys by the State Board of Equalization and Assessment.

The City Council has adopted a distinct tax rate for each of the four categories of real property established by State legislation. The rate per full dollar of valuation for the 1986 through 1991 fiscal years is based on the weighted average of these individual rates for such fiscal years, as shown above.

Assessment

The City has traditionally assessed real property at less than market (full) value. The State Board of Equalization and Assessment (the "State Board") is required by law to determine annually the relationship between taxable assessed value and market value which is expressed as the "special equalization ratio". The special equalization ratio is used to compute full value for the purpose of measuring the City's compliance with the operating limit and general debt limit. For a discussion of the City's debt limit, see "SECTION VIII: INDEBTEDNESS—City Indebtedness—*Limitations on the City's Authority to Contract Indebtedness*". The ratios are calculated by using either a market value survey or a projection of market value growth based on the four most recent surveys. Ratios, and therefore full values, may be revised when new surveys are completed. The ratios and full values used to compute the 1991 fiscal year operating limit, which are shown in the table below, have been established by the State Board and include the results of the calendar year 1987 market value survey.

BILLABLE ASSESSED AND FULL VALUE OF TAXABLE REAL ESTATE(1)

<u>Fiscal Year</u>	<u>Billable Assessed Valuation of Taxable Real Estate(2)</u>	<u>÷</u>	<u>Special Equalization Ratio(3)</u>	<u>=</u>	<u>Full Valuation(2)(3)</u>
1986	\$52,673,812,431		.2321		\$226,944,474,067
1987	55,295,500,070		.2073		266,741,437,868
1988	59,316,861,486		.1912		310,234,631,203
1989	64,342,267,379		.1789		359,654,932,247
1990	70,252,467,843		.1709		411,073,539,163
1991	76,528,438,709		.1614		474,153,895,347

(1) Also assessed by the City, but excluded from the computation of taxable real estate, are various categories of property exempt from taxation under State law. For the 1991 fiscal year, the billable assessed value of real estate categorized by the City as exempt is \$52.4 billion, or 40.7% of the \$128.7 billion billable assessed value of all real estate (taxable and exempt).

(2) These figures are derived from official City Council Tax Resolutions. These figures differ from the assessed and full valuation of taxable real estate reported in the Annual Financial Report of the City Comptroller which excludes veteran's property subject to tax for school purposes (the value of such property is approximately \$200 million in each year).

(3) Full valuation for all the fiscal years shown is based on the special equalization ratios.

State law provides for the classification of all real property in the City into one of four statutory classes, of which class one primarily includes one-, two-, and three-family homes. Class two includes certain other residential property not included in class one, class three includes most utility real property and all other real property is in class four. These laws have no effect upon the constitutional limitations on the City's taxing power. Once the tax levy is determined, each class's share of the levy must be approximately the same proportion of the tax levy as was paid by the four classes in fiscal year 1982. The tax rate for each class is then fixed by the City Council after taking into account physical changes in properties, the return of exempt properties to the tax rolls, and any changes in classification. Up to and including fiscal year 1991, the City Council is empowered to make discretionary annual adjustments of up to five percent in any class's share of the total tax levy. Beginning in fiscal year 1992 and every year thereafter, the class shares will be subject to limited adjustment to reflect market value changes among the four classes since 1989. Individual assessments on class one parcels cannot increase by more than six percent per year or twenty percent over a five-year period. Market value increases in classes two and four are generally phased in over a period of five years. The phase-in of market value increases in class three was eliminated in the 1986 fiscal year.

Class two and class four real property have three assessed values: actual, transition and billable. Actual assessed value is established for all tax classes without regard for the five year phase in requirement for most class two and all class four properties. The transition assessed value reflects this phase in. Billable assessed value is the basis for tax liability, and is the lower of actual or transition assessments. Taxable assessed value excludes any billable assessments of properties that are exempt from the real property tax. For class one and class three real property, actual assessed value is equal to billable assessed value. Limitations on increases in class one billable assessed value are not phased in over subsequent years.

City real estate tax revenues may be reduced in future fiscal years as a result of tax refund claims asserting overvaluation, inequality of assessment and illegality. For a discussion of various proceedings challenging assessments of real property for real estate tax purposes, see "SECTION IX: OTHER INFORMATION—Litigation—Taxes". For further information regarding the City's potential exposure in certain of these proceedings, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Note G".

Trend in Taxable Assessed Value

The total billable assessed valuation of taxable real estate increased in the 1991 fiscal year for the twelfth consecutive year. The City commenced revising its assessment procedures during the 1982 fiscal year to reflect more accurately current real estate values. Billable assessed valuation for taxable property is projected to increase approximately 3.8% in fiscal year 1992 over the \$76.5 billion final valuation for fiscal year 1991. Actual assessed valuation is projected to decrease approximately 7.2% in fiscal year 1992 from the fiscal year 1991 valuation of \$91.5 billion.

Collection of the Real Estate Tax

Real estate tax payments are due each July and January, with the exception of payments by owners of real property assessed at \$40,000 or less and cooperatives whose individual units on average are valued at \$40,000 or less which are paid in quarterly installments. An annual interest rate of 10% is imposed upon late prior year payments on properties for which the annual tax bill does not exceed \$2,750 and an interest rate of 19% is imposed upon late payments on all other properties. Payments for settlement of delinquencies are required on a quarterly schedule.

The real estate tax is accounted for on a modified accrual basis. Revenue accrued is limited to prior year payments received or refunds made within the first two months of the following fiscal year. In deriving the real estate tax revenue estimate, a reserve is provided for cancellations or abatements of taxes and for nonpayment of current year taxes owed and outstanding as of the end of the fiscal year.

The City is entitled to foreclose delinquent tax liens by *in rem* proceedings after one year of delinquency with respect to properties other than one and two-family dwellings and condominium apartments for which the annual tax bills do not exceed \$2,750, as to which a three-year delinquency rule is in effect.

The following table sets forth the amount of delinquent real estate taxes (owed and outstanding as of the end of the fiscal year of levy) for each of the fiscal years indicated. Delinquent real estate taxes do not include real estate taxes subject to cancellation or abatement under various exemption or abatement programs.

**REAL ESTATE TAX COLLECTIONS AND DELINQUENCIES
AS OF END OF
FISCAL YEAR OF LEVY**

Fiscal Year	Tax Levy(1)	Cancellations and Abatements	Current Year Tax Collections(2)	Collections as a Percentage of Tax Levy	Delinquent as of end of Fiscal Year(3)	Delinquency as a Percentage of Tax Levy
(Dollars in Millions)						
1986	\$4,866.8	\$166.0	\$4,600.0	94.5%	\$100.8	2.07%
1987	5,141.7	69.0	4,975.5	96.8	97.2	1.89
1988	5,586.0	72.7	5,382.4	96.3	130.9	2.34
1989	6,233.0	175.0	5,942.9	95.3	115.0	1.84
1990	6,872.4	153.0	6,542.6	95.2	176.9	2.57

(1) As approved by the City Council.

(2) Based on real property tax collections for each fiscal year, including the accrual period of July and August.

(3) These figures include taxes due on certain publicly owned property.

Other Taxes

The City expects to derive approximately 54.3% of its total tax revenues for the 1991 fiscal year from a variety of taxes other than the real estate tax, such as: (i) the 4% sales and compensating use tax, in addition to the State 4¼% retail sales tax imposed by the State upon receipts from retail sales of tangible personal property and certain services in the City; (ii) the personal income tax on City residents and the earnings tax on non-residents; (iii) a general corporation tax levied on the income of corporations doing business in the City; (iv) a banking corporation tax imposed on the income of banking corporations doing business in the City; (v) the State-imposed stock transfer tax (while the economic effect of the stock transfer tax was eliminated as of October 1, 1981, the City's revenue loss is, to some extent, mitigated by State payments to a stock transfer tax incentive fund); and (vi) a number of other taxes.

For local taxes other than the real property tax, the City may adopt and amend local laws for the levy of local taxes to the extent authorized by the State. This authority can be withdrawn, amended or expanded by the State at any time. However, without State authorization, the City may locally impose property taxes to fund general operations in an amount not to exceed 2½% of property values in the City as determined under a State mandated formula. In fiscal year 1991, property taxes imposed for operating purposes were almost \$3 billion below the 2½% limitation. In fiscal year 1992, property taxes to be imposed for operating purposes are projected to be approximately \$3 billion below the 2½% limitation, assuming approval by the City Council of the Mayor's proposed property tax increases. In addition, the State cannot restrict the City's authority to levy and collect real estate taxes outside of the 2½% limitation in the amount necessary to pay principal of and interest on City indebtedness. Payments by the State to the City of sales tax and stock transfer tax revenues are subject to appropriation by the State and are made available first to MAC for payment of MAC debt service, capital reserve fund requirements and operating expenses, with the balance, if any, payable to the City.

Revenues from other taxes in the 1990 fiscal year increased by \$59 million or approximately 1% over the 1989 fiscal year, reflecting the region's slowing economic growth rate. The following table sets forth revenues from other taxes by category for each of the City's 1986 through 1990 fiscal years.

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
	(In Millions)				
Personal Income	\$1,816	\$2,163	\$2,089	\$2,445	\$2,538
General Corporation	985	1,169	1,256	1,263	1,123
Banking Corporation	207	307	333	285	196
Unincorporated Business Income	245	302	315	356	357
Sales	1,909	2,044	2,223	2,330	2,431
Commercial Rent	477	525	584	651	685
Real Property Transfer	151	245	216	207	215
Mortgage Recording	179	253	201	213	154
Utility	185	170	145	168	184
All Other(1)	483	571	582	536	630
Total	<u>\$6,637</u>	<u>\$7,749</u>	<u>\$7,944</u>	<u>\$8,454</u>	<u>\$8,513</u>

(1) All Other includes, among others, the stock transfer tax, the OTB net revenue, cigarette, beer and liquor taxes, the hotel tax and the automobile use tax.

Miscellaneous Revenues

Miscellaneous revenues include revenue sources such as charges collected by the City for the issuance of licenses, permits and franchises, interest earned by the City on the investment of City cash balances, tuition fees at the Community Colleges and fees for various other services, charges for delivery by the City of water and sewer services, rents collected from tenants in City-owned property and from the Port Authority of New York and New Jersey (the "Port Authority") with respect to airports, and the collection of fines. The following table sets forth amounts of miscellaneous revenues for each of the City's 1986 through 1990 fiscal years.

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
	(In Millions)				
Licenses, Permits and Franchises	\$ 149	\$ 177	\$ 231	\$ 193	\$ 189
Interest Income	163	128	129	194	194
Charges for Services	222	241	253	286	299
Water and Sewer Payments(1)	446	438	435	546	571
Rental Income	181	188	202	187	207
Fines and Forfeitures	244	247	265	297	310
Other	145	228	186	367	464
Total	<u>\$1,550</u>	<u>\$1,647</u>	<u>\$1,701</u>	<u>\$2,070</u>	<u>\$2,234</u>

(1) Beginning July 1, 1985, fees and charges collected from the users of the water and sewer system of the City became revenues of the New York City Water Board (the "Water Board") which holds a lease interest in the water and sewer system. The Water Authority is empowered to issue debt to finance capital investment in the City's water and sewer system. After providing for debt service on Water Authority obligations and certain administrative costs, the Water Board pays the City for operating the water and sewer system and rental for the system.

The increase in miscellaneous revenues in 1989 was primarily due to a transfer of \$102 million from the Police Officers and Firefighters Variable Supplement Funds to the General Fund in accordance with a revised statutory formula for payments to such Funds and a transfer from ECF of \$83 million in repayment of loans previously made by the City. The increase in miscellaneous revenues for the 1990 fiscal year included \$205 million made available to the City as a result of a bond sale by the Battery Park City Authority and a debt refinancing by HFA.

Unrestricted Intergovernmental Aid

Unrestricted Federal and State aid has consisted primarily of per capita aid from the State government. These funds, which are not subject to any substantial restriction as to their use, are used by the City as general support for its Expense Budget. State general revenue sharing (State per capita aid) is allocated among the units of local government by statutory formulas which take into account the distribution of the State's population and the full valuation of taxable real property. In recent years, however, such allocation has been based on prior year levels in lieu of the statutory formula. For a further discussion of unrestricted State aid, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions—*Revenue Assumptions*—5. Unrestricted Intergovernmental Aid".

The following table sets forth amounts of unrestricted Federal and State aid received by the City in each of its 1986 through 1990 fiscal years.

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
	(In Millions)				
Federal Revenue Sharing Aid	\$ 256	\$ 46	\$ —	\$ —	\$ —
State Per Capita Aid	535	535	535	535	535
State Shared Taxes(1)	49	47	47	47	47
Other(2)	59	49	71	131	105
Total	<u>\$ 899</u>	<u>\$ 677</u>	<u>\$ 653</u>	<u>\$ 713</u>	<u>\$ 687</u>

(1) State Shared Taxes are taxes which are levied by the State, collected by the State and which, pursuant to aid formulas determined by the State Legislature, are returned to various communities in the State.

(2) Included in the 1986, 1987, 1988, 1989 and 1990 fiscal years are \$45 million, \$44 million, \$44 million, \$50 million and \$58 million, respectively, of aid associated with the State takeover of long-term care Medicaid costs.

Federal and State Categorical Grants

The City makes certain expenditures for services required by Federal and State mandates which are then reimbursed through Federal and State categorical grants. State categorical grants are received by the City primarily in connection with City welfare, education, higher education, health and mental health expenditures. The City also receives substantial Federal categorical grants in connection with the Federal Community Development ("Community Development") and the Job Training and Partnership Act ("JTPA"). The Federal government also provides the City with substantial public assistance, social service and education grants as well as reimbursement for costs incurred by the City in maintaining programs in a number of areas, including housing, criminal justice and health. All City claims for Federal and State grants are subject to subsequent audit by Federal and State authorities. Federal grants are also subject to audit under the Single Audit Act of 1984 by the City's independent auditors. The City provides a reserve for disallowances resulting from these audits which could be asserted in subsequent years. For a further discussion of Federal and State categorical grants, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions—*Revenue Assumptions*—6. Federal and State Categorical Grants".

The following table sets forth amounts of Federal and State categorical grants received by the City for each of the City's 1986 through 1990 fiscal years.

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
	(In Millions)				
Federal					
JTPA	\$ 91	\$ 92	\$ 85	\$ 76	\$ 74
Community Development(1)	256	201	214	223	234
Welfare	1,569	1,434	1,433	1,531	1,634
Education	440	431	453	512	611
Other	249	241	279	269	320
Total	<u>\$2,605</u>	<u>\$2,399</u>	<u>\$2,464</u>	<u>\$2,611</u>	<u>\$2,873</u>
State					
Welfare	\$1,338	\$1,255	\$1,283	\$1,350	\$1,482
Education	1,949	2,227	2,472	2,791	3,072
Higher Education	92	98	100	110	111
Health and Mental Health	160	174	195	218	244
Other	197	218	242	247	263
Total	<u>\$3,736</u>	<u>\$3,972</u>	<u>\$4,292</u>	<u>\$4,716</u>	<u>\$5,172</u>

(1) Amounts represent actual funds received and may be lower or higher than the appropriation of funds actually provided by the Federal government for the particular fiscal year due either to underspending or the spending of funds carried forward from prior fiscal years.

SECTION V: CITY SERVICES AND EXPENDITURES

Expenditures for City Services

Three types of governmental agencies provide public services within the City's borders and receive financial support from the City. One category is the mayoral agencies established by the City Charter which include, among others, the Police, Fire and Sanitation Departments. Another is the independent agencies which are funded in whole or in part through the City Budgets but which have greater independence in the use of appropriated funds than the mayoral agencies. Included in this category are certain Covered Organizations such as HHC, the Transit Authority and BOE. A third category consists of certain PBCs which were created to finance the construction of housing, hospitals, dormitories and other facilities and to provide other governmental services in the City. The legislation establishing this type of agency contemplates that annual payments from the City, appropriated through its Expense Budget, may or will constitute a substantial part of the revenues of the agency. Included in this category are, among others, the HFA and CUCF. For information regarding expenditures for City services, see "SECTION VI: FINANCIAL OPERATIONS—1986-1990 Statement of Operations".

Federal and State laws require the City to provide certain social services for needy individuals and families who qualify for such assistance. AFDC supports approximately 74.31% of the City's public assistance caseload and receives approximately 50% Federal and 25% State reimbursement. In addition, Home Relief provides support for those who do not qualify for AFDC but are in need of public assistance. The cost of Home Relief is borne approximately equally by the City and the State. The Federal Government directly administers a program of Supplemental Security Income ("SSI") for the aged, disabled and blind which provides recipients with a grant based on a nationwide standard. State law requires that this standard be supplemented. The basic SSI program is entirely Federally funded, and, since September 30, 1978, the State has borne the entire cost of the local supplementation to the SSI program in the City. The State legislation authorizing the State to take over SSI costs previously paid by the City has been extended to June 30, 1992. The City also provides many other social services such as day care, foster care, family planning, services for the elderly and special employment services for welfare recipients.

The City's elementary and secondary school system is operated under the general supervision of BOE, with considerable authority over elementary and junior high schools also exercised by the 32 Community School Boards. BOE is responsible to the State on policy issues and to the City on fiscal matters. The number of pupils in the school system for the 1990-1991 school year is 955,514. Expenditures per pupil have escalated partly due to a significant increase in the number of handicapped and others receiving specialized instruction and related services pursuant to State and Federal mandates. Between fiscal years 1986 and 1991, the percentage of the City's total expenditures allocated to BOE has remained relatively stable at approximately 25.2%; however, such percentage is projected in the Financial Plan to decline to approximately 24.5% in fiscal year 1992 unless additional funds are allocated to BOE in connection with approval of the Executive Budget by the City Council or in connection with the adoption of the State budget for the State's 1992 fiscal year. See "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—2. Other Than Personal Service Costs—*Board of Education*". The City's system of higher education, consisting of its Senior Colleges and Community Colleges, is operated under the supervision of CUNY. Currently, the City provides approximately 45.6% of the costs of the Community Colleges. The State has full responsibility for the costs of operating the Senior Colleges, although the City is required initially to fund these costs.

The City administers health services programs for the care of the physically and mentally ill and the aged. HHC maintains and operates the City's eleven municipal hospitals, five long-term care facilities, a network of neighborhood health centers and the Emergency Medical Service. HHC is funded primarily by third party reimbursement collections from Medicare, Medicaid, Blue Cross-Blue Shield and commercial insurers, and also by direct patient payments and City appropriations.

Medicaid provides basic medical assistance to needy persons. The City is required by State law to furnish medical assistance through Medicaid to all City residents meeting eligibility requirements established by the State. The State's budget for the 1984 fiscal year reduced the City's share of Medicaid costs in 1983 from its previous level of 25%. The State commenced on January 1, 1984 to assume over a three-year period all but 20% of the non-Federal share of long-term care costs and all of the costs of providing medical assistance to the mentally disabled. The Federal government will continue to pay approximately 50% of Medicaid costs for Federally eligible recipients.

City expenditures and transfers have increased during the five-year period ended June 30, 1990, due to, among other factors, the costs of labor settlements, the growth in full-time City employees, higher mandated costs, including increases in public and medical assistance, and the impact of inflation on various other than personal service costs. In the 1990 fiscal year the City reduced costs from the amounts originally budgeted by \$360 million through an expenditure reduction program.

Employees and Labor Relations

Employees

The following table presents the number of full-time employees of the City, including the mayoral agencies, BOE and CUNY, at the end of each of the City's 1986 through 1990 fiscal years.

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
Education	79,760	80,421	82,441	84,754	86,224
Police	32,669	33,962	34,077	33,414	32,976
Social Services	24,759	25,859	27,080	29,227	31,491
Higher Education	3,807	3,876	3,872	3,828	3,843
Environmental Protection and Sanitation	17,421	17,539	17,454	17,812	18,300
Fire	13,673	13,599	13,306	13,321	12,769
All Other	48,187	49,982	53,752	56,027	57,487
Total	<u>220,276</u>	<u>225,238</u>	<u>231,982</u>	<u>238,383</u>	<u>243,090</u>

The following table presents the number of full-time employees of certain Covered Organizations, as reported by such Organizations, at the end of each of the City's 1986 through 1990 fiscal years.

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>
Transit Authority.....	51,792	51,631	52,498	52,315	51,471
Housing Authority.....	14,317	14,655	15,241	14,747	15,253
HHC.....	43,075	44,209	44,473	45,115	46,194
Total(1)	<u>109,184</u>	<u>110,495</u>	<u>112,212</u>	<u>112,177</u>	<u>112,918</u>

(1) The definition of "full-time employees" varies among the Covered Organizations and the City.

The foregoing tables include persons whose salaries or wages are paid by certain public employment programs, principally programs funded under JTPA, which support employees in non-profit and State agencies as well as in the mayoral agencies and the Covered Organizations.

Labor Relations

Substantially all of the City's full-time employees are members of labor unions. The Financial Emergency Act requires that all collective bargaining agreements entered into by the City and the Covered Organizations be consistent with the City's current financial plan, except for certain awards arrived at through impasse procedures. During a Control Period, and subject to the foregoing exception, the Control Board would be required to disapprove collective bargaining agreements that are inconsistent with the City's current financial plan.

Substantially all of the City's collective bargaining agreements expired between June and September 1990. The City has reached agreements with unions representing approximately 70% of the City's work force. Under applicable law, the City may not make unilateral changes during collective bargaining in wages, hours or working conditions under any of the following circumstances: (i) during the period of negotiations between the City and a union representing municipal employees concerning a collective bargaining agreement; (ii) if an impasse panel is appointed, then during the period commencing on the date on which such panel is appointed and ending sixty days thereafter or thirty days after it submits its report, whichever is sooner, subject to extension under certain circumstances to permit completion of panel proceedings; or (iii) during the pendency of an appeal to the Board of Collective Bargaining. Although State law prohibits strikes by municipal employees, strikes and work stoppages by employees of the City and the Covered Organizations have occurred.

For information regarding the City's agreements with the UFT, District Council 37, Local 237, CWA and UPOA as well as assumptions with respect to the cost of future labor settlements and related effects on the 1992-1995 Financial Plan, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—1. Personal Service Costs".

Pensions

The City maintains a number of pension systems providing benefits for its employees and employees of various independent agencies (including certain Covered Organizations). For further information regarding the City's pension systems and the City's obligations thereto, see "SECTION IX: OTHER INFORMATION—Pension Systems".

Capital Expenditures

The City makes substantial capital expenditures to reconstruct and rehabilitate the City's infrastructure and physical assets, including City mass transit facilities, sewers, streets, bridges and tunnels, and to make capital investments that will improve productivity in City operations. For additional information regarding the City's infrastructure and physical assets, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Long-Term Capital and Financing Program" and "APPENDIX A—ECONOMIC AND SOCIAL FACTORS".

The City utilizes a three-tiered capital planning process consisting of the Ten-Year Capital Strategy (previously, the Ten-Year Capital Plan), the Four-Year Capital Program and the current-year Capital Budget. The Ten-Year Capital Strategy is a long-term planning tool designed to reflect fundamental allocation choices and basic policy objectives. The Four-Year Capital Program translates mid-range policy goals into specific projects. The Capital Budget defines specific projects and the timing of their initiation, design, construction and completion.

The Ten-Year Capital Plan was first developed in 1982 and was subject to biennial review. Pursuant to the new City Charter, the Mayor is required to publish a Ten-Year Capital Strategy, after review of a draft Ten-Year Capital Strategy, in conjunction with the Executive Budget, biannually. On May 10, 1991 the City announced a Ten-Year Capital Strategy for fiscal years 1992-2001 totalling \$67.0 billion, of which approximately 70% will be financed with City funds. The 1992-2001 Ten-Year Capital Strategy includes: (i) \$8.5 billion to construct new schools and improve existing educational facilities; (ii) \$4.0 billion in City funds for expanding and upgrading the City's housing stock; (iii) \$2.9 billion in City funds for reconstruction or resurfacing more than 12,630 lane miles of City streets; (iv) \$2.0 billion for continued City-funded investment in mass transit; (v) \$3.0 billion for the continued reconstruction of all four East River bridges and over 250 other bridge structures; (vi) \$1.3 billion in City funds for the major reconstruction of Elmhurst, Kings County, Queens and Coney Island Hospitals; (vii) \$1.1 billion to expand current jail capacity; and (viii) \$775 million for construction of new court buildings. Such programs are currently expected to be funded from the issuance of general obligation bonds.

The City's capital expenditures, including expenditures funded by State and Federal grants, totaled \$12.8 billion during the 1986 through 1990 fiscal years. City-funded expenditures, which have been financed through the issuance of City and Water Authority bonds, totaled \$10.9 billion during the 1986 through 1990 fiscal years. The following table summarizes the major categories of capital expenditures in the past five fiscal years.

	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>Total</u>
	(In Millions)					
Education	\$ 137	\$ 139	\$ 147	\$ 208	\$ 380	\$ 1,011
Environmental Protection	565	562	567	622	637	2,953
Transportation	209	231	249	422	392	1,503
Transit Authority(1)	110	138	229	472	360	1,309
Housing	36	71	201	367	572	1,247
Hospitals	81	75	110	118	148	532
Sanitation	174	165	141	210	223	913
All Other(2)	421	526	587	724	1,039	3,297
Total Expenditures(3)	<u>\$1,733</u>	<u>\$1,907</u>	<u>\$2,231</u>	<u>\$3,143</u>	<u>\$3,751</u>	<u>\$12,765</u>
City-funded Expenditures(4)	<u>\$1,462</u>	<u>\$1,526</u>	<u>\$2,039</u>	<u>\$2,690</u>	<u>\$3,213</u>	<u>\$10,930</u>

(1) Excludes the Transit Authority's non-City portion of the MTA's Capital Program.

(2) All Other includes, among other things, parks, correction facilities, public structures and equipment.

(3) Total Expenditures for the 1986 through 1990 fiscal years include City, State and Federal funding and represent amounts which include an accrual for work-in-progress and are derived from the Comprehensive Annual Financial Report of the Comptroller.

(4) City-funded Expenditures do not include an accrual and represent actual cash expenditures occurring during the fiscal year.

The 1992-2001 Ten-Year Capital Strategy reduced commitments by \$2.9 billion and expenditures by \$2.1 billion for capital programs through fiscal year 1995 from previously forecast levels. In the context of a local recession, in which revenues for the City's operating budget have come under increasing pressure, the increased cost of debt service for the volume of debt issuance previously contemplated has led to the reduction of the City's capital program from previously forecast levels for the immediate future. For information concerning the City's long-term financing program for capital expenditures, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Long-Term Capital and Financing Program".

SECTION VI: FINANCIAL OPERATIONS

The City's General Purpose Financial Statements and the auditors' opinion thereon are presented in "APPENDIX B—FINANCIAL STATEMENTS". Further details are set forth in the Comprehensive Annual Financial Report of the Comptroller for the Fiscal Year Ended June 30, 1990, which is available for inspection at the Office of the Comptroller. For a summary of the City's significant accounting policies, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Note A". For a summary of the City's operating results for the previous five fiscal years, see "SECTION VI: FINANCIAL OPERATIONS—1986-1990 Statement of Operations". Except as otherwise indicated, all of the financial data relating to the City's operations contained in this Official Statement, although derived from the City's books and records, are unaudited. In addition, the City's independent certified public accountants have not compiled or examined, or applied agreed upon procedures to, the forecast of 1991 results or the Financial Plan.

The estimates and projections contained in this Section and elsewhere in this Official Statement are based on, among other factors, evaluations of historical revenue and expenditure data, analyses of economic trends and current and anticipated Federal and State legislation affecting the City's finances. The City's financial projections are based upon numerous assumptions and are subject to certain contingencies and periodic revision which may involve substantial change. Consequently, the City makes no representation or warranty that these estimates and projections will be realized.

1986-1990 Statement of Operations

The following table sets forth the City's results of operations for its 1986 through 1990 fiscal years reported in accordance with GAAP. The information has been derived from the City's audited financial statements and should be read in conjunction with the notes accompanying this table and the City's 1989 and 1990 financial statements included in "APPENDIX B—FINANCIAL STATEMENTS". The 1986 through 1988 financial statements are not separately presented in this Official Statement. For further information regarding the City's revenues and expenditures, see "SECTION IV: SOURCES OF CITY REVENUES" and "SECTION V: CITY SERVICES AND EXPENDITURES".

	Fiscal Year(1)				
	1986	1987	1988	1989	1990
	(In Millions)				
Revenues and Transfers					
Real Estate Tax	\$ 4,600	\$ 4,976	\$ 5,382	\$ 5,943	\$ 6,543
Other Taxes(2)	6,637	7,749	7,944	8,454	8,513
Miscellaneous Revenues	1,550	1,647	1,701	2,070	2,234
Unrestricted Federal and State Aid	899	677	653	713	687
Federal Categorical Grants	2,605	2,399	2,464	2,611	2,873
State Categorical Grants	3,736	3,972	4,292	4,716	5,172
Less: Disallowances Against Categorical Grants	(7)	(30)	(10)	(18)	(85)
Total Revenues and Transfers	20,020	21,390	22,426	24,489	25,937
Expenditures and Transfers					
Social Services	4,853	4,916	5,015	5,355	5,932
Board of Education	4,391	4,802	5,285	5,786	6,377
City University	225	243	259	266	299
Public Safety and Judicial	2,357	2,632	2,920	3,174	3,523
Health Services	1,010	1,260	971	1,337	1,395
Pensions	1,650	1,675	1,753	1,742	1,693
Debt Service(2)	1,241	1,249	1,224	1,324	1,205
MAC Debt Service Funding(2)	235	550	428	515	522
All Other	4,051	4,055	4,561	4,984	4,986
Total Expenditures and Transfers	20,013	21,382	22,416	24,483	25,932
Surplus(3)	\$ 7	\$ 8	\$ 10	\$ 6	\$ 5

- (1) The City's results of operations refer to the City's General Fund revenues and transfers reduced by expenditures and transfers. The revenues and assets of PBCs included in the City's audited financial statements do not constitute revenues and assets of the City's General Fund, and, accordingly, the revenues of such PBCs, other than net New York City Off-Track Betting Corporation ("OTB") revenues, are not included in the City's results of operations. Expenditures required to be made by the City with respect to such PBCs are included in the City's results of operations. For further information regarding the particular PBCs included in the City's financial statements, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Note A".
- (2) Revenues include amounts paid and expected to be paid to MAC by the State from sales tax receipts, stock transfer tax receipts and State per capita aid otherwise payable by the State to the City. Pursuant to State statute, these revenues flow directly from the State to MAC, and flow to the City only to the extent not required by MAC for debt service on MAC bonds and notes and for MAC operating expenses and reserve fund requirements. The City includes such revenues as City revenues and reports the amount retained by MAC from such revenues as "MAC Debt Service Funding", although the City has no control over the statutory application of such revenues to the extent MAC requires them. Estimates of City "Debt Service" include, and "MAC Debt Service Funding" is reduced by, payments by the City of debt service on City obligations held by MAC. Other taxes include transfers of net OTB revenues. For further information regarding the City's revenues from Other Taxes, see "SECTION IV: SOURCES OF CITY REVENUES—Other Taxes".
- (3) The General Fund surplus is the surplus after discretionary transfers and expenditures. The City had General Fund operating surpluses of \$253 million, \$409 million, \$225 million, \$567 million and \$423 million before discretionary transfers and expenditures for the 1990, 1989, 1988, 1987 and 1986 fiscal years, respectively.

Forecast of 1991 Results

The following table compares the forecast for the 1991 fiscal year contained in the financial plan submitted to the Control Board on July 11, 1990 (the "July 1990 Forecast") with the 1991 Modification submitted to the Control Board on May 17, 1991 (the "May 1991 Forecast"). These forecasts were prepared on a basis consistent with GAAP. For information regarding the actions proposed in the 1991 Modification to be taken prior to June 30, 1991, and uncertainties concerning the receipt of tax revenues projected in the 1991 Modification, see "SECTION I—RECENT FINANCIAL DEVELOPMENTS".

	<u>July 1990 Forecast</u>	<u>May 1991 Forecast</u> (In Millions)	<u>Increase (Decrease) from July 1990 Forecast</u>
REVENUES			
Taxes			
General Property Tax	\$ 7,245	\$ 7,225	\$ (20)(1)
Other Taxes	8,877	8,220	(657)(2)
Tax Audit Revenue	384	440	56
Criminal Justice Fund	—	55	55
Miscellaneous Revenues	2,667	2,857	190 (3)
Unrestricted Intergovernmental Aid	682	714	32
Inter-Fund Revenues	216	212	(4)
Less: Intra-City Revenues	(518)	(554)	(36)
Disallowances Against Categorical Grants	(15)	(15)	—
Total City Funds	<u>\$19,538</u>	<u>\$19,154</u>	<u>\$(384)</u>
Federal Categorical Grants	2,735	3,176	441 (4)
State Categorical Grants	5,649	5,643	(6)(4)
Total Revenues	<u>\$27,922</u>	<u>\$27,973</u>	<u>\$ 51</u>
EXPENDITURES			
Personal Service	\$14,749	\$14,597	\$(152)(5)
Other Than Personal Service	11,702	11,926	224 (6)
Debt Service	1,556	1,631	75
MAC Debt Service Funding	333	333	—
General Reserve	100	40	(60)
Total Expenditures	<u>\$28,440</u>	<u>\$28,527</u>	<u>\$ 87</u>
Less: Intra-City Expenses	(518)	(554)	(36)
Total Expenditures	<u>\$27,922</u>	<u>\$27,973</u>	<u>\$ 51</u>
GAP TO BE CLOSED	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>

- (1) The reduction in the General Property Tax forecast is primarily due to higher delinquencies than planned.
- (2) The current forecast for Other Taxes reflects decreased collections for the general corporation tax of \$10 million, the personal income tax of \$255 million, the real property transfer tax of \$66 million, the mortgage recording tax of \$83 million, the unincorporated business tax of \$29 million, the sales tax of \$180 million, the utility tax of \$10 million and all other taxes of \$51 million. Collections for the commercial rent tax increased by \$10 million and the banking corporation tax increased by \$17 million.
- (3) The increase in Miscellaneous Revenues is primarily due to the inclusion of \$100 million from the sale of City-owned property to the Federal government.
- (4) The change in the forecast for both Federal and State Categorical Grants reflects budget modifications processed from July through March, as well as revisions to forecasted expenditures.
- (5) The decrease in Personal Service reflects in part the expenditure reductions in the Financial Plan.
- (6) The increase in the OTPS forecast is in part due to projected increases in Public and Medical Assistance costs and expenditure adjustments associated with the budget modifications relating to Federal and State Categorical Grants that were processed from July through March, reduced by expenditure reductions included in the Financial Plan.

SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN

The following table sets forth the City's projected operations on a basis consistent with GAAP for the 1991 through 1995 fiscal years as contained in the 1991 Modification and the 1992-1995 Financial Plan. This table should be read in conjunction with the accompanying notes, "Actions to Close the Gaps" and "Assumptions", below. For information regarding developments since the publication of the Financial Plan, see "SECTION I—RECENT FINANCIAL DEVELOPMENTS".

	1991-1995 Fiscal Years(1)(2)				
	1991	1992	1993	1994	1995
	(In Millions)				
REVENUES					
Taxes					
General Property Tax(3)	\$ 7,225	\$ 7,309	\$ 7,473	\$ 7,621	\$ 7,724
Other Taxes(3)(4)	8,220	8,118	8,359	8,725	9,249
Tax Audit Revenue	440	501	347	344	344
Criminal Justice Fund(3)	55	168	290	400	437
Tax Program—Property Tax	—	646	652	662	668
—Other Taxes	—	280	293	273	251
Miscellaneous Revenues	2,857	2,805	2,749	2,728	2,731
Unrestricted Intergovernmental Aid	714	677	663	667	671
Anticipated State Actions	—	250	250	250	250
Inter-Fund Revenues(5)	212	221	221	221	221
Less: Intra-City Revenues	(554)	(478)	(508)	(508)	(508)
Disallowances Against Categorical Grants	(15)	(15)	(15)	(15)	(15)
Total City Funds	\$19,154	\$20,482	\$20,774	\$21,368	\$22,023
Federal Categorical Grants	3,176	3,036	3,088	3,122	3,144
State Categorical Grants(6)	5,643	5,200	5,445	5,570	5,670
Total Revenues(7)	<u>\$27,973</u>	<u>\$28,718</u>	<u>\$29,307</u>	<u>\$30,060</u>	<u>\$30,837</u>
EXPENDITURES					
Personal Service(8)	\$14,597	\$14,267	\$14,667	\$14,807	\$15,057
Other Than Personal Service	11,926	12,009	12,764	13,379	13,914
Debt Service(4)	1,631	2,214	2,579	2,981	3,265
MAC Debt Service Funding(4)	333	556	488	571	75
General Reserve	40	150	200	200	200
Total Expenditures	\$28,527	\$29,196	\$30,698	\$31,938	\$32,511
Less: Intra-City Expenses	(554)	(478)	(508)	(508)	(508)
Total Expenditures(7)	<u>\$27,973</u>	<u>\$28,718</u>	<u>\$30,190</u>	<u>\$31,430</u>	<u>\$32,003</u>
GAP TO BE CLOSED	<u>\$ —</u>	<u>\$ —</u>	<u>\$ (883)</u>	<u>\$ (1,370)</u>	<u>\$ (1,166)</u>
GAP-CLOSING PROGRAM					
City Actions	\$ —	\$ —	\$ 733	\$ 1,470	\$ 1,535
State Actions Including Mandate Relief	—	—	150	300	300
Reserve for Service Enhancements, Tax Reductions and Other Contingencies	—	—	—	(400)	(669)
TOTAL GAP-CLOSING PROGRAM	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 883</u>	<u>\$ 1,370</u>	<u>\$ 1,166</u>

(1) The four-year financial plan for the 1990 through 1993 fiscal years, as submitted to the Control Board on July 12, 1989, contained the following projections for the 1990-1993 fiscal years: (i) for 1990, total revenues of \$26.627 billion and total expenditures of \$26.627 billion; (ii) for 1991, total revenues of \$27.663 billion and total expenditures of \$28.349 billion, with a gap to be closed of \$686 million; (iii) for 1992, total revenues of \$29.160 billion and total expenditures of \$29.819 billion, with a gap to be closed of \$659 million; (iv) for 1993, total revenues of \$30.829 billion and total expenditures of \$30.954 billion with a gap to be closed of \$125 million.

(footnotes continued on next page)

(footnotes continued from previous page)

The four-year financial plan for the 1989 through 1992 fiscal years, as submitted to the Control Board on July 5, 1988, contained the following projections for the 1989-1992 fiscal years: (i) for 1989, total revenues of \$25.163 billion and total expenditures of \$25.163 billion; (ii) for 1990, total revenues of \$26.474 billion and total expenditures of \$27.135 billion with a gap to be closed of \$661 million; (iii) for 1991, total revenues of \$27.375 billion and total expenditures of \$28.320 billion with a gap to be closed of \$945 million; and (iv) for 1992, total revenues of \$28.598 billion and total expenditures of \$29.416 billion with a gap to be closed of \$818 million.

The four-year financial plan for the 1988 through 1991 fiscal years, as submitted to the Control Board on July 2, 1987, contained the following projections for the 1988-1991 fiscal years: (i) for 1988, total revenues of \$22.945 billion and total expenditures of \$22.945 billion; (ii) for 1989, total revenues of \$23.872 billion and total expenditures of \$24.510 billion with a gap to be closed of \$638 million; (iii) for 1990, total revenues of \$25.027 billion and total expenditures of \$25.412 billion with a gap to be closed of \$385 million; and (iv) for 1991, total revenues of \$26.164 billion and total expenditures of \$26.292 billion with a gap to be closed of \$128 million.

- (2) The Financial Plan combines the operating revenues and expenditures of the City and certain Covered Organizations, including BOE and CUNY. The Financial Plan does not include the total operations of HHC, but does include the City's subsidy to HHC and the City's share of HHC revenues and expenditures related to HHC's role as a Medicaid provider. Certain other Covered Organizations which provide governmental services to the City, such as the Transit Authority, are separately constituted, and their accounts are not included; however, City subsidies and certain other payments to these organizations are included. Revenues and expenditures are presented net of intra-City items, which are revenues and expenditures arising from transactions between City agencies. Until fiscal year 1989, Covered Organizations' financial plans were required to be balanced on a cash basis. Starting with the 1989 fiscal year, Covered Organizations' financial plans are required by the Act to be balanced when reported in accordance with GAAP. The financial plan for the Transit Authority's 1991 fiscal year is reported on a cash basis and is not balanced in accordance with GAAP.
- (3) Criminal Justice Fund revenues comprise \$55 million, \$130 million, \$130 million, \$150 million and \$150 million from general property tax receipts projected for the 1991 through 1995 fiscal years, respectively; \$38 million, \$50 million, \$50 million and \$120 million projected to be received from a proposed lottery for the 1992 through 1995 fiscal years, respectively; and \$110 million, \$200 million and \$167 million projected to be received from personal income tax for the 1993 through 1995 fiscal years, respectively.
- (4) Revenues include amounts paid and expected to be paid to MAC by the State from sales tax receipts, stock transfer tax receipts and per capita aid otherwise payable by the State to the City. Pursuant to State statute, these revenues flow directly from the State to MAC, and flow to the City only to the extent not required by MAC for debt service on MAC bonds and any MAC notes and for MAC operating expenses and reserve fund requirements. The City includes such revenues as City revenues and reports the amount retained by MAC from such revenues as "MAC Debt Service Funding", although the City has no control over the statutory application of such revenues to the extent MAC requires them. Estimates of City "Debt Service" include, and estimates of "MAC Debt Service Funding" are reduced by, anticipated payments by the City of debt service on City obligations held by MAC.
- (5) Inter-fund revenues represent General Fund expenditures, properly includable in the Capital Budget, made on behalf of the Capital Projects Fund pursuant to inter-fund agreements.
- (6) State categorical grants for the City's 1992 fiscal year are forecast at a level consistent with the State budget for the State's 1991-1992 fiscal year. For the 1993 through 1995 fiscal years, projections provide for increases in State categorical grants to compensate for the increased cost of maintaining the level of State funded City services provided for in fiscal year 1992. See "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions."
- (7) The City's operations refer to the City's General Fund revenues reduced by expenditures. The revenues and assets of PBCs included in the City's audited financial statements do not constitute revenues and assets of the City's General Fund, and, accordingly, the revenues of such PBCs, other than net OTB revenues, are not included in the City's operations. Expenditures required to be made by the City with respect to such PBCs are included in the City's operations. For further information regarding the particular PBCs included in the City's financial statements, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Note A".
- (8) For an explanation of projected expenditures for personal service costs, see "SECTION V: CITY SERVICES AND EXPENDITURES—Employees and Labor Relations".

Actions to Close the Gaps

The 1992-1995 Financial Plan reflects a program of proposed actions by the City and the State government to close the gaps between projected revenues and expenditures for the 1993, 1994 and 1995 fiscal years.

City gap-closing actions total \$733 million in the 1993 fiscal year, \$1,470 million in the 1994 fiscal year and \$1,535 million in the 1995 fiscal year. For the 1993 fiscal year these actions include a program of proposed real property tax increases totaling \$520 million, productivity initiatives of \$85 million, OTPS cost containment of \$75 million and various other items totaling \$53 million. For the 1994 fiscal year these actions include an additional program of proposed real property tax increases of \$530 million. Authority to levy increased taxes requires action by the State Legislature and City Council, except for real property taxes which require approval only of the City Council. State actions proposed in the gap-closing program total \$150 million, \$300 million and \$300 million, in each of the 1993, 1994 and 1995 fiscal years, respectively. They comprise a number of State legislative and administrative actions which would, if enacted, restructure certain mandated City responsibilities, including the proposed State takeover of certain Medicaid costs, which would reduce City expenditures.

The City's projected budget gaps for the 1993, 1994 and 1995 fiscal years do not reflect the savings expected to result from prior years' programs to close the gaps. Thus, for example, recurring savings anticipated from the actions which the City proposes to take to balance the 1993 budget are not taken into account in projecting the budget gaps for the 1994 and 1995 fiscal years. State actions are uncertain and no assurance can be given that such actions will in fact be taken or that the savings that the City projects will result from these actions will be realized. See "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions".

Although the City has maintained balanced budgets in each of its last ten fiscal years, there can be no assurance that the gap-closing actions proposed in the Financial Plan can be successfully implemented or that the City will maintain a balanced budget in future years without additional State aid, revenue increases or expenditure reductions. Additional tax increases and reductions in essential City services could adversely affect the City's economic base.

Assumptions

The 1991 Modification and the 1992-1995 Financial Plan are based on numerous assumptions, including a national recession continuing through the first three months of the 1991 calendar year; declines in City employment in the 1991 and 1992 calendar years; and the recovery of the City's and the region's economy in the middle of calendar year 1992. The 1991 Modification and the 1992-1995 Financial Plan are subject to various other uncertainties and contingencies relating to, among other factors, the extent, if any, to which wage increases for City employees exceed the annual increases assumed for the 1992 through 1995 fiscal years; continuation of the 9% interest earnings assumptions for pension fund assets affecting the City's required pension fund contributions; the adverse impact of the war in the Middle East on the City's economy; the effect of the October 1987 stock market crash and declines in employment in the financial services industry since 1987; the effect on the national economy of high debt burdens and questionable bank balance sheets; the willingness and ability of the State to provide the aid contemplated by the Financial Plan and to take various other actions to assist the City, including the proposed State takeover of certain Medicaid costs and State mandate relief, in the context of the State's current financial condition; the willingness of the Federal government to provide Federal aid; legislative approval of the proposed tax increases and the State budgets; adoption of the City's budgets by the City Council; the ability of the City to implement contemplated productivity and service and personnel reduction programs and the success with which the City controls expenditures; additional expenditures that may be incurred due to the requirements of certain legislation requiring minimum levels of funding for education; the City's ability to market its securities successfully in the public credit markets; and additional expenditures that may be incurred as a result of deterioration in the condition of the City's infrastructure. Certain of these assumptions have been questioned by the City Comptroller and other public officials. See "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Certain Reports". For further information concerning certain legislation requiring minimum levels of funding for education, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—2. Other than Personal Service Costs—*Board of Education*".

For the State's 1991 fiscal year, which ended on March 31, 1991, actual tax receipts in the State's General Fund (the major operating fund of the State) were \$1.984 billion lower than projected in May 1990, after reflecting a reduction of more than \$300 million attributable to the repeal of the March prepayment of sales tax in connection with the issuance of bonds by the Local Government Assistance Corporation. The drop in total tax receipts was caused primarily by personal income tax receipts of \$1.0 billion below the May 1990 projection, while user taxes and fees were down \$773 million, more than \$300 million of which was attributable to the repeal of the March prepayment of sales tax. To meet the projected General Fund cash basis operating gap arising from the lower tax receipts the State implemented a deficit reduction plan in December 1990 that provided approximately \$1.0 billion in disbursement savings and increased non-tax receipts. In addition, the State sold two tax and revenue anticipation deficit notes: a public issue of \$905 million on February 28, 1991 and a \$176.5 million sale to the State's Short-Term Investment Pool on March 29, 1991.

As a result of the national and regional economic recession, the State's projections of tax revenues for its 1991 fiscal year were substantially reduced and corresponding reductions were made in projected tax revenues for the State's 1992 fiscal year. Consequently, it is expected that the State budget will contain increases in certain revenues and decreases in certain expenditures totaling \$6.5 billion from previously projected levels. The State Legislature has passed appropriation and revenue bills for the State's 1992 fiscal year and submitted them for approval by the Governor. The bills enacted by the Legislature include a significant increase in certain State taxes and fees, including an increase in the State tax on petroleum products; a freeze in the scheduled reduction in the personal income tax, thereby avoiding a tax cut that would otherwise cost the State approximately \$400 million in its 1992 fiscal year; significant spending reductions, including cuts in State operations and reductions in State aid to localities, such as reductions in education aid and in unrestricted local aid; Medicaid cost containment measures; and non-recurring revenues. The Governor has the statutory authority to veto specific appropriation items added by the Legislature to the appropriation bills submitted by the Governor (which might include State aid to localities) and incorporated as part of the budget bills adopted by the Legislature. The Governor has stated that he believes that the appropriation and revenue bills adopted by the Legislature would result in a 1992 budget that is not in balance and that he intends to use his veto powers to bring the budget into balance. Any veto by the Governor could be overridden by a two-thirds vote of each house of the Legislature.

Based on a preliminary analysis, the City believes that the amount of State aid and other assistance proposed in the appropriation and revenue bills enacted by the Legislature is approximately \$250 million less than the State aid anticipated in the Financial Plan for the City's 1992 fiscal year. The Mayor has directed City officials to develop a plan to offset this potential shortfall from the City's projected State aid levels for its 1992 fiscal year. Any veto by the Governor of the bills adopted by the Legislature could result in further reductions in State aid to the City in its 1992 fiscal year. In the event the Governor's vetoes are overridden by the State Legislature, there can be no assurance as to when a State budget certified as balanced will be adopted, or as to the amounts of State aid that will be included in the budget. There can be no assurance that, when the State's 1992 budget adoption process is completed, the State budget will include the measures referred to above or provide for aid payments to the City at the times and the levels forecast by the City in the City's 1992-1995 Financial Plan. Moreover, if additional revenue shortfalls or spending increases occur during the State's 1992 fiscal year or subsequent years beyond current projections, such developments could result in additional reductions in State aid to localities, including the City.

In addition, if, as has been the case in recent years, adoption of the State's budget for its 1993 fiscal year is delayed beyond April 1, 1992, the City may be required to obtain additional seasonal financing in the public credit markets prior to the end of the City's 1992 fiscal year. The delay in the adoption of the State's budget for its 1992 fiscal year has also delayed the State's annual Spring borrowing, the proceeds of which are necessary to pay a significant portion of the local aid to be received by the City in the last quarter of the City's 1991 fiscal year. As a consequence, the City was required to issue \$1.25 billion in short-term notes on May 7, 1991 to meet cash flow requirements for the remainder of its 1991 fiscal year.

The projections and assumptions contained in the 1991 Modification and the 1992-1995 Financial Plan are subject to revision which may involve substantial change, and no assurance can be given that these estimates and projections, which include actions which the City expects will be taken but which are not within the City's control, will be realized. The principal projections and assumptions described below are based on information available in April 1991. For information regarding certain recent developments, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS".

Revenue Assumptions

1. GENERAL ECONOMIC CONDITIONS

In recent years, forecasting business and individual income taxes has been complicated by the difficulty of estimating the effects of Federal tax reform and new State and local laws, as well as the difficulty of assessing the repercussions of the 1987 stock market crash and the declines in employment in the financial services industry since 1987 on the receipt of tax revenues. Since the stock market crash, the City's tax revenues have been below expected levels, and the Financial Plan now projects the continuation of a local recession in the 1991 and 1992 calendar years with a recovery late in the 1992

calendar year. However, there can be no assurance that the City will recover from the current recession at the time or to the extent assumed in the Financial Plan.

The following table presents a forecast of the key economic indicators for the calendar years 1990 through 1995. This forecast is based upon information available in April 1991.

FORECAST OF KEY ECONOMIC INDICATORS

U.S. ECONOMY	1990	1991	Calendar Years		1994	1995
			1992	1993		
<i>Economic Activity and Income</i>						
Real GNP (\$ billions of 1982 dollars) ..	4,157.3	4,164.3	4,297.3	4,411.8	4,526.6	4,630.9
Percent Change	1.0	0.2	3.2	2.7	2.6	2.3
Pre-tax Corporate Profits (\$ billions) ..	304.7	289.5	303.9	329.8	351.2	371.2
Percent Change	(1.0)	(5.0)	5.0	8.5	6.5	5.7
Personal Income (\$ billions)	4,645.5	4,841.2	5,166.3	5,514.2	5,858.3	6,206.5
Percent Change	6.0	4.2	6.7	6.7	6.2	5.9
Nonagricultural Employment (millions)	110.3	109.6	111.0	113.0	115.2	116.9
Percent Change	1.8	(0.7)	1.4	1.8	1.9	1.5
Unemployment Rate	5.5	6.7	6.3	6.0	5.8	5.8
CPI-All Urban (1982-84=100)	130.7	136.7	142.1	148.0	153.9	160.1
Percent Change	5.4	4.6	4.0	4.2	4.0	4.0
3 Month T-Bill Rate	7.5	6.1	6.7	7.2	7.5	8.1
CITY ECONOMY						
Personal Income (\$ billions)	157.5	157.7	163.1	173.6	185.2	196.0
Percent Change	4.3	0.1	3.4	6.5	6.7	5.8
Nonagricultural Employment (thousands)	3,570.0	3,496.9	3,483.6	3,518.1	3,534.5	3,556.6
Percent Change	(1.0)	(2.0)	(0.4)	1.0	0.5	0.6
Retail Sales (\$ billions)	36.3	36.0	37.5	40.2	42.8	45.3
Percent Change	(1.5)	(0.9)	4.3	7.0	6.5	6.0
CPI-All Urban NY-NJ Area (1982-84=100)	138.5	145.3	150.9	157.5	164.6	171.7
Percent Change	6.1	4.9	3.9	4.3	4.5	4.3

SOURCE: OMB model for the City economy.

2. REAL ESTATE TAX

Projections of real estate tax revenues are based on a number of assumptions, including, among others, the tax rate, the assessed valuation of the City's taxable real estate, the delinquency rate, debt service needs, a reserve for uncollectible taxes, projected growth in the operating limit and approval by the City Council of proposed tax increases. See "SECTION IV: SOURCES OF CITY REVENUES—Real Estate Tax".

The delinquency rate for the 1990 fiscal year was 2.57%. The 1991 Modification and the 1992-1995 Financial Plan project that the delinquency rate will be an estimated 3.4% during the 1991 fiscal year. For the 1992 through 1995 fiscal years, the Financial Plan projects delinquency rates of 3.7%, 3.4%, 3.0% and 2.6%, respectively. For information concerning the delinquency rate for prior years, see "SECTION IV: SOURCES OF CITY REVENUES—Real Estate Tax—Collection of the Real Estate Tax". For a description of proceedings seeking real estate tax refunds from the City, see "SECTION IX: OTHER INFORMATION—Litigation—Taxes".

3. OTHER TAXES

The following table sets forth amounts of revenues (net of refunds) from taxes other than the real estate tax projected to be received by the City in the 1991 Modification and the 1992-1995 Financial Plan. The amounts set forth below include projected Tax Audit and tax program revenues.

	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>
	(In Millions)				
Personal Income	\$2,860	\$2,728	\$2,733	\$2,805	\$3,013
General Corporation	1,103	1,074	1,060	1,105	1,154
Banking Corporation	236	253	227	246	268
Unincorporated Business Income	352	365	382	420	463
Sales	2,386	2,411	2,499	2,628	2,762
Commercial Rent	720	743	762	799	840
Real Property Transfer	143	129	130	140	143
Mortgage Recording	137	126	128	139	144
Utility	180	183	192	201	207
All Other(1)	543	579	566	559	572
Audit Initiatives	0	28	28	28	28
Total	<u>\$8,660</u>	<u>\$8,619</u>	<u>\$8,706</u>	<u>\$9,069</u>	<u>\$9,593</u>

(1) All Other includes, among others, stock transfer, the OTB net revenues, cigarette, beer and liquor taxes, the hotel tax and the automobile use tax. Stock transfer is \$80 million in 1991 through 1995.

The 1991 Modification and the 1992-1995 Financial Plan reflect the following assumptions regarding projected baseline revenues from Other Taxes: (i) with respect to personal income tax revenues, declining employment and sluggish wage and non-wage income growth; (ii) with respect to the general corporation tax, further deterioration in the outlook for corporate profits in the 1991 and 1992 fiscal years and moderate growth thereafter; (iii) with respect to the banking corporation tax, depressed revenue as banks continue to write down real estate loan losses in fiscal years 1991 and 1992 with a moderate improvement commencing in fiscal year 1993; (iv) with respect to the unincorporated business tax, continued retrenchment in the securities industry and lower demand for business services with an improvement commencing in 1993; (v) with respect to the sales tax, growth below the inflation rate based on the projections for local job losses and a decline in real income until 1993; (vi) with respect to the mortgage recording and real property transfer taxes, continued declines in local real estate activity and price levels through the 1992 fiscal year, with a slow recovery starting in the 1993 fiscal year; (vii) with respect to the commercial rent tax, declines in asking rates coupled with a continued increase in vacancy rates, which have recently risen in Manhattan to approximately 17%, offset in part by modest increases in existing rental rates during the 1992 calendar year; and (viii) with respect to the All Other category, the current general economic forecast. The 1991 Modification and the 1992-1995 Financial Plan also assumes revenues of \$16 million per year from two special sales taxes, which have been subject to periodic extensions by the State Legislature for several years. The authority for these taxes has been extended to December 31, 1991.

4. MISCELLANEOUS REVENUES

The following table sets forth amounts of miscellaneous revenues projected to be received by the City in the 1991 Modification and the 1992-1995 Financial Plan.

	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>
	(In Millions)				
Licenses, Permits and Franchises	\$ 200	\$ 214	\$ 214	\$ 216	\$ 214
Interest Income	166	120	120	120	120
Charges for Services	332	375	354	355	354
Water and Sewer Payments(1)	635	753	837	828	837
Rental Income	169	149	122	119	116
Fines and Forfeitures	359	398	398	398	398
Other	442	318	196	184	184
Intra-City Revenues	554	478	508	508	508
Total	<u>\$2,857</u>	<u>\$2,805</u>	<u>\$2,749</u>	<u>\$2,728</u>	<u>\$2,731</u>

(1) Received from the Water Board. For further information regarding the Water Board, see "1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Long-Term Capital and Financing Program".

The 1991 Modification and the 1992-1995 Financial Plan project that miscellaneous revenues will remain relatively stable compared to the 1991 fiscal year except in Water and Sewer Payments, Rental Income and Other. Rental Income is estimated to decrease in 1992 through 1994 due to the increased debt service requirements for the Port Authority's planned capital improvements at airports, which will reduce net rental payments to the City. For the 1992-1995 fiscal years, the Financial Plan provides that water and sewer payments levied and collected by the New York City Water Board (the "Water Board") will fully reimburse the City for the debt service associated with general obligation bonds issued by the City for water and sewer system purposes. Other revenues in 1991 include \$104 million from the sale of City land to the Federal government, \$47 million in transferred reserves from the New York City Housing Development Corporation ("HDC") and the Rehabilitation Mortgage Insurance Corporation ("REMIC") and \$17 million from the proposed sale of bonds by the United Nations Development Corporation ("UNDC"). Subsequent to the submission of the Financial Plan, the City and UNDC have determined to defer the proposed UNDC bond sale beyond the 1991 fiscal year. Other revenues in 1992 include a \$35 million proposed transfer of reserves from HDC and REMIC and \$15 million from the proposed sale of various City assets.

5. UNRESTRICTED INTERGOVERNMENTAL AID

The following table sets forth amounts of unrestricted intergovernmental aid projected to be received by the City in the 1991 Modification and the 1992-1995 Financial Plan.

	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>
	(In Millions)				
State Revenue Sharing	\$535	\$535	\$535	\$535	\$535
Other Aid	179	142	128	132	136
Total	<u>\$714</u>	<u>\$677</u>	<u>\$663</u>	<u>\$667</u>	<u>\$671</u>

The projection for State revenue sharing in the 1992 through 1995 fiscal years reflects the continuation of the level of revenue sharing monies contained in legislation enacted in 1987.

The "Other Aid" category consists of \$19 million annually of Highway Assistance Program Aid and approximately \$64 to \$80 million primarily providing medical assistance to the mentally disabled and all but 20% of the non-Federal share of long-term care costs.

For information concerning recent shortfalls in projected State tax revenues and the proposed reductions in State aid to the City, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions".

6. FEDERAL AND STATE CATEGORICAL GRANTS

The following table sets forth amounts of Federal and State categorical grants projected to be received by the City in the 1991 Modification and the 1992-1995 Financial Plan.

	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>
	(In Millions)				
Federal					
JTPA	\$ 86	\$ 74	\$ 74	\$ 74	\$ 74
Community Development(1)	285	226	221	220	220
Welfare	1,800	1,899	1,964	1,999	2,021
Education	669	673	673	673	673
Other	336	164	156	156	156
Total	<u>\$3,176</u>	<u>\$3,036</u>	<u>\$3,088</u>	<u>\$3,122</u>	<u>\$3,144</u>
State					
Welfare	\$1,689	\$1,691	\$1,851	\$1,891	\$1,920
Education	3,156	2,971	3,058	3,144	3,188
Higher Education	300	99	99	98	98
Health and Mental Health	262	218	221	220	220
Other	236	221	216	217	244
Total	<u>\$5,643</u>	<u>\$5,200</u>	<u>\$5,445</u>	<u>\$5,570</u>	<u>\$5,670</u>

(1) This amount represents the projected annual level of new funds. Unspent Community Development grants from prior fiscal years could increase the amount actually received.

The 1991 Modification and the 1992-1995 Financial Plan assume that all existing Federal and State categorical grant programs will continue, unless specific legislation provides for their termination or adjustment, and assume increases in aid where increased costs are projected for existing grant programs. For information concerning recent shortfalls in projected State tax revenues and proposed reductions in State aid to the City, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions".

A major component of Federal categorical aid to the City is the Community Development program. Pursuant to Federal legislation, Community Development grants are provided to cities primarily to aid low and moderate income persons by improving housing facilities, parks and other capital improvements, by providing certain social programs and by promoting economic development. These grants are based on a formula that takes into consideration such factors as population, housing overcrowding and poverty.

As of March 31, 1991, approximately 8.81% of the City's full-time employees (consisting of employees of the mayoral agencies and BOE) were paid by JTPA funds, Community Development funds and from other sources not funded by unrestricted revenues of the City.

The City's receipt of categorical aid is contingent upon the satisfaction of certain statutory conditions and is subject to subsequent audits and possible disallowances by the State or Federal governments. The general practice of the State and Federal governments has been to deduct the amount of any disallowances against the current year's payment. While it may be legally possible for substantial disallowances of aid claims to be asserted during the course of the 1992-1995 Financial Plan, the City believes, based on past administrative and legislative actions, that it is unlikely that disallowances on such a scale would occur. The amounts of such disallowances attributable to prior years declined from \$124 million in the 1977 fiscal year to \$99 million in the 1990 fiscal year. This decrease reflects improved claims control procedures and favorable experience with the level of disallowances in recent years. As of June 30, 1990, the City had accumulated a reserve of \$175 million for future disallowances of categorical aid. The 1992-1995 Financial Plan contains a provision for aid disallowances of \$15 million for each of the City's 1992 through 1995 fiscal years.

The President's federal fiscal year 1992 budget, released in February, 1991, would result in a net loss of funds for the City. While containing a \$10 million increase in Chapter I education grants and a \$70 million grant to the City for secondary sewage treatments, losses to the City in this proposal include a \$20 million decrease in Community Development funds and the elimination of mass transit funding for major cities. The House of Representatives and Senate have rejected the President's budget and proposed plans with slightly higher appropriations for several categories of domestic programs. The City will continue to monitor developments on the federal budget and will make necessary adjustments to the Financial Plan to reflect any such developments.

Expenditure Assumptions

1. PERSONAL SERVICE COSTS

The following table sets forth projected expenditures for personal service costs contained in the 1991 Modification and the 1992-1995 Financial Plan.

	1991	1992	1993	1994	1995
	(In Millions)				
Wages and Salaries	\$10,663	\$10,064	\$10,308	\$10,355	\$10,455
Pensions	1,564	1,514	1,440	1,324	1,261
Other Fringe Benefits	2,064	2,299	2,500	2,708	2,923
Reserve for Collective Bargaining(1) . . .	306	390	419	420	418
Total	<u>\$14,597</u>	<u>\$14,267</u>	<u>\$14,667</u>	<u>\$14,807</u>	<u>\$15,057</u>

(1) The Reserve for Collective Bargaining is contained in the Miscellaneous Budget and provides funding for the proposed labor settlement for all agencies except BOE and HHC. The funds for these organizations are provided in their base-line estimates.

The 1991 Modification and the 1992-1995 Financial Plan project that the authorized number of City-funded employees whose salaries are paid directly from City funds, as opposed to Federal or State funds, will decrease from an estimated level of 222,256 on June 30, 1991 to an estimated level of 217,025 by June 30, 1995.

Substantially all of the collective bargaining agreements with City employees expired between June and September 1990. In October 1990, the City announced an agreement with the UFT providing for a one-year contract increasing wages and benefits 5.8%, at an estimated cost to the City of \$161 million in fiscal year 1991 and \$212 million annually thereafter. On January 25, 1991, the City announced that the UFT had agreed to defer \$39 million of the fiscal year 1991 increase to fiscal years 1996 and 1997. The City expects to fund the cost of the 5.8% increase as follows: 1.5% from funds previously allocated for collective bargaining increases, approximately 2.5% from savings that resulted from reductions in contributions to the Teachers' Retirement System following passage of State legislation revising the earnings assumption on the system's assets, and the remainder from a reallocation of State aid within the BOE's budget. The Financial Plan does not provide for any additional increases for UFT employees in fiscal years 1992 through 1995. On January 2, 1991, the City announced settlements with District Council 37 and Local 237, covering approximately 150,000 City employees. On March 28, 1991, the City achieved a settlement with CWA covering approximately 12,000 City employees. On April 25, 1991, the City achieved a settlement with UPOA covering approximately 950 City employees. The proposed 15-month contracts provide total wage and benefit increases of 5%. The proposed contracts would cost the City \$96 million in fiscal year 1991, \$168 million in fiscal year 1992 and \$178 million in each year thereafter. Funds for all costs above those for the 1.5% increases included in the 1991 Modification and the Financial Plan for fiscal years 1991 and 1992 would be provided by savings resulting from reductions in the City's contributions to the New York City Employees' Retirement System and the New York City Board of Education Retirement System—Qualified Pension Plan which would be facilitated by an increase in the earnings assumptions on such systems' assets. Such increase is subject to State legislative approval. The Financial Plan does not provide for any additional increases for District Council 37, Local 237, CWA or UPOA for fiscal years 1992 through 1995. The City's agreements with the UFT, District Council 37, Local 237, CWA and UPOA cover approximately 70% of the City's workforce. For all employees whose unions have not reached collective bargaining agreements with the City, the 1991 Modification and the 1992-1995 Financial Plan include funds for incremental 1.5% increases in fiscal years 1991 and 1992 with no increase thereafter. Each 1% wage increase for all employees upon expiration at various times during the 1992 fiscal year of their respective collective bargaining agreements would cost the City an additional \$78 million in fiscal year 1992 and \$136 million in each fiscal year thereafter above the amounts provided for in the Financial Plan. These additional costs assume that all employees whose unions have not reached collective bargaining agreements with the City reach settlements consistent with the 1.5% wage increases assumed in the Financial Plan and with contract lengths similar to District Council 37, Local 237, CWA and UPOA. The terms of eventual wage settlements could be determined through the impasse procedure in the New York City Collective Bargaining Law, which can impose a binding settlement. The PBA, which represents approximately 18,000 police officers, has been bargaining with the City for a new contract. The PBA has made a formal request for the appointment of an impasse panel and an impasse was declared on May 21, 1991. An impasse panel is to be appointed.

For a discussion of the City's pension costs, see "SECTION IX: OTHER INFORMATION—Pension Systems" and "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Note Q".

2. OTHER THAN PERSONAL SERVICE COSTS

The following table sets forth projected OTPS expenditures contained in the 1991 Modification and the 1992-1995 Financial Plan.

	<u>1991</u>	<u>1992</u>	<u>1993</u> (In Millions)	<u>1994</u>	<u>1995</u>
Administrative OTPS	\$ 5,653	\$ 5,608	\$ 5,995	\$ 6,259	\$ 6,521
Public Assistance	2,346	2,527	2,740	2,779	2,790
Medical Assistance (Excluding City Medicaid Payments to HHC)	1,470	1,631	1,762	1,897	2,045
HHC Support	966	742	691	746	795
Other	1,491	1,501	1,576	1,698	1,762
Total	<u>\$11,926</u>	<u>\$12,009</u>	<u>\$12,764</u>	<u>\$13,379</u>	<u>\$13,913</u>

Administrative OTPS

The 1991 Modification and the 1992-1995 Financial Plan contains estimates of the City's administrative OTPS expenditures for general supplies and materials, equipment and selected contractual services in the 1991 fiscal year. Thereafter, to account for inflation, selected OTPS expenditures are projected to rise by approximately 4.7% in fiscal year 1992, 3.8% in fiscal year 1993, 4.7% in fiscal year 1994 and 5.5% in fiscal year 1995.

Energy

The 1991 Modification and the 1992-1995 Financial Plan projects stable prices for energy for the remainder of the 1991 fiscal year and assumes different rates of inflation for energy costs for each of the 1992 through 1995 fiscal years. Inflation rates for each of the 1992 through 1995 fiscal years are set forth in the following table.

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>
Gasoline and Fuel Oil	10.4%	3.0%	5.0%	9.0%
Electricity	3.0	2.0	3.0	5.0
Natural Gas	3.0	2.0	5.0	9.0

Total energy expenditures are projected at \$420 million in the 1992 fiscal year, rising to \$471 million in the 1995 fiscal year. These estimates assume a constant level of energy usage, with the exception of varying annual workload and consumption increases from additional buildings taken by the City through *in rem* tax proceedings and the annualization of fiscal year 1992 adjustments, where applicable.

Public Assistance

The average number of persons receiving income benefits under public assistance is projected to be 895,758 per month in the 1991 fiscal year. The 1992-1995 Financial Plan projects that the average number of recipients will increase by 8.6% in the 1992 fiscal year from the average number of recipients in the 1991 fiscal year. The 1991 Modification and the 1992-1995 Financial Plan assume that past trends of increases in the public assistance grant level will continue during the 1992 fiscal year, with a projected annual increase of 4.8%. Of total public assistance expenditures in the City for the 1991 fiscal year, the City-funded portion is projected to be \$625.4 million. The City-funded portion of public assistance expenditures is projected to be \$688.0 million in the 1992 fiscal year, an increase of 10.0% over the 1991 fiscal year, rising to \$864.0 million in the 1995 fiscal year.

Medical Assistance

Medical assistance payments projected in the 1991 Modification and the 1992-1995 Financial Plan consist of payments to voluntary hospitals, skilled nursing facilities, intermediate care facilities, home care and physicians and other medical practitioners. The City-funded portion of medical assistance payments is estimated at \$1.522 billion for the 1991 fiscal year and is expected to increase to \$1.954 billion in the 1995 fiscal year. Such payments include, among other things, City-funded Medicaid payments, but exclude City-funded Medicaid payments to HHC, as discussed below. City Medicaid costs (including City-funded Medicaid payments to HHC) assumed in the 1991 Modification and the 1992-1995 Financial Plan are reduced due to the State having assumed all Medicaid costs for the mentally disabled and all but 20% of the non-Federal share of long-term care costs. The 1992-1995

Financial Plan projects savings of \$454 million in the 1992 fiscal year due to the State having assumed such costs, and projects such savings will increase to \$582 million in the 1995 fiscal year.

Health and Hospitals Corporation

The 1991 Modification and the 1992-1995 Financial Plan anticipate a decrease in 1991 of \$34.5 million in the City subsidy portion of the total City funds provided to HHC from the 1990 fiscal year.

Support for HHC in the 1991 Modification and the 1992-1995 Financial Plan includes City-funded Medicaid payments to HHC as well as other subsidies to HHC. City-funded Medicaid payments to HHC are estimated at approximately \$555.2 million in the 1991 fiscal year and are projected to be approximately \$586.5 million in the 1995 fiscal year.

HHC operates under its own section of the 1991 Modification and the 1992-1995 Financial Plan as a Covered Organization. HHC's financial plan projects City-funded expenditures of \$959.5 million for the 1991 fiscal year (excluding debt service and lease payments), decreasing to \$797 million in the 1995 fiscal year. The City-funded expenditures in the 1991 fiscal year include \$298.5 million of general City support, \$555.2 million of Medicaid payments to HHC and \$76.8 million for certain mental health payments. The HHC plan projects total expenditures of \$2.875 billion in the 1991 fiscal year, increasing to \$2.886 billion in the 1995 fiscal year. The plan projects no gaps between revenues and expenditures in the 1991 through 1995 fiscal years. These projections assume: (i) a 1.5% increase in wage costs in each of the 1991 and 1992 fiscal years and no increases thereafter; (ii) a 1.65% increase in the 1991 fiscal year and a 1.6% increase in each of the 1992-1995 fiscal years in the cost of contracts with affiliated medical schools (which provide some of the supervisory and professional staff for City hospitals); (iii) increases in pension costs; (iv) an increase of 5.6% in fiscal year 1991, 4.0% in fiscal year 1992, 4.5% in fiscal year 1993, 4.65% in fiscal year 1994 and 4.65% in fiscal year 1995 in other than personal service costs (excluding fuel and per diem nursing costs); and (v) a weighted Medicaid inpatient rate increase of 6.4%, 2.8%, 1.9% and 0% in fiscal years 1992 through 1995, respectively.

Other

The projections set forth in the 1991 Modification and the 1992-1995 Financial Plan for "Other" OTPS include the City's contributions to the Transit Authority, the Housing Authority, CUNY and subsidies to libraries and various cultural institutions. They also include projections for the cost of future judgments and claims which are discussed separately below under "Judgments and Claims". In the past, the City has provided additional assistance to certain Covered Organizations which had exhausted their financial resources prior to the end of the fiscal year. No assurance can be given that similar additional assistance will not be required in the future.

Transit Authority

On May 15, 1991, the City submitted to the Control Board a financial plan for the Transit Authority covering its 1991 through 1995 fiscal years (the "Transit Authority Financial Plan"). The TA's fiscal year is the calendar year. The Transit Authority Financial Plan projects for its 1991 fiscal year, among other things, a cash-basis gap of \$92.0 million, a City subsidy to the TA of \$568.0 million and accrued expenditures of \$3.6 billion.

The Transit Authority Financial Plan forecasts cash basis gaps of \$466.3 million, \$736.5 million, \$800.3 million and \$871.6 million in its 1992 through 1995 fiscal years, respectively, before implementation of gap-closing actions. The gaps are not funded in the City's own financial plans. The gaps projected in the Transit Authority Financial Plan for its 1992 to 1995 fiscal years occur, in part, because expenditures are expected to increase by 11.8% between fiscal years 1991 and 1995 while revenues are expected to decrease by 7.1% between fiscal years 1991 and 1995. The plan assumes the gaps beyond 1992 will be closed in part through restoration by the end of 1992 of certain State taxes (which were restored through 1992 by the State Legislature in December 1990) which are available to the MTA as part of a multiyear financing program which the New York State Legislature participated in that addressed the TA's operational and capital needs in the amounts of \$227 million, \$232 million and \$237 million in its fiscal years 1993 through 1995, respectively. In addition, to eliminate the gaps, the TA may require additional Federal, State or local assistance, increased user charges, productivity measures, reduced service levels, additional management actions, or some combination of these actions.

On April 19, 1991, MTA officials announced that, based on preliminary results for April 1991, the TA's projected gap for its 1991 fiscal year could reach up to \$223 million primarily due to continued declines in ridership and further deterioration in revenues from real estate taxes and proposed decreases in State and City aid to the TA. Interest and issuance costs on short term borrowings needed

in the absence of a State budget could increase this gap by \$9 million (not including interest income earned on the deposited revenues). The potential 1991 fiscal year deficit may be closed by expenditure reductions, refundings of outstanding Triborough Bridge and Tunnel Authority ("TBTA") mortgage recording tax special obligation bonds, implementation of a new capital reimbursement procedure for the TA and budget reductions, among other things.

The MTA's 1987-1991 Capital Program amendment authorizes commitments of \$8.5 billion, of which \$6.6 billion is to be used to fund TA and Staten Island Rapid Transit Operating Authority capital projects. The 1987-1991 Capital Program comprises various funding sources including: TBTA general purpose revenue bonds and TBTA mortgage recording tax bonds; uncommitted funds from the 1982-1986 capital program; Federal, State and City subsidies; funds to be obtained from the trade-in of the Westway highway project; funds contingent upon the sale of the New York City Coliseum site, which continue to be contemplated as a Capital Program source, but, based on the status of outstanding litigation, is not expected to occur during 1991, and proceeds from the sale of the New York City East Side Airline Terminal; State service contract bonds; MAC funds; Transit and Commuter Revenue Bonds; funds transferred from the operating budgets of the commuter railroads; developer contributions and other sources. For information concerning an agreement between the City and MAC to replace the MAC funds for the 1987-1991 Capital Program with proceeds from the sale of City bonds, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions—Expenditure Assumptions—4. MAC Debt Service Funding".

Board of Education

For the 1991 fiscal year, the City has provided sufficient funds to comply with the Stavisky-Goodman Act, which requires the City to allocate to BOE an amount of funds from the total budget equal to the average proportion of the total budget appropriated for BOE in the three preceding fiscal years.

Current projections for fiscal year 1992 indicate that if the members of the BOE were to fully invoke the Stavisky-Goodman standard, the City's current Financial Plan for fiscal year 1992 would need to be amended to identify other gap-closing actions of up to approximately \$200 million, in order to compensate the BOE unless additional funds are allocated to BOE in connection with approval of the Executive Budget by the City Council or in connection with the adoption of the State budget for the State's 1992 fiscal year. In discussions with the Chancellor of the New York City Public Schools, he has acknowledged the importance of the fiscal security of the City to preservation of educational services and while he will pursue fully without reservation additional financial assistance he has indicated that he will work with the City, within the law, to ensure that the final appropriation for the school system will in no way jeopardize the City's finances or incur unacceptable voids in essential City services. The BOE typically requests an appropriation for the school system above the amounts contemplated by the Executive Budget. BOE has requested an appropriation above the amounts contemplated by both the Executive Budget and the Stavisky-Goodman standard in connection with the City's 1992 Executive Budget. No assurance can be given that the ultimate resolution of the amount of the City's appropriation to the BOE for fiscal year 1992 will not require the City to undertake any additional gap-closing actions.

Judgments and Claims

In the fiscal year ended June 30, 1990, the City expended \$179 million for judgments and claims. The 1991 Modification and the 1992-1995 Financial Plan include provisions for judgments and claims of \$197 million, \$190 million, \$197 million, \$207 million and \$215 million for the 1991 through 1995 fiscal years, respectively. The City is a party to numerous lawsuits and is the subject of numerous claims and investigations. The City has estimated that its potential future liability on account of outstanding claims against it as of June 30, 1990 amounted to approximately \$2.2 billion. This estimate was made by categorizing the various claims and applying a statistical model, based primarily on actual settlements by type of claim during the preceding ten fiscal years, and by supplementing the estimated liability with information supplied by the City's Corporation Counsel. For further information regarding certain of these claims, see "SECTION IX: OTHER INFORMATION—Litigation".

In addition to the above claims, numerous real estate tax *certiorari* proceedings involving allegations of inequality of assessment, illegality and overvaluation are currently pending against the City. The City's 1990 Financial Statements estimate that the potential exposure to the City in the *certiorari* proceedings, as of June 30, 1990, could amount to approximately \$200 million. Provision has been made in the 1991 Modification and the 1992-1995 Financial Plan for estimated refunds for overpayments of real estate taxes in the amounts of \$56 million in fiscal year 1991 and \$70 million in

each of fiscal years 1992 through 1995, based on an analysis of claims settled within recent fiscal years. For further information concerning these claims, certain remedial legislation related thereto and the City's estimates of potential liability, see "SECTION IX: OTHER INFORMATION—Litigation—Taxes" and "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Note G".

In November 1988, Federal legislation was enacted (the "Sludge Legislation") requiring the payment of sludge disposal fees during calendar years 1989 through 1991, inclusive, for localities, including the City, which will continue disposing of sewage sludge at a site in the Atlantic Ocean 106 miles offshore as previously authorized. The Sludge Legislation also provides for the payment of penalties for any continued ocean disposal of sludge after December 31, 1991. The Sludge Legislation provides that a large portion of such fees and penalties will be deposited in trust funds maintained by certain Federal and State agencies. Subject to certain exceptions, it is estimated that 85% of such fees and penalties will ultimately be available to pay for the construction, operation and maintenance of alternative sludge disposal systems and measures to be taken by the City with respect to improvement in the pretreatment of sewage. The 1991 Modification and the Financial Plan include \$25.5 million, and \$95.1 million in fiscal years 1991 and 1992, respectively, and \$125 million thereafter to cover the estimated cost of sludge disposal. The United States Environmental Protection Agency and the City have entered into a consent decree which includes the agreement by the City to adopt interim measures to cease ocean disposal of sludge by June 30, 1992, and to have a permanent disposal plan by December 31, 1998. The implementation of such interim measures and a permanent disposal alternative to ocean disposal will result in substantial additional capital costs to the City. The construction of sludge dewatering facilities, which are considered the first stage of land-based sludge disposal, are expected to be completed in fiscal year 1992 at a cost of \$760 million. All costs associated with sludge disposal are expected to be funded by increased user charges paid by the users of the water and sewer systems of the City or the proceeds of revenue bonds secured by these fees. Such increased user charges are currently assumed in the Financial Plan.

3. DEBT SERVICE

Debt service estimates for the 1991 through 1995 fiscal years include estimates of debt service costs on outstanding City bonds and notes and future debt issuances based on current and projected future market conditions.

4. MAC DEBT SERVICE FUNDING

MAC debt service funding estimates are reduced by anticipated payments by the City of debt service on City obligations held by MAC.

During fiscal years 1984 through 1988, MAC made \$1.075 billion of revenues available to the City, pursuant to an agreement among the City, MAC and the State in March 1984. In April 1986, MAC, the City and the State agreed to the availability and use of approximately \$1.6 billion in additional revenues in the 1987 through 1995 fiscal years, including \$925 million for capital improvements for the Transit Authority. In May 1989, MAC entered into an agreement with the City and the State which provides for an additional \$800 million, including \$600 million of revenues for capital projects relating to the City's public school system. On July 19, 1990, the City, the State and MAC entered into an agreement amending the 1986 and 1989 agreements to permit the City to fund the capital commitments to the Transit Authority and the City's public school system, which total \$1.465 billion over the City's 1990 through 1997 fiscal years, with proceeds of City or MAC bonds rather than revenues made available by MAC. The State Legislature has authorized MAC to finance the capital commitments to the Transit Authority and the New York City School Construction Authority for the 1991 through 1997 fiscal years through the issuance of additional MAC bonds in the event and to the extent that the City fails to provide such financing from the issuance of City bonds. The revenues to be made available by MAC under the 1986 and 1989 agreements for the Transit Authority and the public school system will instead be used by the City for operating purposes. For fiscal years 1991 through 1995, the amounts that the City will receive for operating purposes under the agreements as amended are \$145 million, \$150 million, \$175 million, \$185 million and \$515 million, respectively.

5. GENERAL RESERVE

The 1991 Modification and the 1992-1995 Financial Plan include a reserve of \$40 million in the 1991 fiscal year, \$150 million in the 1992 fiscal year and \$200 million in the 1993 through 1995 fiscal years.

Certain Reports

From time to time, the Control Board staff, MAC, OSDC, the City Comptroller, various Federal agencies and others issue reports and make public statements regarding the City's financial condition, commenting on, among other matters, the City's financial plans, projected revenues and expenditures and actions by the City to eliminate projected operating deficits. Some of these reports and statements have warned that the City may have underestimated certain expenditures and overestimated certain revenues and have suggested that the City may not have adequately provided for future contingencies. Certain of these reports have analyzed the City's future economic and social conditions and have questioned whether the City has the capacity to generate sufficient revenues in the future to meet the costs of its expenditure increases and to provide necessary services. It is reasonable to expect that such reports and statements will continue to be issued and to engender public comment. It is expected that the staff of the Control Board, OSDC and the City Comptroller will issue reports in June and July 1991 reviewing the 1991 Modification and the 1992-1995 Financial Plan.

The City Comptroller issued a report on December 20, 1990 on the state of the City's economy and finances. The report stated that the City's economy is in a recession that began earlier, will be more severe and will last longer than the recession affecting the national economy and than what was assumed in the financial plan then in effect and than what is assumed in the 1992-1995 Financial Plan. The report stated that the City's economy began to weaken after the October 1987 stock market crash and that, because of the City economy's disproportionate reliance on the financial services sector, the subsequent upheaval in such sector has affected the City worse than it has the national economy. In addition, the national recession has exacerbated the downturn in the City's economy. Such downturn has led to job losses and lower wages, causing reduced personal income tax collections by the City and also reduced consumer spending, thereby affecting sales and business tax collections by the City. The same factors have also caused increased demand for social services provided by the City.

The report noted that the City economy's reliance on the financial services sector will keep the City from participating fully in the increase in manufacturing and trading activity projected to lead the nation out of its recession, so that the City's economy will recover from the recession later and more slowly than will the national economy. The report also stated that problems in the City's schools, the high tax burden in the City and a local rate of inflation higher than the national average are special disincentives to local business activity. Further, the strengths of the City's economy, such as financial and legal services, broadcasting, publishing and advertising, are subject to increasing global competition, reducing the financial strength of businesses in such sectors. The report noted that such problems have led many large corporations to move their headquarters out of the City, costing the City not only such headquarters jobs but also related business service jobs. In addition, the loss of manufacturing jobs, and a decline in retailing jobs, means there are fewer entry-level jobs available for unskilled workers, putting greater burdens on the City's social services. The report concluded that these structural weaknesses will affect the City's economy and tax collections adversely throughout the 1990s.

In the December and subsequent reports, the City Comptroller called for improved productivity, increased competition in the City contracting process, a partial hiring freeze, the consolidation of agencies, the use of savings from reduced pension fund contributions and the consideration of furloughs and wage deferrals to close the budget gaps.

The City Comptroller has warned of a remaining budget gap in fiscal year 1991 of approximately \$100 million, due principally to lower personal income, sales and use tax collections than are forecast in the Financial Plan. The City Comptroller stated that the City has the ability to offset such a gap. The City Comptroller is expected to issue a report in the near future that may project a potential tax revenue shortfall in fiscal year 1992 of approximately \$175 million, due principally to lower projected personal income, sales and use tax collections than are forecast in the Financial Plan. Such lower estimates of tax revenues are expected to be based on the City Comptroller's projections that the City's economy will perform more poorly than is forecast in the Financial Plan.

The Office of the Comptroller issued a report on April 19, 1991 that estimated that, all other things being equal, each \$100 million increase in state and local taxes during a recession could lead to a loss of approximately 10,800 private sector jobs in the City. The report also warned that factors beyond the

City's control, including the state of the national economy and the relative local and national inflation rates, affect the local employment level. The report estimated that the state and local tax increases enacted in fiscal year 1991 and proposed for fiscal year 1992 could lead to the loss of approximately 265,000 private sector jobs in the City by 1994 and could delay the recovery of the City's economy from its recession until 1994 or beyond. The report did not analyze the effects of service reductions in lieu of tax increases on the City's economy.

In a supplement to the April report issued on May 14, 1991, the Comptroller's Office estimated that the property tax increases proposed in the Financial Plan of approximately \$1 billion in fiscal years 1993 and 1994 could result in the loss of an additional 55,000 private sector jobs in the City by 1994 and could delay even further the recovery of the City's economy.

The Comptroller's Office is also expected to issue a report in the near future projecting that, by 1994, actual collections from such increased taxes will be less than one quarter of the additional revenue anticipated in the Financial Plan because of the job losses the City Comptroller projects will be caused by the increases.

In previous reports, the City Comptroller had expressed concerns about the effects on the City's budgets of decreasing rental payments in future years from the Port Authority under the leases for LaGuardia and Kennedy airports, the dependence on increased aid from the State and Federal Governments for the gap-closing program, the escalating costs of judgments and claims, federal deficit reduction measures and the increasing percentage of future years' revenues projected to be consumed by debt service, even after a reduction in the capital program. The City Comptroller has also expressed concerns (1) about a potential increase in the budget gap in fiscal year 1992 if BOE receives appropriations that may be required by State law to be greater than those in the Budgets, (2) that actions taken to avoid certain teacher layoffs in fiscal year 1991 may cause even greater layoffs in fiscal year 1992 and (3) that the City continued to hire employees during fiscal year 1991 at the same time it was trying to reduce the workforce.

On June 4, 1991, OSDC issued its monthly "milestone report", which compares the City's budget targets to actual results on a month-by-month basis and identifies gap-closing measures that are falling short of the goals, and which reviewed the 1991 Modification. The report stated that, while the City's revenue and expenditure estimates appear generally reasonable, non-property tax revenues are likely to be \$42 million lower than forecast for the 1991 fiscal year, with shortfalls of \$55 million in personal income tax and \$20 million in sales tax receipts, offset in part by higher than projected collections from business taxes, real estate taxes and miscellaneous revenues. The report noted that approximately \$1.7 billion of non-property tax collections will be collected during the months of May and June 1991, with a substantial portion concentrated in the final two weeks of June; that in recent years the revenue shortfall from year-end tax collections has been significant, ranging from 2.3% to almost 13%; and that a 1% forecast error would result in a \$17 million variance from the revenue estimates in the 1991 Modification. The report stated that in prior years the City was able to absorb these shortfalls because spending did not reach planned levels, but that the 1991 Modification already reflects this lower spending, thus leaving the City without its customary year-end financial cushion. In addition, the report noted that the 1991 Modification relies on a number of actions whose outcome is uncertain, including the proposed sales of certain assets for up to \$60 million and a proposal to capitalize interest by using the proceeds from a bond sale to pay some of the associated interest costs. The report also noted that the City could take additional actions to balance its budget for the 1991 fiscal year, but that such actions could exacerbate the already formidable budget problems for 1992 fiscal year.

With respect to the 1992 fiscal year, the report stated that the Financial Plan assumes that agency initiatives will produce \$2.2 billion in resources and that the State and City Council will enact the proposed \$1.1 billion tax program. However, the report stated that it is unlikely that the State and City Council will approve the entire tax package as proposed, and attainment of the full amounts planned from agency initiatives will be extremely difficult. In addition, the report noted that the Financial Plan provides BOE with funding which is approximately \$200 million less than the minimum funding requirements, which could result in the City being required to reallocate \$200 million from other agencies to the BOE.

On March 7, 1991, the Staff of the Control Board issued a report on the financial plan submitted to the City Council on January 16, 1991. The report stated that such financial plan did not restore the City

to “structural and recurring balance”, and did not provide reasonable capacity to absorb risks of further imbalance, since, even if all the City’s planned savings and tax increases for the 1991 and 1992 fiscal years are achieved, substantial deficits reemerge for the 1993 fiscal year due to projected expenditure growth which exceeds revenue growth, principally in the areas of debt service costs, social service expenditures and personnel fringe benefit costs. In addition, FCB noted that substantially larger deficits could occur if certain assumptions in such financial plan are not realized, including the assumptions that (i) wages will not increase after the 1992 fiscal year; (ii) the recent growth in public assistance and foster care caseloads will disappear within two years and payments per recipient will cease growing in the 1993 and 1994 fiscal years; (iii) the \$430 million of 1992 fiscal year BOE gap-closing actions can be implemented without violating the Stavisky-Goodman law; (iv) Federal or State aid will not be further reduced and there will be substantial savings in the 1993 and 1994 fiscal years resulting from the State takeover of certain Medicaid functions; and (v) the economic recovery and its benefits to tax revenues will begin promptly in the 1993 fiscal year.

Long-Term Capital and Financing Program

The City makes substantial capital expenditures to reconstruct and rehabilitate the City’s infrastructure and physical assets, including City mass transit facilities, sewers, streets, bridges and tunnels, and to make capital investments that will improve productivity in City operations. However, as discussed below, in the context of a local recession, in which revenues for the City’s operating budget have come under increasing pressure, the increased cost of debt service for the volume of debt issuance previously contemplated has led to the reduction of the City’s capital program from previously forecast levels for the immediate future. For additional information regarding the City’s infrastructure and physical assets, see “APPENDIX A—ECONOMIC AND SOCIAL FACTORS”.

The City utilizes a three-tiered capital planning process consisting of the Ten-Year Capital Strategy, the Four-Year Capital Program and the current-year Capital Budget. The Ten-Year Capital Strategy is a long-term planning tool designed to reflect fundamental allocation choices and basic policy objectives. The Four-Year Capital Program translates mid-range policy goals into specific projects. The Capital Budget defines specific projects and the timing of their initiation, design, construction and completion.

City-funded commitments, which were \$344 million in 1979, are projected to reach \$3.8 billion in 1991. City-funded expenditures, which more than tripled between fiscal years 1980 and 1985, are forecast at \$3.9 billion in the 1991 fiscal year; total expenditures are forecast at \$4.2 billion in 1991. For additional information concerning the City’s capital expenditures and the Ten-Year Capital Strategy covering fiscal years 1992 through 2001, see “SECTION V: CITY SERVICES AND EXPENDITURES—Capital Expenditures”.

The following table sets forth the major areas of capital commitment projected for the 1991-1995 fiscal years.

	1991		1992		1993		1994		1995	
	City Funds	All Funds	City Funds	All Funds	City Funds	All Funds	City Funds	All Funds	City Funds	All Funds
	(In Millions)									
Mass Transit(1)	\$ 507	\$ 507	\$ 383	\$ 383	\$ 221	\$ 221	\$ 218	\$ 218	\$ 547	\$ 547
Roadway, Bridges	266	649	355	545	355	494	621	729	349	403
Water and Sewer(2)	1,235	1,341	1,399	1,399	903	903	1,944	1,944	1,184	1,184
Education(3)	615	615	729	729	741	741	669	669	423	423
Housing	491	524	423	424	335	351	278	285	196	225
Hospitals	216	230	338	344	340	340	217	269	331	394
Sanitation	118	130	344	344	298	748	234	234	459	459
City Operations/Facilities	757	833	1,362	1,475	1,024	1,050	514	562	853	963
Economic and Port Development	85	86	60	62	105	106	50	50	65	65
Reserve For Unattained Commitments	(505)	(505)	(911)	(911)	53	53	(95)	(95)	68	68
Total Commitments(4)	<u>\$3,785</u>	<u>\$4,409</u>	<u>\$4,481</u>	<u>\$4,794</u>	<u>\$4,375</u>	<u>\$5,006</u>	<u>\$4,649</u>	<u>\$4,865</u>	<u>\$4,475</u>	<u>\$4,731</u>
Total Expenditures(5)	<u>\$3,899</u>	<u>\$4,226</u>	<u>\$4,008</u>	<u>\$4,454</u>	<u>\$3,772</u>	<u>\$4,236</u>	<u>\$4,167</u>	<u>\$4,608</u>	<u>\$4,586</u>	<u>\$4,936</u>

(1) Excludes the Transit Authority's non-City portion of the MTA's \$8.5 billion five-year Capital Program.

(2) Includes water supply, water mains, water pollution control and sewer projects.

(3) Reflects a reduction of 24.8% in projected capital commitments through fiscal year 1994. Funding for capital improvements is provided by the City to the School Construction Authority by way of five-year appropriations to BOE. Under State law, after the adoption of a five-year appropriation, no reduction may be made in such appropriation to BOE unless recommended by BOE or unless made as part of a general, across-the-board reduction in the City's capital appropriations to accommodate an unforeseen reduction in the availability of City capital funds and the reduction is proportionate to the across-the-board reduction. BOE is in the process of discussing with the City the proposed reduction in the appropriation to BOE and its position that such proposed reduction in the appropriation to BOE for the City's 1992 fiscal year violates State law.

(4) Commitments represent contracts registered with the City Comptroller, except for certain projects which are undertaken jointly by the City and State. Totals may not add due to rounding.

(5) Expenditures represent cash payments and appropriations planned to be expended for financing costs, including amounts for original issue discount.

The following table sets forth the planned sources and uses of City funds to be raised through issuances of long-term debt and transfers of monies from the City's General Fund during the City's 1991 through 1995 fiscal years.

1991-1995 FINANCING PROGRAM

	1991	1992	1993	1994	1995	Total
	(In Millions)					
SOURCES OF FUNDS:						
City General Obligation Bonds(1)	\$3,818	\$3,093	\$2,815	\$3,159	\$3,402	\$16,304
Water Authority Revenue Bonds	953	1,008	1,190	1,229	1,436	5,816
Other Sources(2)	(284)	38	(78)	(61)	(65)	(467)
Total	<u>\$4,487</u>	<u>\$4,139</u>	<u>\$3,927</u>	<u>\$4,327</u>	<u>\$4,773</u>	<u>\$21,653</u>
USES OF FUNDS:						
City Capital Improvements	\$3,884	\$3,907	\$3,680	\$4,064	\$4,475	\$20,010
City Refunding(3)	21	—	—	—	—	21
Reserve Funds and Other(4)	582	232	247	263	298	1,622
Total	<u>\$4,487</u>	<u>\$4,139</u>	<u>\$3,927</u>	<u>\$4,327</u>	<u>\$4,773</u>	<u>\$21,653</u>

(1) Includes financing for certain rapid transit and education capital purposes previously forecast to be paid from current operating revenues in accordance with agreements with MAC. To date in the 1991 fiscal year, the City has issued \$3.218 billion in general obligation bonds.

(2) Other Sources comprises changes in restricted balances from City and Water Authority debt issuances.

(3) While no provision has been made in 1992 through 1995, both the City and MAC may undertake further refundings when favorable market conditions exist.

(4) Reserve Funds and Other comprises amounts necessary to fund certain reserves in connection with the issuance of Water Authority revenue bonds and reimbursements to the General Fund for expenditures made in prior years. Includes amounts for original issue discount of \$110 million, \$101 million, \$92 million, \$103 million and \$111 million in the 1991 through 1995 fiscal years, respectively.

Currently, if all City capital project requests were implemented, expenditures would exceed the City's financing projections in the current fiscal year and subsequent years. The City has therefore established capital budgeting priorities to maintain capital expenditures within the available long-term financing. Due to the size and complexity of the City's capital program, it is difficult to forecast precisely the timing of capital project activity so that actual capital expenditures may vary from the planned annual amounts.

The City's current four-year financing program and capital program includes the issuance of water and sewer revenue bonds. The Water Authority is authorized to issue bonds to finance capital investment in the City's water and sewer system. Pursuant to State law, debt service on this indebtedness is secured by water and sewer fees paid by users of the water and sewer system. As of July 1, 1985, such fees became revenues of the Water Board and the Water Board holds a lease interest in the City's water and sewer system. After providing for debt service on obligations of the Water Authority and certain incidental costs, the revenues of the Water Board are paid to the City to cover the City's cost for operating the water and sewer system or as rental for the system. The City's Ten-Year Capital Strategy covering fiscal years 1992-2001 projects water and sewer investment at approximately \$10.6 billion of the \$47.1 billion City-funded portion of the plan. The City retains the legal authorization to fund any portion of the \$10.6 billion strategy with the proceeds of sales of its general obligation bonds.

Implementation of the capital plan is dependent upon the City's ability to market its securities successfully in the public credit markets. The terms and the success of projected public sales of City general obligation bonds and Water Authority revenue bonds will be subject to prevailing market conditions at the times of sale. No assurance can be given that the credit markets will absorb the projected amounts of public bond sales. As a significant portion of bond financing is used to reimburse the City's general fund for capital expenditures already incurred, if the City is unable to sell such amounts of bonds it could have an adverse effect on the City's cash position. In addition, the need of the City to fund future debt service costs from current operations may also limit the City's capital program. The Ten-Year Capital Strategy for fiscal years 1992-2001 totals \$67 billion, of which approximately 70% will be financed with City funds. The Ten-Year Capital Strategy reduced commitments by \$2.9 billion and expenditures by \$2.1 billion for capital programs during the next four years from levels forecast in the 1991 Executive Budget affecting this period. Changes in Federal tax law which place greater restrictions on the purposes for which tax-exempt bonds may be issued may limit the ability of the City to finance certain projects through the issuance of tax-exempt bonds.

In October 1989, the City completed an inventory of the major portion of its assets and assets systems which have a replacement cost of \$10 million or more and a useful life of at least ten years. In March 1991, the City issued an assessment of the asset condition and a proposed maintenance schedule for the inventoried assets.

The capital strategy assumes the receipt of \$17.1 billion of non-City funds for mass transit. Potential sources include intergovernmental assistance, dedicated State or regional taxes and other financing instruments.

Seasonal Financing Requirements

The City since 1981 has fully satisfied its seasonal financing needs in the public credit markets, repaying all short-term obligations within their fiscal year of issuance. To date in fiscal year 1991, the City has issued \$3.65 billion of notes, which is expected to satisfy its seasonal financing requirements for the 1991 fiscal year. Seasonal financing requirements for the 1990 fiscal year increased to \$2.45 billion from \$1.2 billion in 1989. The Financial Plan projects that the City will issue \$1.7 billion of short-term obligations in fiscal year 1992, which amount is preliminary and subject to change for, among other things, a substantial delay in the adoption by the State of a budget for its 1993 fiscal year beyond the April 1, 1992 statutory deadline. For information concerning the delay in the adoption of the State's budget for its 1992 fiscal year which required the City to issue \$1.25 billion in short-term notes on May 7, 1991, see "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions". The delay in the adoption of the State's budget for its 1991 fiscal year required the City to issue \$900 million in short-term notes on May 15, 1990.

Seasonal financing requirements were \$925 million, \$1.0 billion and \$900 million in the 1988, 1987 and 1986 fiscal years, respectively.

At the time of the City's fiscal crisis in 1975, the City had approximately \$6 billion of short-term debt outstanding. As part of a program to deal with this crisis, the State passed the Moratorium Act. This law provided that, subject to certain conditions, for three years no judgments and liens could be enforced on account of outstanding City notes and no action could either be commenced or continued upon outstanding City notes which matured during 1975 or 1976. City notes in an aggregate principal amount of \$2.4 billion were subject to the Moratorium Act. In November 1976, the New York State Court of Appeals declared the Moratorium Act unconstitutional under the State Constitution. All of the City's short-term debt outstanding at the time of the Moratorium Act was either exchanged for MAC bonds or repaid by the City. In the 1975 through 1978 fiscal years, the City was assisted by the Federal and State Governments in meeting its seasonal financing needs.

SECTION VIII: INDEBTEDNESS

City Indebtedness

Outstanding Indebtedness

The following table sets forth outstanding indebtedness having an initial maturity greater than one year from the date of issuance of the City, MAC and the PBCs as of March 31, 1991.

(In Thousands)

Gross City Long-Term Indebtedness	\$16,144,054	
Less: Assets Held for Debt Service(1)	1,517,447	
Net City Long-Term Indebtedness		\$14,626,607
Gross MAC Long-Term Indebtedness(2)	6,704,748	
Less: Assets Held for Debt Service(2)	1,099,940	
Net MAC Long-Term Indebtedness		5,604,808
PBC Indebtedness(3)		
Bonds Payable	539,015	
Capital Lease Obligations	396,842	
Gross PBC Indebtedness(4)	935,857	
Less: Assets Held for Debt Service	185,050	
Net PBC Indebtedness		750,807
Combined Net City, MAC and PBC Indebtedness		<u>\$20,982,222</u>

- (1) With respect to City long-term indebtedness, "Assets Held for Debt Service" consists of sinking fund assets, General Debt Service Fund assets, and \$1,508.8 million principal amount of City serial bonds held by MAC. At March 31, 1991, \$0.5 million (or 7.4%) of the invested assets of the City's sinking funds were invested in City obligations.
- (2) With respect to MAC indebtedness, "Assets Held for Debt Service" consists of assets held in MAC's debt service funds less accrued liabilities for interest payable on MAC long-term indebtedness plus amounts held in reserve funds for payment of principal of and interest on MAC bonds. Other MAC funds, while not specifically pledged for the payment of principal of and interest on MAC bonds, are also available for these purposes. For further information regarding MAC indebtedness and assets held for debt service, see "Municipal Assistance Corporation Indebtedness" below and "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes C and G".
- (3) "PBC Indebtedness" refers to City obligations to PBCs. For further information regarding the indebtedness of certain PBCs, see "Public Benefit Corporation Indebtedness" below and "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes F and G". "PBC Indebtedness" does not include the indebtedness of individual PBCs which are Enterprise Funds. For further information regarding the indebtedness of Enterprise Funds PBCs, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes I, J, K, L and M".
- (4) Amount does not include \$286.8 million principal amount of Housing Development Corporation bonds subject to capital reserve fund arrangements with the City.

Trend in Outstanding Net Indebtedness

The following table shows the trend in the outstanding net long-term and net short-term debt of the City and MAC and in net PBC indebtedness as of June 30 of each of the years 1985 through 1990 and as of March 31, 1991, except for short-term debt information, which is as of May 29, 1991.

	City(1)		MAC(4)		Component Unit and City Guaranteed Debt(2)	Total
	Long-Term Debt(2)	Short-Term Debt(3)	Long-Term Debt(5)	Short-Term Debt		
	(In Millions)					
1986	\$ 6,079	—	\$6,716	—	\$629	\$13,424
1987	6,645	—	6,613	—	644	13,902
1988	7,820	—	6,470	—	714	15,004
1989	9,332	—	6,082	—	780	16,194
1990	11,779	—	5,713	—	790	18,282
March 31, 1991	14,627	3,650	5,605	—	750	23,382

(1) Amounts do not include debt of the City held by MAC. See "Outstanding Indebtedness—note 1".

(2) Net of sinking funds assets and other reserves. See "Outstanding Indebtedness—note 1". Component Units are PBCs included in the City's financial statements other than PBCs which are Enterprise Funds. For more information concerning Component Unit PBCs, see "Public Benefit Corporation Indebtedness" below and "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes F and G". Component Units do not include PBCs which are Enterprise Funds. For more information concerning Enterprise Funds PBCs, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes I, J, K, L and M".

(3) The City issued \$1.1 billion of tax anticipation notes on August 1, 1990, and \$1.3 billion of revenue anticipation notes on November 27, 1990, all of which mature on June 28, 1991. Amount also includes \$1.25 billion of revenue anticipation notes issued on May 7, 1991, all of which mature on June 28, 1991.

(4) MAC reported outstanding long-term indebtedness without reduction for reserves, as follows: \$7,688 million, \$7,996 million, \$7,900 million, \$7,636 million, \$7,307 million and \$6,901 million as of June 30 of each of the years 1985 through 1990 and \$6,705 million as of March 31, 1991.

(5) Calculations of net MAC indebtedness include the total bonds outstanding under MAC's First, Second and 1991 General Bond Resolutions and accrued interest on those bonds less the amounts held by MAC in its debt service and reserve funds.

Rapidity of Principal Retirement

The following table details, as of March 31, 1991, the cumulative percentage of total City general obligation debt outstanding that is scheduled to be retired in accordance with its terms in each prospective five-year period.

<u>Period</u>	<u>Cumulative Percentage of Debt Scheduled for Retirement</u>
5 years	28.08%
10 years	52.76
15 years	71.25
20 years	85.19
25 years	94.54
30 years	99.75

City, MAC and City-guaranteed PBC Debt Service Requirements

The following table summarizes future debt service requirements as of March 31, 1991 on City and MAC term and serial bonds outstanding and City-guaranteed debt of and capital lease obligations to certain PBCs.

Fiscal Years	City Long-Term Debt			Component Unit and City Guaranteed Debt(3)	MAC Funding Requirements	Total
	Serial Bonds(1)	Sinking Fund Bonds(2)	Interest(1)			
(In Thousands)						
1991	\$ 6,575	\$	\$ 162,528	\$ 20,801	\$ 679,020	\$ 868,924
1992	744,129	—	1,078,869	86,687	895,201	2,804,886
1993	801,816	—	1,026,472	89,364	815,491	2,733,143
1994	871,991	—	966,323	90,449	865,159	2,793,922
1995	803,211	—	909,522	90,440	699,434	2,502,607
1996	700,045	—	850,371	92,996	516,335	2,159,747
1997	817,116	—	794,962	95,848	579,156	2,287,082
1998	740,896	—	734,900	95,094	590,850	2,161,740
1999	729,541	—	680,393	96,098	609,366	2,115,398
2000	630,385	—	628,858	96,098	544,784	1,900,125
2001 through 2147	<u>7,709,525</u>	<u>80,000</u>	<u>5,076,640</u>	<u>1,027,383</u>	<u>4,361,799(4)</u>	<u>18,255,347</u>
Total	<u>\$14,555,230</u>	<u>\$80,000</u>	<u>\$12,909,838</u>	<u>\$1,881,258</u>	<u>\$11,156,595</u>	<u>\$40,582,921</u>

- (1) Excludes debt service payments on \$1,508.8 million principal amount of serial bonds held by MAC.
- (2) Amounts are stated maturities. Sinking fund bonds will be paid from assets held or to be held in the City's sinking funds either prior to or at the respective maturity dates. See "Outstanding Indebtedness—note 1".
- (3) Component Units are PBCs included in the City's financial statements other than PBCs which are Enterprise Funds. For additional information concerning these PBCs, see "Public Benefit Corporation Indebtedness" below and "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes F and G". Component Units do not include PBCs which are Enterprise Funds. For more information concerning Enterprise Funds PBCs, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes I, J, K, L and M".
- (4) Amount shown is for fiscal years 2001 through 2009.

Certain Debt Ratios

The following table sets forth information, as of June 30, for each of the fiscal years 1986 through 1991, with respect to the approximate ratio of the City's debt to certain economic factors. As used in this table, debt includes net City, MAC and PBC debt.

Fiscal Year	Debt Per Capita	Debt as % of Total Taxable Real Property By	
		Assessed Valuation	Estimated Full Valuation
1986	\$1,833	25.5%	6.7%
1987	1,893	25.1	6.3
1988	2,041	25.3	6.0
1989	2,202	25.4	4.6
1990	2,485	26.1	4.5
1991(est.)	2,946	28.3	4.5

Source: Comprehensive Annual Financial Report of the Comptroller for the Fiscal Year Ended June 30, 1990 and estimates by the Office of the Comptroller.

Ratio of Debt to Personal Income

The following table sets forth, for each of fiscal years 1983 through 1989, debt per capita as a percentage of personal income per capita in current dollars. As used in this table, debt includes net City, MAC and PBC debt.

<u>Fiscal Year</u>	<u>Debt per Capita</u>	<u>Personal Income per Capita(1)</u>	<u>Debt per Capita as % of Personal Income per Capita</u>
1983	\$1,698	\$13,860	12.25%
1984	1,695	15,136	11.20
1985	1,723	15,983	10.78
1986	1,833	16,798	10.91
1987	1,893	17,883	10.59
1988	2,041	19,229	10.61
1989	2,202	20,856	10.56

Source: Comprehensive Annual Financial Report of the Comptroller for the Fiscal Year Ended June 30, 1990 and, for fiscal year 1989, calculations by the Office of the Comptroller.

(1) Personal income is measured before the deduction of personal income taxes and other personal taxes.

Certain Provisions for the Payment of City Indebtedness

The State Constitution requires the City to make an annual appropriation for: (i) payment of interest on all City indebtedness; (ii) redemption or amortization of bonds; (iii) redemption of other City indebtedness (except bond anticipation notes ("BANs"), tax anticipation notes ("TANs"), revenue anticipation notes ("RANs"), and urban renewal notes ("URNs")) contracted to be paid in that year out of the tax levy or other revenues; and (iv) redemption of short-term indebtedness issued in anticipation of the collection of taxes or other revenues, such as TANs, RANs and URNs, and renewals of such short-term indebtedness which are not retired within five years of the date of original issue. If this appropriation is not made, a sum sufficient for such purposes must be set apart from the first revenues thereafter received by the City and must be applied for these purposes.

Under the Financial Emergency Act, the proceeds of each City bond issue are required to be used in the following order: (i) they are to be held for the payment at maturity of any BANs issued in anticipation thereof; (ii) they are to be paid into the City's General Fund in repayment of any advance made therefrom for purposes for which the bonds were issued; and (iii) any balance is to be held for future expenditures for the object or purpose for which the bonds were issued.

Pursuant to the Act, the General Debt Service Fund has been established for the purpose of paying Monthly Debt Service, as defined in the Act. For information regarding the Fund, see "SECTION II: THE BONDS—Payment Mechanism". In addition, as required under the Act, a TAN Account has been established by the State Comptroller within the Fund to pay the principal of outstanding City TANs. After notification by the City of the date when principal due or to become due on an outstanding issue of TANs will equal 90% of the "available tax levy", as defined in the Act, with respect to such issue, the State Comptroller must pay into the TAN Account from the collection of real estate tax payments (after paying amounts required to be deposited in the General Debt Service Fund for Monthly Debt Service) amounts sufficient to pay the principal of such TANs. Similarly, a RAN Account has been established by the State Comptroller within the Fund to pay the principal of outstanding City RANs. Revenues in anticipation of which RANs are issued must be deposited in the RAN Account. If revenue consists of State or other revenue to be paid to the City by the State Comptroller, the State Comptroller must deposit such revenue directly into the RAN Account on the date such revenue is payable to the City. Under the Act, after notification by the City of the date when principal due or to become due on an outstanding issue of RANs will equal 90% of the total amount of revenue against which such RANs were issued on or before the fifth day prior to the maturity date of the RANs, the State Comptroller must commence on such date to retain in the RAN Account an amount sufficient to pay the principal of such RANs when due. Revenues required to be deposited in the RAN Account vest immediately in the State Comptroller in trust for the benefit of the holders of notes issued in

anticipation of such revenues. No person other than a holder of such RANs has any right to or claim against revenues so held in trust. Whenever the amount contained in the RAN Account or the TAN Account exceeds the amount required to be retained in such Account, the excess, including earnings on investments, is to be withdrawn from such Account and paid into the General Fund of the City.

Limitations on the City's Authority to Contract Indebtedness

The Financial Emergency Act imposes various limitations on the issuance of City indebtedness. No TANs may be issued by the City which would cause the principal amount of such issue of TANs to exceed 90% of the "available tax levy", as defined in the Act, with respect to such issue; TANs and renewals thereof must mature not later than the last day of the fiscal year in which they were issued. No RANs may be issued by the City which would cause the principal amount of RANs outstanding to exceed 90% of the "available revenues", as defined in the Act, for that fiscal year; RANs must mature not later than the last day of the fiscal year in which they were issued; and in no event may renewals of RANs mature later than one year subsequent to the last day of the fiscal year in which such RANs were originally issued. No BANs may be issued by the City in any fiscal year which would cause the principal amount of BANs outstanding, together with interest due or to become due thereon, to exceed 50% of the principal amount of bonds issued by the City in the twelve months immediately preceding the month in which such BANs are to be issued; BANs must mature not later than six months after their date of issuance and may be renewed for a period not to exceed six months. Budget Notes may be issued only to fund projected expense budget deficits; no Budget Notes, or renewals thereof, may mature later than sixty days prior to the last day of the fiscal year next succeeding the fiscal year during which the Budget Notes were originally issued.

The MAC Act contains two limitations on the amount of short-term debt which the City may issue. As of May 13, 1991, the maximum amount of additional short-term debt which the City could issue was approximately \$551 million under the first limitation. The second limitation does not prohibit any issuance by the City of BANs or short-term debt issued and payable within the same fiscal year, such as TANs and RANs, but would currently prevent issuance of any City notes issued in a fiscal year and maturing in a subsequent fiscal year, including renewals of RANs and issuance of TANs in the current fiscal year to mature in the next fiscal year. This limitation, and other restrictions on maturities of City notes and other requirements described above, could be amended by State legislative action.

The State Constitution also provides that, with certain exceptions, the City may not contract indebtedness in an amount greater than 10% of the average full value of taxable real estate in the City for the most recent five years (the "general debt limit"). Certain indebtedness ("excluded debt") is excluded in ascertaining the City's authority to contract indebtedness within the constitutional limit. TANs, RANs, BANs, URNs and Budget Notes and certain types of long-term indebtedness issued generally for public improvements and capital projects are considered excluded debt. The State Constitution also provides that the City may contract indebtedness for low-rent housing, nursing homes for persons of low income and urban renewal purposes in an amount not to exceed 2% of the average assessed valuation of the taxable real estate of the City for the most recent five years (the "2% debt limit"). Excluded from the 2% debt limit, after approval by the State Comptroller, is indebtedness for certain self-supporting programs aided by City guarantees or loans. Neither MAC indebtedness nor the City's commitments with other PBCs (other than certain guaranteed debt of the Housing Authority) are chargeable against the City's constitutional debt limits.

The following table sets forth the current calculation of the debt-incurring power of the City within the general debt limit and the 2% debt limit as of April 30, 1991.

GENERAL DEBT LIMIT		
Total Debt-Incurring Power		\$36,437,168,717
Gross Debt—Funded	\$15,971,236,803	
Less: Excluded Debt	<u>1,401,629,895</u>	
	14,569,606,908	
Less: Assets of Sinking Funds and General Debt Service Fund and Balance of Appropriations for Redemption of Debt	<u>37,184,979</u>	
Net Debt	14,532,421,929	
Add: Net Contracts and Other Liabilities	<u>4,006,972,261</u>	18,539,394,190
Remaining Debt-Incurring Power Within Limit		<u>\$17,897,774,527</u>
 TWO PERCENT DEBT LIMIT		
Total Debt-Incurring Power		\$ 1,302,942,142
Charges:		
Housing Authority Indebtedness	\$ 1,389,000	
Limited Profit Housing Program	17,424,727	
Housing and Industrial Urban Renewal Programs	<u>152,449,958</u>	171,263,685
Remaining Debt-Incurring Power Within Limit		<u>\$ 1,131,678,457</u>

The Comptroller's "Unencumbered Margin" Analysis

The City Comptroller traditionally reports not only on the general debt limit, but also on the "unencumbered margin". The unencumbered margin equals the general debt limit minus certain "reserves" of debt-incurring capacity for certain items, such as Capital Budget appropriations and commitments to certain PBCs which are not required to be charged against the general debt limit. At April 30, 1991, when the debt-incurring capacity under the general debt limit was \$17.898 billion, the unencumbered margin was \$7.6 billion. The unencumbered margin represents the amount available to the City for additional appropriations for capital expenditures that can be made by the City without exceeding the general debt limit. The unencumbered margin analysis has no impact on the City's legal debt-incurring capacity.

Federal Bankruptcy Code

Under the Federal Bankruptcy Code, a petition may be filed in the Federal bankruptcy court by a municipality which is insolvent or unable to meet its debts as they mature. The filing of such a petition would operate as a stay of any proceeding to enforce a claim against the City. The Code requires the municipality to file a plan for the adjustment of its debts, which may modify or alter the rights of creditors and would authorize the Federal bankruptcy court to permit the municipality to issue certificates of indebtedness, which could have priority over existing creditors and which could be secured. Any plan of adjustment confirmed by the court must be approved by the requisite majority of creditors. If confirmed by the bankruptcy court, the plan would be binding upon all creditors affected by it. Each of the City and the Control Board, acting on behalf of the City, has the legal capacity to file a petition under the Federal Bankruptcy Code.

Municipal Assistance Corporation Indebtedness

MAC was organized in 1975 to provide financing assistance for the City and also to exercise certain review functions with respect to the City's finances. Since its creation, MAC has provided, among other things, financing assistance to the City by refunding maturing City short-term debt and transferring to the City funds received from sales of MAC bonds and notes. MAC is authorized to issue bonds and notes payable from certain stock transfer tax revenues and the City's portion of the State sales tax

derived in the City and State per capita aid otherwise payable by the State to the City. These revenues flow directly from the State to MAC to the extent they are needed for MAC debt service, MAC reserve fund requirements or MAC operating expenses; revenues which are not needed by MAC are paid by the State to the City.

As of March 31, 1991, MAC had outstanding an aggregate of approximately \$6.705 billion of its bonds. MAC is authorized to issue bonds and notes to refund its outstanding bonds and notes and to fund certain reserves, without limitation as to principal amount, and to finance certain capital commitments to the Transit Authority and the New York City School Construction Authority for the 1991 through 1997 fiscal years in the event the City fails to provide such financing. For additional information regarding MAC indebtedness, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes C and G".

MAC bonds and notes constitute general obligations of MAC and do not constitute an enforceable obligation or debt of either the State or the City. Since MAC has no taxing power, pursuant to the MAC Act and subject to appropriation by the State, the special State sales tax imposed within the City, the State stock transfer tax and aid revenues formerly paid to the City are paid directly to MAC to the extent needed to meet MAC's debt service, reserve fund requirements and operating expenses. Failure by the State to continue the imposition of such taxes, the reduction of the rate of such taxes to rates less than those in effect on July 2, 1975, failure by the State to pay such aid revenues and the reduction of such aid revenues below a specified level are included among the events of default in the resolutions authorizing MAC's long-term debt. The occurrence of an event of default may result in the acceleration of the maturity of all or a portion of MAC's debt.

As of March 31, 1991, the City had received an aggregate of approximately \$4.85 billion from MAC for certain authorized uses by the City exclusive of capital purposes. In addition, the City had received an aggregate of approximately \$2.352 billion from MAC for capital purposes in exchange for serial bonds in a like principal amount, of which \$1.393 billion was held by MAC as of March 31, 1991. MAC has also exchanged \$1.839 billion principal amount of MAC bonds for City debt, of which approximately \$115.7 million was held by MAC on March 31, 1991.

Public Benefit Corporation Indebtedness

City Financial Commitments to PBCs

PBCs are corporate governmental agencies created by State law to finance and operate projects of a governmental nature or to provide governmental services. Generally, PBCs issue bonds and notes to finance construction of housing, hospitals, dormitories and other facilities and receive revenues from the collection of fees, charges or rentals for the use of their facilities, including subsidies and other payments from the governmental entity whose residents have benefited from the services and facilities provided by the PBC. These bonds and notes do not constitute debt of the City unless expressly guaranteed or assumed by the City.

The City has undertaken various types of financial commitments with certain PBCs which, although they generally do not represent City indebtedness, have a similar budgetary effect. During a Control Period as defined by the Financial Emergency Act, neither the City nor any Covered Organization may enter into any arrangement whereby the revenues or credit of the City are directly or indirectly pledged, encumbered, committed or promised for the payment of obligations of a PBC unless approved by the Control Board. The principal forms of the City's financial commitments with respect to PBC debt obligations are as follows:

1. *Guarantees*—PBC indebtedness may be directly guaranteed by the City.
2. *Capital Lease Obligations*—These are leases of facilities by the City or a Covered Organization, entered into with PBCs, under which the City has no liability beyond monies legally available for lease payments. State law generally provides, however, that in the event the City fails to make any required lease payment, the amount of such payment will be deducted from State aid otherwise payable to the City and will be paid to the PBC.

3. *Executed Leases*—These are leases pursuant to which the City is legally obligated to make the required rental payments.

4. *Capital Reserve Fund Arrangements*—Under these arrangements, State law requires the PBC to maintain a capital reserve fund in a specified minimum amount to be used solely for the payment of the PBC's obligations. State law further provides that in the event the capital reserve fund is depleted, State aid otherwise payable to the City may be paid to the PBC to restore such fund.

The City's financial statements include MAC and certain PBCs, such as the ECF, the CUCF and the HDC. For further information regarding indebtedness of these PBCs, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes F and G". Certain other PBCs appear in the financial statements as Enterprise Funds. For information regarding Enterprise Funds PBCs, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes I, J, K, L and M".

New York City Educational Construction Fund

As of March 31, 1991, approximately \$134 million principal amount of ECF bonds to finance costs related to the school portions of combined occupancy structures was outstanding. Under ECF's leases with the City, debt service on the ECF bonds is payable by the City to the extent third party revenues are not sufficient to pay such debt service.

New York City Housing Authority

As of March 31, 1991, the City had guaranteed \$44.31 million principal amount of HA bonds. The Federal government has agreed to pay debt service on \$59.7 million principal amount of additional HA indebtedness guaranteed by the City. The City has also guaranteed the repayment of \$275.4 million principal amount of HA indebtedness to the State, of which the Federal government has agreed to pay debt service on \$142.2 million. The City also pays subsidies to the HA to cover operating expenses. Exclusive of the payment of certain labor costs, such subsidies amounted to \$96.1 million in the 1990 fiscal year and are projected by the Financial Plan to amount to approximately \$107.7 million in the 1991 fiscal year.

New York State Housing Finance Agency

As of March 31, 1991, \$328.9 million principal amount of HFA refunding bonds relating to hospital and family care facilities leased to the City was outstanding. HFA does not receive third party revenues to offset the City's capital lease obligations with respect to these bonds. Lease payments, which are made by the City seven months in advance of payment dates of the bonds, are intended to cover development and construction costs, including debt service, of each facility plus a share of HFA's overhead and administrative expenses.

City University Construction Fund

As of March 31, 1991, \$707.9 million principal amount of bonds, relating to Community College facilities, of the Dormitory Authority subject to capital lease arrangements was outstanding. The City and the State are each responsible for approximately one-half of the CUCF's annual rental payments to the Dormitory Authority for Community College facilities which are intended to cover debt service on the Authority's bonds issued to finance the leased projects plus related overhead and administrative expenses of the Authority. As of March 31, 1991, approximately \$94.4 million was held in certain reserve funds to meet the reserve requirements of the Dormitory Authority for its bonds relating to Community College facilities. CUCF does not receive third party revenues to offset the City's obligations under the rental agreements.

New York State Urban Development Corporation ("UDC")

As of March 31, 1991, \$67.9 million principal amount of UDC bonds subject to executed or proposed lease arrangements was outstanding. This amount differs from the amount calculated by UDC (\$80.2 million) because UDC has included certain interest costs relating to Public School 50 and Intermediate School 229 in Manhattan in its calculation. The City leases schools and certain other facilities from UDC.

New York City Housing Development Corporation

As of March 31, 1991, \$286.8 million principal amount of HDC bonds was subject to a capital reserve fund arrangement with the City. This amount is not included in the amount of gross PBC indebtedness included in the table on Outstanding Indebtedness above. Of the total principal amount of outstanding HDC bonds, \$31.3 million relating to the 1982 Multi-Family Housing Bond Program is required to be secured by a separate \$4.78 million capital reserve fund, and \$255.5 million relating to the General Housing Program is required to be secured by a separate \$19.3 million capital reserve fund. The combined reserve requirement for both programs amounts to \$24.1 million. HDC receives substantial third party revenues, and to date the City has not been required to make any payment to HDC's capital reserve fund. Although no such payments are contemplated during the 1991 fiscal year, no assurance can be given that such payments will not be required as a result of shortfalls in mortgage payments, subsidies or otherwise. As of March 31, 1991, HDC's combined capital reserve funds amounted to approximately \$31.2 million.

SECTION IX: OTHER INFORMATION

Pension Systems

The City maintains a number of pension systems providing benefits for its employees and employees of various independent agencies (including certain Covered Organizations). The systems combine features of a defined benefit pension plan with those of a defined contribution pension plan. Membership in the City's five major actuarial systems on June 30, 1990 consisted of approximately 345,000 current employees, of whom approximately 91,000 were employees of certain independent agencies whose pension costs in some cases are provided by City appropriations. In addition, there are approximately 203,000 retirees and beneficiaries currently receiving benefits and other vested members terminated but not receiving benefits. The City also contributes to three other actuarial systems, maintains five non-actuarial retirement systems for approximately 12,000 retired individuals not covered by the five major actuarial systems, provides other supplemental benefits to retirees and makes contributions to certain union annuity funds.

Each of the City's five major actuarial pension systems is managed by a board of trustees which includes representatives of the City and the employees covered by such system. The City Comptroller is the custodian of, and has been delegated investment responsibilities for, the major actuarial systems, subject to the policies established by the boards of trustees of the systems and State law.

The City's pension expenditures for the 1991 fiscal year are expected to approximate \$1.6 billion. In fiscal years 1992 through 1995, these expenditures are expected to approximate \$1.5 billion, \$1.4 billion, \$1.3 billion and \$1.3 billion, respectively. Certain of the systems provide pension benefits of 50% to 55% of "final pay" after 20 to 25 years of service with additional benefits for subsequent years of service. For the 1990 fiscal year, the City's total annual pension costs, including the City's pension costs not associated with the five major actuarial systems, plus Federal Social Security tax payments by the City for the year, were 22% of total payroll costs. In addition, contributions are also made by certain component units of the City and other government units directly to the New York City Employees' Retirement System, one of the five major actuarial systems. The State Constitution provides that pension rights of public employees are contractual and shall not be diminished or impaired.

The City makes pension contributions to the five major systems in amounts equivalent to the pension costs as determined in accordance with GAAP. Pension costs incurred with respect to the other

actuarial systems to which the City contributes and the City's non-actuarial retirement systems and supplemental pension programs for participants in these non-actuarial systems are recorded and paid currently.

The five major actuarial systems are not fully funded. The excess of the present value of future pension benefits accrued on account of services already rendered (with salary projections to retirement to determine final salary) over the value of the present assets of the pension systems for the five major actuarial pension systems (including that which is attributable to independent agencies) as calculated by the City's Chief Actuary, on the basis of the actuarial assumptions then in effect, are set forth in the following table.

<u>June 30,</u>	<u>Amount(1)</u> <u>(In Billions)</u>
1986	\$10.88
1987	9.93
1988	7.79
1989	6.51
1990	6.10

(1) For purposes of making these calculations, accrued pension contributions receivable from the City were not treated as assets of the system.

The five major actuarial systems are now being funded on a basis which is designed to reduce gradually the unfunded accrued liability of those systems. Additionally, the City Actuary estimated that, as of June 30, 1990, there was approximately \$401 million of unfunded liability on account of the non-actuarial retirement systems and supplemental pension programs for participants in these non-actuarial programs.

For further information regarding the City's pension systems see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Note Q".

Litigation

The following paragraphs describe certain material legal proceedings and claims involving the City and Covered Organizations other than routine litigation incidental to the performance of their governmental and other functions and certain other litigation arising out of alleged constitutional violations, torts, breaches of contract and other violations of law and condemnation proceedings. While the ultimate outcome and fiscal impact, if any, on the City of the proceedings and claims described below are not currently predictable, adverse determinations in certain of them might have a material adverse effect upon the City's ability to carry out the 1991 Modification and the 1992-1995 Financial Plan. The City has estimated that its potential future liability on account of outstanding claims against it as of June 30, 1990 amounted to approximately \$2.2 billion. See "SECTION VII: 1991 MODIFICATION AND 1992-1995 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—2. Other Than Personal Service Costs—*Judgment and Claims*".

Taxes

1. Numerous real estate tax *certiorari* proceedings alleging overvaluation, inequality and illegality are pending against the City. In response to these actions, State legislation was enacted in December 1981 which, among other things, authorizes the City to assess real property according to four classes and provides for certain evidentiary changes in tax *certiorari* proceedings. Based on historical settlement activity, and including an estimated premium for inequality of assessment, the City estimates its potential future liability for outstanding *certiorari* proceedings to be \$200 million at June 30, 1990. For a discussion of the City's accounting treatment of its inequality and overvaluation exposure, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Note G".

2. On December 14, 1989, Consolidated Edison Company of New York, Inc. ("Con Edison") commenced an action in State Supreme Court, New York County, seeking a declaratory judgment that a 1989 amendment to the Real Property Tax Law, which reclassified certain property from class three,

covering utility property, to class four, covering commercial and all other non-residential property, applies to utility equipment. Class four property is assessed at a lower percentage of market value and is taxed at a lower rate than class three property. If the litigation should be decided adversely to the City, Con Edison could become entitled to a refund of approximately \$94 to \$112 million for the 1991 fiscal year and the City's projected tax revenue from such property would be substantially reduced in future years. By decision dated November 26, 1990, the Court granted the City's motion for summary judgment. On June 4, 1991, the Appellate Division, First Department affirmed the Court's decision. The time for plaintiff to seek leave to appeal has not expired.

3. On August 30, 1990, Bankers Trust New York Corporation ("Bankers Trust") commenced a proceeding in State Supreme Court, New York County, challenging a final determination of the New York City Commissioner of Finance which denied refund of the City's banking corporation tax in the approximate amount of \$4 million for the 1976 tax year and rejected Bankers Trust's argument that such tax as applied to income from Federal obligations was not permissible under Federal law. Pursuant to stipulation and the order of the Court, the matter was transferred to the Appellate Division, First Department. If Bankers Trust were ultimately to prevail on its claim and the decision were held applicable to other financial corporations, revenues from the banking corporation tax could be reduced and the City could become liable for substantial refunds. On March 21, 1991, the Appellate Division unanimously confirmed the determination of the Commissioner of Finance. On April 24, 1991, Bankers Trust filed a notice of appeal with the Court of Appeals.

Miscellaneous

1. Approximately 50 actions apparently seeking \$1.5 billion in damages, one of which purports to be a class action, are pending in the State Supreme Court, New York County, against the City alleging damages arising out of a water main break and electrical blackout that occurred on August 10, 1983. On December 18, 1990, the Court dismissed all claims which sought damages for purely economic loss unaccompanied by any claim for direct physical damage. Unless reversed or modified on appeal, if any, this decrease will significantly reduce the City's potential liability. Several notices of appeal have been filed from the Court's final order, issued March 6, 1991, by various plaintiffs and defendants, including the City. The City's appeal covers, *inter alia*, those parts of the Court's order which did not dismiss certain claims that alleged both economic loss and direct physical damage.

2. On June 20, 1988, an action was commenced in the State Supreme Court, New York County, against the City, the Landmarks Commission, the City Planning Commission and the Board of Estimate seeking rescission of the designations of numerous theatres in the midtown area of Manhattan as landmarks and alleging that the City should have performed environmental reviews prior to such designations. Plaintiffs also allege that the zoning resolution requirement for a special demolition permit for listed theatres is not statutorily authorized. In addition, the complaint seeks damages of at least \$200 million to compensate the theatre owners for their alleged inability to develop their property because of the landmark designations. On December 7, 1989, the Court granted the City's motion to dismiss the complaint. On January 24, 1991, plaintiffs' appeal from this decision was argued before the Appellate Division. On May 16, 1991, the Appellate Division unanimously upheld the lower Court's dismissal of the complaint. Plaintiffs' time to seek leave to appeal has not yet expired.

3. On November 14, 1988, Kalikow 78/79 Company, a real estate partnership, commenced an action in the State Supreme Court, New York County, against the State, the City, the State Division of Housing and Community Renewal ("DHCR") and one of its officials, challenging a provision of the City's Administrative Code which prevents a landlord from obtaining a certificate of eviction permitting him to evict the tenant of a rent controlled apartment, unless DHCR finds that there is no reasonable possibility that the landlord can obtain a net annual return of 8½% of the assessed value of the property. Plaintiff alleges that the provision's use of a property's assessed value, which is fixed substantially below the purchase price or fair market value of the property, has rendered it unable to qualify for a certificate of eviction which is sought for certain properties on which plaintiff wishes to construct a new residential building. Plaintiff further alleges that application of the contested provision is irrational, arbitrary and capricious, and results in a denial of due process and a taking without just compensation in violation of the Fifth Amendment of the United States Constitution. Plaintiff seeks

damages against the City in excess of \$600 million. On February 2, 1990, the Court ruled that the complaint failed to state a cause of action and dismissed the complaint. On March 4, 1991, plaintiff perfected its appeal with the Appellate Division, First Department.

4. In March 1989, parties representing members of the New York City Transit Police Department (the "Transit Police") Policemen's Benevolent Association brought an action in the State Supreme Court, New York County, against the City and other defendants. Plaintiffs allege that they were fraudulently led to believe that the benefits available to them were equivalent to those benefits available to members of the New York City Police Department ("NYPD"). Plaintiffs claim that the NYPD provides additional benefits to its members, such as that of the Police Officers' Variable Supplement Fund ("PVSF"), which are not available to the members of the Transit Police. On January 24, 1990, the Court issued a memorandum decision granting the defendants' motions to dismiss the complaint. Judgment was entered on March 9, 1990 and plaintiffs filed a notice of appeal on April 6, 1990. If the plaintiffs are ultimately successful in this suit, it could result in substantial costs to the City.

5. On May 12, 1989, plaintiffs, representing former police officers who retired on either accident or ordinary disability pensions and those who retired with less than 20 years of allowable police service but with vested pension rights, filed an action in the Southern District against the City and the Boards of Trustees for the PVSF and the Police Superior Officers' Variable Supplement Fund ("SOVSF"). Plaintiffs allege in this action, as well as in a second action commenced on February 14, 1990, that because they were ineligible for benefits under either the PVSF or the SOVSF they have been deprived of equal protection of the law and of property without just compensation and without due process of law under the Fifth and Fourteenth Amendments to the United States Constitution. They also allege that their contractual rights in their pension benefits have been impaired in violation of the United States and State Constitutions. On October 9, 1990, the Court granted the City's motion to dismiss the complaint. On January 28, 1991, plaintiffs' appeal from this decision was argued before the United States Court of Appeals for the Second Circuit.

6. In an action commenced in State Supreme Court, New York County in June 1989, the Coalition for The Homeless, a not-for-profit corporation which provides services to the homeless, and certain individuals who are drug abusers, including homeless drug abusers, are challenging the adequacy of care available for persons who abuse drugs. Plaintiffs are seeking declaratory and injunctive relief requiring the defendants (various officials of the State and the City) to provide them and all other persons similarly situated with immediate treatment for drug abuse. On December 15, 1989, the Court granted the defendants' motions to dismiss the complaint. On February 19, 1991, the Appellate Division, First Department affirmed the dismissal. Plaintiff subsequently filed a motion for leave to appeal to the New York State Court of Appeals. A decision on that motion is currently pending.

7. On October 30, 1989, a lawsuit was commenced in State Supreme Court, New York County, against the City and others by 383 Madison Associates alleging, among other things, that the City's denial of plaintiff's application for a special permit to transfer development rights associated with Grand Central Terminal to a property owned by plaintiff is a taking without just compensation in violation of the United States and the State Constitutions. Plaintiff seeks declaratory and injunctive relief and damages in the amount of \$480 million. The City's motion for summary judgment was argued on October 31, 1990.

8. Thirty actions seeking in excess of \$364 million have been commenced in State Supreme Court, New York County, against the City seeking damages for personal injuries and property damage in connection with an explosion of a Con Edison steam pipe which occurred in Gramercy Park on August 19, 1989.

9. On April 3, 1990, the New York State Court of Appeals ruled that the shelter allowance set by DSS for recipients of welfare through the AFDC program must bear a reasonable relation to the cost of housing. Plaintiffs, a group of New York City welfare recipients, alleged that the present shelter allowance is insufficient to meet their rent, as required by law, and therefore resulted in their actual or threatened eviction. The Court held that the New York State Social Services Law required that an adequate subsidy for housing be provided and remanded the case to the trial court to determine whether the present shelter allowance was sufficient. In a decision issued in 1988 granting plaintiffs a preliminary injunction pending a full trial, the trial court ruled that the State's shelter allowance for

New York City was inadequate. The shelter allowance, while determined by the DSS, is funded by contributions from the Federal, State and City governments. The City's contribution is 25% of the total allowance. If plaintiffs are ultimately successful in seeking substantial increases in the shelter allowance, it could result in substantial costs to the City. The trial commenced on March 4, 1991 and is continuing.

In September 1990, the Supreme Court, New York County, ruled that shelter allowances for individuals who receive welfare benefits through the Home Relief program (primarily childless households and family units with both parents) must also meet the adequacy standard that applies to AFDC recipients. While Home Relief is a much smaller program than AFDC, the City pays 50% of Home Relief benefits rather than 25%, so any mandated increase in the shelter allowance would be proportionately more expensive to the City. On April 23, 1991, the Court dismissed the shelter allowance claim against the City since the allowances are set by State regulations. The Court also ordered a hearing on the adequacy of the home relief allowances for individuals. The State has moved for leave to appeal.

10. Pursuant to regulations of the DSS, the New York City Human Resources Administration provides a limited number of medically disabled and/or physically handicapped persons with "sleep-in home attendants" who are assigned to live in the person's home on a 24-hour basis. In or about 1981, one union representing a number of sleep-in home attendants filed complaints with the New York State Department of Labor ("DOL"), alleging that they were paid below the state minimum wage for their services since they actually worked in excess of the 12 hours per day for which they were compensated. The DOL found that for the first seven months of 1981, the sleep-in attendants worked either 13 hours or, in a limited number of cases, 14½ hours per day. The City appealed to the New York State Industrial Board of Appeals ("IBA"). The IBA bifurcated the proceeding to determine, prior to any consideration of the actual number of hours worked, whether the attendants were excluded from the Minimum Wage Law. In February 1987, the IBA determined that the attendants were covered by the Minimum Wage Law. The City appealed, and on June 12, 1989, the Appellate Division, Second Department affirmed the IBA determination. Hearings on the issue of the number of hours actually worked by the attendants during the first seven months of 1981 commenced before the IBA on December 4, 1990 and are continuing.

In May 1984, the union commenced a separate but related action in the Supreme Court, New York County on behalf of a number of sleep-in attendants claiming, *inter alia*, that since 1981 the attendants were entitled to compensation for a 24-hour day and at a rate in excess of the minimum wage. That action has been stayed pending the outcome of the present proceeding before the IBA.

While the potential cost to the City of adverse determinations in the two proceedings cannot be determined at this time, such findings could result in substantial costs to the City depending on the number of hours deemed worked by particular attendants, the extent of State and Federal reimbursements, the number of attendants actually covered by a final determination and the rate of pay to be applied.

Tax Exemption

In the opinion of Brown & Wood, New York, New York, as Bond Counsel, except as provided in the following sentence, interest on the Tax-Exempt Bonds will not be includable in the gross income of the owners of the Tax-Exempt Bonds for purposes of Federal income taxation under existing law. Interest on the Tax-Exempt Bonds will be includable in the gross income of the owners thereof retroactive to the date of issue of the Tax-Exempt Bonds (a) in the event of a failure by the City or any of the Organizations to comply with applicable requirements of the Code, and covenants regarding use, expenditure and investment of bond proceeds and the timely payment of certain investment earnings to the United States Treasury, or (b) with respect to each Organization, in the event that the \$150,000,000 limitation imposed by the Code on outstanding tax-exempt nonhospital bonds is exceeded within three years of the later of the date such Organization's Project is placed in service and the date of issue of the Bonds. The Organizations will covenant, among other things, not to take any action that would cause interest on the Tax-Exempt Bonds to be includable in the gross income of the owners thereof. In rendering its opinion, Brown & Wood will rely upon the representations made by the Organizations with respect to material facts within the knowledge of the Organizations and upon the accompanying

opinions of their counsel and Brown & Wood will make no independent investigation thereof. See "SECTION II: THE BONDS—Use of Proceeds."

Interest on the Bonds will be exempt from personal income taxes imposed by the State or any political subdivision thereof, including the City.

Interest on the Tax-Exempt Bonds will not be a specific preference item for purposes of the Federal individual or corporate alternative minimum tax. The Code contains other provisions that could result in tax consequences, upon which Brown & Wood renders no opinion, as a result of ownership of such Tax-Exempt Bonds or the inclusion in certain computations (including without limitation those related to the corporate alternative minimum tax and environmental tax) of interest that is excluded from gross income. Interest on the Tax-Exempt Bonds owned by a corporation will be included in the calculation of the corporation's Federal alternative minimum tax liability and Federal environmental tax liability.

Ownership of tax-exempt obligations may result in collateral tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, certain foreign corporations doing business in the United States, certain S Corporations with excess passive income, individual recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations. Prospective purchasers of the Tax-Exempt Bonds should consult their tax advisors as to applicability of any such collateral consequences.

The initial public offering price of the Tax-Exempt Bonds due in 1994, 1997 through 2010, inclusive, and 2013 and thereafter (the "Tax-Exempt OID Bonds"), is less than the amount payable at maturity. The difference between the initial public offering price to the public (excluding bond houses and brokers) at which price a substantial amount of each maturity of the Tax-Exempt OID Bonds is sold and the amount payable at maturity constitutes original issue discount, which will be excludable from gross income to the same extent as interest on the Tax-Exempt Bonds for Federal, New York State and New York City income tax purposes. The Code provides that the amount excludable accrues in accordance with a constant interest method based on the compounding of interest, and that a holder's adjusted basis for purposes of determining a holder's gain or loss on disposition of such Tax-Exempt Bonds will be increased by such amount. A portion of the original issue discount that accrues in each year to an owner of a Tax-Exempt OID Bond which is a corporation will be included in the calculation of the corporation's Federal alternative minimum tax liability and Federal environmental tax liability. Consequently, corporate owners of any Tax-Exempt OID Bond should be aware that the accrual of original issue discount in each year may result in an alternative minimum tax liability or an environmental tax liability although the owner of such Tax-Exempt OID Bond has not received cash attributable to such original issue discount in such year.

A subsequent purchaser of a Tax-Exempt OID Bond who purchases the Tax-Exempt OID Bond at a cost less than the stated redemption price at maturity will also be entitled to exclude from gross income and add to the holder's adjusted basis a portion of the original issue discount described as follows. If the subsequent purchaser purchases a Tax-Exempt OID Bond at a price that exceeds the sum of the initial public offering price to the public and the original issue discount accrued prior to acquisition (i.e., at a premium), the original issue discount that accrues and is added to the holder's adjusted basis will be reduced by that portion of the premium allocable to such year. If the subsequent purchaser purchases a Tax-Exempt OID Bond at a price less than the sum of the initial public offering price to the public and the original issue discount accrued prior to acquisition (i.e., at a market discount), the original issue discount that accrues and is added to the holder's adjusted basis will be less than the total discount and such subsequent purchaser will be required to treat any gain on a subsequent disposition or redemption of the Tax-Exempt OID Bond as capital gain.

Owners of Tax-Exempt OID Bonds should consult their personal tax advisors with respect to the determination for Federal income tax purposes of the amount of original issue discount or interest properly accruable with respect to such Bonds, other tax consequences of owning Tax-Exempt OID Bonds and the other state and local tax consequences of holding Tax-Exempt Bonds.

See "APPENDIX D—NEW YORK CITYSAVERS" for tax considerations relevant to the New York CitySavers described therein.

Legislation affecting municipal bonds is constantly being considered by the United States Congress. There can be no assurance that legislation enacted or proposed after the date of issuance of the Tax-Exempt Bonds will not have an adverse effect on the tax-exempt status or market price of the Tax-Exempt Bonds.

Taxable Bonds

The following discussion addresses certain Federal income tax consequences to United States holders of the Taxable Bonds. It does not discuss all the tax consequences that may be relevant to particular holders. Each holder should consult his own tax adviser with respect to his particular circumstances.

Interest on the Taxable Bonds will be includable in the gross income of the owners thereof for purposes of Federal income taxation. Interest on the Taxable Bonds will be exempt from personal income taxes imposed by the State or any political subdivision thereof, including the City.

The initial public offering price of the Taxable Bonds due in 1996 and thereafter (the "Taxable OID Bonds") is less than the amount payable at maturity. The difference between the initial public offering price to the public (excluding bond houses and brokers) at which price a substantial amount of each maturity of the Taxable OID Bonds is sold and the amount payable at maturity constitutes original issue discount which must be included in gross income for Federal income tax purposes as it accrues in accordance with a constant interest method based on the compounding of interest in advance of receipt of the cash attributable to such income. The Code provides that the amount which accrues in accordance with a constant interest method based on the compounding of interest shall be added to a holder's adjusted basis for purposes of determining a holder's gain or loss on disposition. Original issue discount, however, will be considered to be zero if it equals less than 0.25% of the Taxable Bond's stated redemption price at maturity multiplied by the number of full years to maturity.

A subsequent purchaser of a Taxable OID Bond who purchases the Taxable OID Bond at a cost less than the remaining stated redemption price at maturity will also be required to include in gross income the sum of the daily portions of the original issue discount on the Taxable OID Bond. If a subsequent purchaser purchases a Taxable OID Bond at a price which exceeds the sum of the issue price and the original issue discount accrued prior to acquisition (i.e., at a premium), the amount includable in income in each taxable year as original issue discount will be reduced by that portion of the premium properly allocable to such year. A subsequent purchaser who purchases a Taxable OID Bond at a market discount will be required to treat any gain on subsequent disposition of the Taxable OID Bond as ordinary income to the extent of any accrued market discount on such Taxable OID Bond. A holder may, however, elect to include market discount in income over the period remaining to maturity. For these purposes, market discount generally will be the difference between the Taxable OID Bond's adjusted issue price (original issue price increased by the required accruals of original issue discount) and the price at which such holder purchased the Taxable OID Bond.

Owners of Taxable OID Bonds should consult their personal tax advisers with respect to the determination for Federal income tax purposes of the amount of original issue discount or interest properly accruable with respect to Taxable OID Bonds, other tax consequences of owning Taxable Bonds with original issue discount, and with respect to the other State and local tax consequences of holding Taxable Bonds.

Ratings

Standard & Poor's has rated the Bonds A-. Moody's Investors Service, Inc. ("Moody's") has rated the Bonds Baa1. Such ratings reflect only the views of Standard & Poor's and Moody's from which an explanation of the significance of such ratings may be obtained. There is no assurance that either or both of such ratings will continue for any given period of time or that either or both will not be revised downward or withdrawn entirely. Any such downward revision or withdrawal could have an adverse effect on the market prices of the Bonds.

In 1975, Standard & Poor's suspended its A rating of City bonds. This suspension remained in effect until March 1981, at which time the City received an investment grade rating of BBB from Standard & Poor's. On July 2, 1985, Standard & Poor's revised its rating of City bonds upward to BBB+ and on November 19, 1987, to A-. Moody's ratings of City bonds were revised in November 1981 from B (in effect since 1977) to Ba1, in November 1983 to Baa, in December 1985 to Baa1, in May 1988 to A and again in February 1991 to Baa1.

Underwriting

The Bonds are being purchased for reoffering by the Underwriters, for whom Goldman, Sachs & Co.; Bear, Stearns & Co. Inc.; The First Boston Corporation; Lehman Brothers Division of Shearson Lehman Brothers Inc.; and Merrill Lynch, Pierce, Fenner & Smith Incorporated are acting as lead Managers, at an aggregate purchase price of \$648,582,016.47 plus accrued interest. The aggregate initial public offering price is \$654,570,192.53 plus accrued interest. The Contract of Purchase provides that the Underwriters will purchase all of the Bonds if any are purchased.

Certain of the Underwriters hold substantial amounts of City bonds and notes and MAC bonds and may, from time to time during and after the offering of the Bonds to the public, purchase and sell City bonds and notes (including the Bonds) and MAC bonds for their own accounts or for the accounts of others, or receive payment or prepayments thereon. Certain of the Bonds are expected to be reoffered as New York CitySavers. See "APPENDIX D—NEW YORK CITYSAVERS".

Legal Opinions

The legality of the authorization and issuance of the Bonds will be covered by the approving legal opinion of Brown & Wood, New York, New York, Bond Counsel to the City. Reference should be made to the form of such opinion set forth in Appendix C hereto for the matters covered by such opinion and the scope of Bond Counsel's engagement in relation to the issuance of the Bonds. Such firm is also acting as counsel for and against the City in certain other unrelated matters.

Certain legal matters will be passed upon for the City by its Corporation Counsel.

Lord Day & Lord, Barrett Smith, New York, New York, Special Counsel to the City, will pass upon certain legal matters in connection with the preparation of this Official Statement. A description of those matters and the nature of the review conducted by that firm is set forth in its opinion and accompanying memorandum which are on file at the office of the Corporation Counsel.

Certain legal matters will be passed upon by Rogers & Wells, New York, New York, Counsel for the Underwriters. Such firm is also acting as counsel for and against the City in certain other unrelated matters.

Financial Advisor

The City retains Public Resources Advisory Group ("PRAG") and P.G. Corbin & Company, Inc. to act as financial advisors, with respect to the City's financing program. PRAG is acting as financial advisor for the issuance of the Bonds.

Further Information

The references herein to, and summaries of, Federal, State and local laws, including but not limited to the State Constitution, the Financial Emergency Act, the Moratorium Act, the MAC Act and the City Charter, and documents, agreements and court decisions, including but not limited to the Financial Plans, are summaries of certain provisions thereof. Such summaries do not purport to be complete and are qualified in their entirety by reference to such acts, laws, documents, agreements or decisions, copies of which are available for inspection during normal business hours at the office of the Corporation Counsel.

Neither this Official Statement nor any statement which may have been made orally or in writing shall be construed as a contract or as a part of a contract with the original purchasers or any holders of the Bonds.

THE CITY OF NEW YORK

By /s/ NORMAN STEISEL
NORMAN STEISEL, *First Deputy Mayor*

By /s/ ELIZABETH HOLTZMAN
ELIZABETH HOLTZMAN, *Comptroller*

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ECONOMIC AND SOCIAL FACTORS

This section presents information regarding certain of the major economic and social factors affecting the City. All information is presented on a calendar-year basis unless otherwise indicated. The data set forth are the latest available. Sources of information are indicated in the text or immediately following the charts and tables. Although the City considers the sources to be reliable, the City made no independent verification of the information presented herein and does not warrant its accuracy.

Economic Activity, 1969-1990

For at least a decade prior to the end of the fiscal crisis in the mid-seventies, New York City's economy lagged behind the nation, as evidenced by certain of the broad economic indicators. The City's economy improved after the crisis and through 1987 certain of the key economic indicators posted steady growth. However, over the past three years, the rate of economic growth in the City has slowed substantially and the City's economy is currently in a recession.

From 1969 to 1976, New York City's population and employment fell, while both expanded nationally. Personal income increased sluggishly (5.4% annually) and fell below the national growth (9.4% annually). Real per capita personal income remained unchanged while increasing 2 percent annually for the nation. As a result, by 1976, real per capita personal income in the City was only 7 percent above the national level, compared to 22 percent above the national level in 1969.

After 1976, the economic indicators started to improve although total employment levels did not increase until 1978, because of the reductions of City government workers in 1977. Personal income growth since 1976 has been close to the national growth. Real per capita personal income growth during 1976-1988 increased at an average annual rate of 2.0 percent, outpacing that of the nation which grew by 1.5 percent during the same period.

	Trends of Major Economic Indicators 1969-90						
	Levels				Average Annual Percent Change		
	1969	1976	1988	1990	1969-76	1976-88	1988-90
NYC							
Population(1) (millions)	7.9	7.4	7.4	7.3	(0.8)	0.0	(0.2)
Employment(2) (millions)	3.8	3.2	3.6	3.6	(2.4)	1.0	(0.5)
Personal Income(3)(billions)	\$38.6	\$58.1	\$143.0	N/A	5.4	7.8	N/A
Real Per Capita Personal Income(4)	\$12,757.4	\$12,871.1	\$15,727.4	N/A	0.1	2.0	N/A
United States							
Population(1) (millions)	202.8	218.1	245.8	249.6	1.0	1.0	0.8
Employment(2) (millions)	70.4	79.4	105.5	110.3	1.7	2.4	2.3
Personal Income(3)(billions)	\$773.0	\$1,451.4	\$4,070.8	\$4,645.5	9.4	9.0	6.8
Real Per Capita Personal Income(4)	\$10,385.9	\$11,695.5	\$13,991.6	\$14,240.1	1.8	1.5	0.9

(1) 1970, 1980 and 1990 figures are based on final census count. All other years are estimates. Source: U.S. Department of Commerce, Bureau of the Census.

(2) Payroll employment based on Bureau of Labor Statistics ("BLS") establishment survey. Source: U.S. Department of Labor, Bureau of Labor Statistics and New York State Department of Labor, Division of Research and Statistics.

(3) In current dollars. Income by place of residence. Source: U.S. Department of Commerce, Bureau of Economic Analysis.

(4) In average dollars for 1982-1984.

Population Characteristics

New York City has been the most populous city in the United States since 1810. The City's population is almost as large as the combined population of the next three most populous cities in the United States.

The population of the City grew steadily through 1950, remained relatively stable between 1950 and 1970 and declined substantially, for the first time in its history, during the 1970's. The Final Census count shows moderately increasing population for the City since the 1980 census results.

POPULATION OF NEW YORK CITY

Distribution of Population By County (Borough)

<u>Year</u>	<u>Total Population</u>	<u>1970-100</u>	<u>Bronx (The Bronx)</u>	<u>Kings (Brooklyn)</u>	<u>New York (Manhattan)</u>	<u>Queens (Queens)</u>	<u>Richmond (Staten Island)</u>
1960	7,781,984	98.6	1,424,815	2,627,319	1,698,281	1,809,578	221,991
1970	7,895,563	100.0	1,471,701	2,602,012	1,539,233	1,987,174	295,443
1980(1)	7,071,639	89.6	1,168,972	2,231,028	1,428,285	1,891,325	352,029
1984(2)	7,223,100	91.5	1,181,500	2,278,300	1,467,300	1,928,900	367,100
1985(2)	7,260,900	92.0	1,190,600	2,291,100	1,477,700	1,930,800	370,700
1986(2)	7,322,100	92.7	1,209,600	2,310,800	1,494,200	1,933,100	374,400
1987(2)	7,345,000	93.0	1,222,800	2,313,300	1,501,900	1,929,900	377,100
1988(2)	7,352,700	93.1	1,223,400	2,314,300	1,509,900	1,925,100	380,000
1990(1)	7,322,564	92.7	1,203,789	2,300,664	1,487,536	1,951,598	378,977

(1) Final census count, which may reflect an undercount of a significant number of persons and is subject to modification as a result of certain litigation with the Census Bureau.

(2) 1984-1988 based on midyear population estimate of the Bureau of the Census as of September 1989.

Note: Does not include an undetermined number of undocumented aliens.

Sources: U.S. Department of Commerce, Bureau of the Census.

The following table sets forth the distribution of the City's population by age between 1960 and 1980.

DISTRIBUTION OF POPULATION BY AGE (In Thousands)

<u>Age</u>	<u>1960</u>		<u>1970</u>		<u>1980</u>	
	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>	<u>Number</u>	<u>% of Total</u>
Under 5	687	8.8	616	7.8	471	6.7
5 to 17	1,478	19.0	1,619	20.5	1,295	18.3
18 to 24	663	8.5	889	11.3	826	11.7
25 to 34	1,056	13.6	1,076	13.6	1,203	17.0
35 to 44	1,071	13.8	916	11.6	834	11.8
45 to 64	2,013	25.9	1,832	23.2	1,491	21.1
65 and Over	814	10.4	948	12.0	952	13.4

Source: U.S. Department of Commerce, Bureau of the Census

The age distribution of the City's population has undergone major changes since 1960 and by 1980 differed from that of the nation. The City has been steadily losing its middle-aged population (ages 35 to 64) and the very young (under age 5). However, these losses have been offset partially by increases among the elderly (ages 65 and over) and young adults (ages 18 to 34). Recently, the City has experienced a decline in its school age population (ages 5 to 17) as a result of a declining birth rate and the maturing of the post-war "baby boom" generation. By 1980, only 28.1 percent of the population of the City was age 19 or under, as compared to 32.0 percent nationally, and the elderly constituted 13.4 percent of the City population, as compared to 11.3 percent nationally.

Employment Trends

The New York City non-agricultural payroll employment series derived from the Establishment Survey, and the employment series derived from the Current Population Survey are constructed using significantly different estimation techniques that are not comparable. Trends in both measures of City employment are presented below.

Non-Agricultural Payroll Employment: Establishment Survey

Non-agricultural payroll employment trends in the City are shown in table below.

CHANGES IN PAYROLL EMPLOYMENT IN NEW YORK CITY (In Thousands)

Sector	Year	Peak	Average Annual Employment					
		Employment(1) Level	1985	1986	1987	1988	1989	1990
Private Sector								
Non-Manufacturing	1989	2645.9	2522.6	2574.8	2629.3	2638.3	2645.9	2633.8
Services(2)	1990	1163.3	1038.5	1076.2	1108.5	1123.1	1147.2	1163.3
Wholesale and Retail trade	1969	749.1	638.1	638.5	637.6	634.3	630.2	605.5
Finance, Insurance and Real Estate	1987	549.7	507.6	529.3	549.7	542.4	530.2	516.9
Transportation and Public Utilities	1969	323.9	232.0	217.3	214.9	218.4	217.5	225.1
Contract Construction	1962	139.1	106.3	113.7	118.8	120.1	120.9	112.9
Mining	1967	2.5	1.2	0.8	0.7	0.5	0.4	0.3
Manufacturing	1960	946.8	407.7	391.5	379.6	370.1	359.5	337.5
Durable	1960	303.6	112.2	106.5	100.0	97.7	94.3	88.4
Non-Durable	1960	643.2	295.5	285.0	279.6	272.4	265.2	249.1
Government(3)	1990	608.3	556.6	573.5	580.4	596.1	601.5	608.3
Total Non-agricultural	1969	3797.7	3488.1	3540.6	3590.0	3605.0	3607.3	3569.9

RECENT MONTHLY TRENDS (Total Payroll Employment in Thousands)

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1985	3427.3	3439.6	3462.5	3464.1	3485.6	3483.9	3487.4	3495.0	3491.7	3512.8	3547.6	3559.1
1986	3480.5	3492.2	3524.0	3525.0	3536.9	3552.5	3543.9	3535.3	3544.0	3566.5	3585.2	3600.7
1987	3523.3	3537.8	3568.5	3577.9	3588.6	3610.6	3582.0	3584.5	3588.7	3615.3	3641.1	3661.8
1988	3557.8	3575.3	3609.4	3603.9	3603.8	3625.1	3578.3	3583.0	3595.4	3611.2	3651.4	3665.0
1989	3566.9	3584.6	3611.2	3617.3	3621.8	3640.8	3591.5	3583.4	3593.2	3599.8	3621.8	3655.3
1990	3553.7	3560.6	3586.1	3576.3	3600.3	3606.4	3553.9	3550.1	3556.7	3564.3	3567.3	3562.7
1991	3485.9	3483.6	3506.2									

(1) For the period 1960 through 1990.

(2) "Services" includes miscellaneous establishments. Data for 1981 to present include a phased in addition of family care attendants employed by social service agencies who previously were hired directly by the individual receiving such services and who were therefore excluded by definitional reasons from tabulations in prior years.

(3) Excludes military establishments.

Note: Details may not add up to totals due to rounding. Payroll employment is based upon reports of employer payroll data ("establishment data"), which exclude the self-employed and workers employed by private households or agriculture, forestry and fishery.

Source: U.S. Department of Labor, BLS and State of New York, Department of Labor, Division of Research and Statistics.

Until 1969, total employment in the City was gradually expanding. It reached a peak of 3,797,700 in 1969, an increase of 9.5 percent over the figure for 1950. This gradual increase was the product of several trends which involved changes in the structure of employment in the City.

While total employment was generally increasing until 1969, employment in manufacturing and mining and contract construction peaked before 1969.

Growth in employment between 1960 and 1969, which amounted to 259,300, an increase of 7 percent, was concentrated in three sectors: finance, insurance and real estate ("FIRE"), services and government. Between 1960 and 1969, these sectors created over 400,000 new jobs and grew 21 percent for finance, 28 percent for services and 34 percent for government. Although these growth rates were substantial, they did not keep pace with the national rate of growth for the same sectors. During the 1960's, the long-term decline in manufacturing accelerated and 121,000 manufacturing jobs, or nearly 13 percent, were lost during the decade. Steep losses continued in the apparel and food processing industries, and the decline in nondurable industries spread to durable industries. By 1969, over 32,000 jobs had also been lost in contract construction from the peak 1962 employment level, a decline of almost 24 percent.

After 1969, the moderate upward trend in the City was reversed as it experienced disproportionately adverse effects from the national recessions of 1969-1970 and 1974-1975 and lagged behind during the subsequent national recoveries. Between 1969 and 1977, the City lost 609,800 jobs, a decline of 16.1 percent. A loss of 287,000 jobs in the manufacturing sector accounted for nearly half of the City's total employment loss during the period. Declines also occurred in every major industry sector other than services, including losses of 129,000 in trade, 66,000 in transportation and public utilities, 50,000 in FIRE, and 42,000 in construction.

Employment trends in the City began to rebound during the final quarter of 1977, and continued to increase each year through March 1982. In the second half of 1982, the City's economy began to feel the effects of the national recession, and the City experienced its first job loss following four consecutive years of job gains. During 1983, the City economy began to recover from the recession with employment growth in each sector other than manufacturing and transportation and public utilities.

From the approximate end of the fiscal crisis in 1977 until 1989, total payroll employment increased by 419,375. Employment growth was concentrated in the finance and service sectors, particularly business and professional services. In addition to growth in local government sectors, construction employment increased, based on a resurgence of commercial office building and hotel construction. These gains offset continued employment losses in the manufacturing and trade sectors. The City's private sector basically showed no net gain in employment in 1988.

Based on latest data, total average payroll employment in the City increased by 2,330 in 1989 over 1988. During this period, the only notable employment increases occurred in services and government. Employment data for 1990 indicate a decrease of 37,430 jobs over 1989.

Employment, Labor Force and Unemployment: Current Population Survey

Changes in the employment status of the City's resident labor force are shown in the following table.

EMPLOYMENT STATUS OF THE RESIDENT POPULATION OF NEW YORK CITY

Year	Civilian Labor Force			Labor Force Participation Rate(1)		Unemployment Rate(2)	
	Total	Employed	Unemployed	New York City	United States	New York City	United States
	(In Thousands)						
1982	3,093	2,798	296	55.2%	64.0%	9.6%	9.7%
1983	3,047	2,759	288	53.8	64.0	9.4	9.6
1984	3,081	2,806	275	53.9	64.4	8.9	7.5
1985	3,227	2,965	261	56.1	64.8	8.1	7.2
1986	3,220	2,983	237	55.5	65.3	7.4	7.0
1987	3,244	3,058	186	55.6	65.6	5.7	6.2
1988	3,194	3,037	157	54.9	65.8	N/A	5.5
1989(3)	3,441	3,201	240	58.8	66.4	7.0	5.3
1990	3,339	3,111	228	57.0	66.4	6.8	5.5

RECENT MONTHLY TRENDS

Year	Unemployment											
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1985	8.2%	9.6%	9.0%	9.1%	8.4%	7.4%	6.9%	7.7%	8.1%	8.4%	7.3%	7.1%
1986	7.3	8.4	7.9	8.7	7.9	7.3	7.9	6.9	6.6	6.9	6.1	6.2
1987	7.4	6.0	5.8	5.2	5.4	6.0	6.0	5.1	4.5	5.8	6.6	5.0
1988(3)	5.3	4.2	4.6	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
1989(3)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	6.5	7.0
1990	7.0	6.5	6.8	5.9	6.9	6.0	7.2	6.2	7.9	7.7	7.4	6.3
1991	7.4	7.3	8.1	8.9								

- (1) Percentage of civilian non-institutional population, age 16 and over, in labor force, employed or seeking employment.
- (2) Percentage of civilian labor force unemployed: excludes those persons unable to work and discouraged workers (i.e., persons not actively seeking work because they believe no suitable work is available).
- (3) From April 1988 through October 1989, the monthly Current Population Survey was discontinued. The annual 1989 employment information for the City represents year-end (December) data.

Note: Monthly and semi-annual data are not seasonally adjusted. Because these estimates are based on a sample rather than a full count of population, these data are subject to sampling error. Accordingly, small differences in the estimates over time should be interpreted with caution. The Current Population Survey includes wage and salary workers, domestic and other household workers, self-employed persons, and unpaid workers who work 15 hours or more during the survey week in family businesses.

Source: U.S. Department of Labor, BLS.

The City's labor force participation rate has remained below that of the nation between 1977 and 1990. The participation rate of City residents in the labor force from 1983 through 1988 was significantly lower than the national rate reflecting a greater number of the City's working age population not actively seeking employment.

The unemployment rate in the City was lower than the nation's during the national economic recession of 1981-1982 and also in 1983. In 1984, the City's unemployment rate fell, but the national rate fell more sharply resulting in the City's rate becoming higher than the nation. In 1987, after four years, the City's rate fell below the nation's reflecting relative strength of the economy, a tight labor market, and a slowly growing labor force.

From January 1988 through October 1989, the U.S. BLS did not release the monthly series on the New York City resident labor force and unemployment, which was based on the Current Population Survey. Based on a Year End Report, the City unemployment rate for the first ten months of 1989 was 5.5%. The series has been resumed as of November 1989. The New York City annual unemployment rate for 1990 was 6.8%, which was significantly higher than the 1990 U.S. unemployment rate of 5.5%.

Income

While per capita personal income for City residents, unadjusted for the effects of inflation and the differential in living costs, has increased in recent years and remains higher than the average for the United States, it fell from 1950 through 1979 as a proportion of both the national and New York metropolitan area levels. This relative decline in per capita income of City residents was partially because the incomes of households moving into the City were substantially lower than those of departing households, which relocated mostly to the City's suburbs. Because of the higher concentration of income derived from interest, dividends and rent in New York City, the relative growth in per capita income of City residents was higher than for the nation as a whole between 1981-1984. Relatively little change in per capita income of City residents occurred in 1985 as compared to the nation. However, figures for 1986 and 1987 show an improvement in per capita income for City residents.

PERSONAL INCOME IN NEW YORK CITY(1)

Year	Personal Income			Per Capita Personal Income					
	NYC Total (In Billions)	Average Annual % Change		NYC	Average Annual % Change		New York City as a Percent of		
		NYC	U.S.(2)		NYC	U.S.(2)	U.S.(2)	Suburban Counties(3)	Metropolitan Area(4)
1983	\$ 99.4	8.3%	6.3%	\$13,860	7.4%	5.4%	114.6%	82.9%	93.0%
1984	109.3	10.0	9.5	15,136	9.2	8.4	115.4	82.1	92.9
1985	116.1	6.1	7.0	15,983	5.6	6.0	115.0	80.7	92.4
1986	123.0	6.0	6.0	16,798	5.1	5.0	115.1	79.1	92.1
1987	131.3	6.8	6.7	17,880	6.4	5.7	115.9	77.1	91.4
1988	143.0	8.9	8.1	19,455	8.8	7.0	117.8	76.8	91.0
1989	153.9	7.6	7.6	20,856	7.2	6.6	118.6	N/A	N/A

(1) In current dollars. Personal Income is a place of residence measure of income which includes wages and salaries, other labor income, proprietors' income, personal dividend income, personal interest income, rental income of persons, and transfer payments.

(2) Excludes income earned abroad.

(3) Suburban Counties consists of the counties of Nassau, Putnam, Rockland, Suffolk, and Westchester in New York State.

(4) Based on Standard Metropolitan Statistical Area ("SMSA") which includes New York City, Putnam, Rockland, Westchester and Bergen counties.

Sources: U.S. Department of Commerce, Bureau of Economic Analysis and the Bureau of the Census.

Sectoral Distribution of Employment and Income

Data on the sectoral distribution of employment and income reflect a growing concentration of FIRE and services employment and a shrinking manufacturing base in the City relative to the nation. Within FIRE and services, the expanding trend is especially more marked in finance, business and related professional services. FIRE and services employment constituted over 46 percent of total employment in 1989 (31 percent nationally) up from 38 percent in 1977 (24 percent nationally). On the other hand, the share of manufacturing employment in the City declined to 10 percent in 1989 (18 percent nationally) from 17 percent in 1977 (24 percent nationally). The FIRE and services sectors added 470,700 jobs and manufacturing lost about 172,000 jobs during 1977 through 1988.

There are important implications of this structural shift from the manufacturing to the FIRE and services sectors. First, it has increased the overall income and tax revenue generating capacity for the City, because average employee income in finance and related business and professional services has been considerably higher than in manufacturing. Although the employment share of the FIRE sector increased by 2 percentage points, during 1977-1989, its earnings share increased by about 9 percentage points, which reflects its high per employee income. Second, this shift has in the past also been favorable for the City because the finance and services sectors have been less prone to recession than the manufacturing sector. This stabilizing effect has been beneficial for budgetary and long-term economic planning. However, the past benefits from the FIRE and services sectors do not ensure that

future developments will remain beneficial. A sudden shock in the financial industry (the October 1987 stock market crash is an example) would have a disproportionately adverse effect on the City's employment and income relative to the nation. Payroll employment data indicates that through December 1990 the City's FIRE sector lost 46,000 jobs since the crash, significantly offsetting the employment gains in other sectors. The employment losses in Wall Street are not discernible in the US employment figures. Finally, because of the shrinking manufacturing base, the City will not benefit significantly from a national upturn in manufacturing, a recent trend resulting from the falling value of the dollar.

SECTORAL DISTRIBUTION OF EMPLOYMENT AND EARNINGS(1)

Sector	Employment				Earnings(2)			
	1977		1990		1977		1988	
	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.
Private Sector								
Non-Manufacturing	67.2%	57.8%	73.5%	66.1%	70.7%	56.7%	78.4%	63.3%
Services(3)	24.6	18.5	32.6	26.0	26.0	19.6	31.1	25.0
Wholesale and Retail trade	19.5	22.5	17.0	23.7	16.7	16.6	13.0	16.4
Finance, Insurance and Real Estate	13.0	5.4	14.5	6.2	14.4	5.6	23.0	7.4
Transportation and Public Utilities	8.1	5.7	6.3	5.3	11.2	7.5	7.0	6.9
Contract Construction	2.0	4.7	3.2	4.7	2.3	5.9	3.8	6.5
Mining	0.0	1.0	0.0	0.7	0.1	1.5	0.1	1.1
Manufacturing	16.9	23.9	9.5	17.3	15.6	26.1	8.8	20.7
Durable	5.1	14.1	2.5	10.1	4.5	16.6	2.1	13.1
Non-Durable	11.8	9.8	7.0	7.2	11.1	9.5	6.8	7.7
Government(4)	15.9	18.3	17.0	16.6	13.7	17.2	12.8	16.0
Total Non-agricultural	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0

(1) The sectoral distributions are obtained by dividing each industry's employment or earnings by total non-agricultural employment or earnings.

(2) Includes the sum of wage and salary disbursements, other labor income, and proprietors' income. The latest information available for New York City is 1988 preliminary data.

(3) Services includes miscellaneous establishments.

(4) Excludes military establishments.

Source: The two primary sources of employment and earnings information are U.S. Dept. of Labor, BLS, and U.S. Dept. of Commerce, Bureau of Economic Analysis ("BEA"), respectively.

Consumer Prices

The following table presents information on consumer price trends for the New York-Northeastern New Jersey and four other metropolitan areas, and the nation.

CHANGES IN CONSUMER PRICE INDEX: SELECTED AREAS

Area(1)	All Items—Urban Areas												
	Percent Increase Over Prior Year												
	1970	1975	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990
New York-NE. N.J.(2)	7.4	7.6	11.3	9.8	5.8	4.7	5.0	3.7	3.3	5.1	4.9	5.6	6.1
Philadelphia, Pa.-N.J.	6.8	8.3	13.1	10.2	4.9	2.9	4.7	4.5	2.5	4.8	4.8	4.8	5.9
Chicago, Ill.-Northwestern Ind.	5.7	7.9	14.4	9.6	6.8	4.0	3.8	3.8	2.1	4.1	3.9	5.1	5.4
Detroit, Mich.	6.2	7.4	15.9	9.3	4.1	2.9	3.5	3.5	1.4	3.3	4.0	5.3	5.2
L.A.-Long Beach, Anaheim, Calif.	5.2	10.6	15.8	9.7	6.0	1.8	4.6	4.6	3.3	4.2	4.6	5.1	5.9
U.S. city average	5.9	9.1	13.5	10.4	6.1	3.2	4.4	3.6	1.9	3.7	4.1	4.8	5.4

(1) Area is generally the SMSA, exclusive of farms. L.A.-Long Beach, Anaheim, Calif. is a combination of two SMSA's, and N.Y., N.Y.-Northeastern N.J. and Chicago, Ill.-Northwestern Ind. are the more extensive Standard Consolidated Areas. Area definitions are those established by the U.S. Office of Management and Budget in 1973. Cities in the respective areas had a population of one million or more according to 1980 census.

(2) Since January 1987, the New York area coverage has been expanded. The New York-Northeastern New Jersey area comprises the five boroughs of New York City, Nassau, Suffolk, Westchester, Rockland, Putnam, and Orange Counties in New York State; Bergen, Essex, Hudson, Hunterdon, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, and Union counties in New Jersey; and Fairfield County and parts of Litchfield and New Haven Counties in Connecticut.

Source: U.S. Department of Labor, BLS.

BY EXPENDITURE CLASS

Expenditure Class	Annual Average % Increase 1980-90		% Increase 1990		% Increase April 1991 over April 1990	
	U.S.	New York-NE. N.J.	U.S.	New York-NE. N.J.	U.S.	New York-NE. N.J.
All Items	4.8	5.4	5.4	6.1	4.9	4.7
Food and Beverages	4.3	5.1	5.7	5.7	4.7	5.0
Housing	4.8	5.6	4.5	5.6	4.5	4.3
Apparel and Upkeep	3.2	2.8	4.6	6.9	2.7	(2.0)
Transportation	3.9	4.2	5.6	5.7	4.2	5.9
Medical Care	8.1	8.4	9.1	10.7	9.1	8.3
Entertainment	4.7	5.2	4.7	4.7	4.8	4.3
Other Goods and Services	7.8	8.3	7.6	8.0	8.3	7.9

Note: Monthly data are not seasonally adjusted.

Source: U.S. Department of Labor, BLS.

Historically the New York Area inflation rate does not conform very well with the national inflation rate. Since 1960, the difference in the New York Area rate from the national rate varied from 1.6 percentage points higher in 1970 to 2.6 percentage points lower in 1979. Prices in the metropolitan area rose at a rate higher than the national inflation rate during the periods 1960-1966, 1968-1972 and 1983-present. During 1967 and the period 1973-1982, prices in the area rose either at par with or more slowly than the nation and many of the 27 metropolitan areas for which CPI data are maintained.

For most of 1983 and 1984, the nation as well as each of the five metropolitan areas containing central cities with populations of one million or more had inflation rates lower than the New York Area. During 1985, the New York Area rate decreased to about the median level of those reported for the five metropolitan areas and was running very close to the national rate. The local area inflation rate accelerated in 1986 and stood highest among the reported metropolitan areas in 1987. The rate of inflation in the New York Area as well as the nation started to edge up moderately since March of 1988, after a brief deceleration early in the year. In April 1991, the New York Area rate was 4.7

percent higher and the U.S. rate was 4.9 percent higher than the CPI for April 1990. The New York Area rate for April was lower than the New York Area rate for the first three months of 1991, reflecting smaller increases in the costs for housing, transportation and medical care in addition to a decrease in apparel and upkeep costs of most major expenditure items.

Public Assistance

Between 1960 and 1972, the number of persons in the City who were recipients of some form of public assistance more than tripled from 324,200 to 1,265,300. The bulk of the long-term increase occurred in the Aid to Families with Dependent Children ("AFDC") program, which more than quadrupled during that period.

Between 1972 and 1982, the number of recipients, including those in the Supplemental Security Income ("SSI") program, declined fairly steadily, except for temporary increases noted in 1975 and 1976, when the City was experiencing the effects of a national recession. From 1983 until 1987, the number of recipients increased, reflecting lingering effects of the 1982 recession. While figures for 1988 and 1989 indicate a decrease in public assistance recipients, the number of recipients has increased throughout 1990 and thus far in 1991.

Public assistance and SSI recipients rose as a proportion of total City population from 4.2% in 1960 to 16.5% in 1975. Between 1975 and 1985, that proportion decreased to 15.8% of total population.

The following table sets forth the number of persons receiving public assistance in the City.

PERSONS RECEIVING PUBLIC ASSISTANCE IN NEW YORK CITY (Annual Averages in Thousands)

Year (1)	Total	Average Annual Change (%)	Home Relief	AFDC	AFDC Unemployed Parent
1985	926.1	0.8	174.0	731.1	21.0
1986	911.5	-1.6	174.3	717.6	19.6
1987	871.5	-4.4	162.0	694.2	15.3
1988	840.1	-3.6	155.8	671.2	13.0
1989	817.9(2)	-2.6	149.3	642.0	12.0
1990	858.3(3)	4.9	139.7	641.4	12.8

(1) Figures do not include aged, disabled or blind persons who were transferred from public assistance to the SSI program, which is primarily Federally funded. According to the U.S. Department of Health and Human Services, the SSI program supported, as of December of each year, a total of 227,068 persons in 1979; 223,934 persons in 1980; 217,274 persons in 1981; 207,484 persons in 1982; 206,330 persons in 1983; 211,728 persons in 1984; 217,852 persons in 1985; 223,404 in 1986 and 227,918 in 1987.

(2) Figure includes an average of approximately 14,600 persons receiving public assistance as predetermination grant recipients pending AFDC eligibility.

(3) Figure includes an average of approximately 64,500 persons receiving public assistance as predetermination grant recipients pending AFDC eligibility.

Note: Due to a change in statistical measurements, the decline in public assistance recipients for 1987 may be slightly overstated.

RECENT MONTHLY TRENDS (Total Recipients In Thousands)

Year	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1985	923.9	921.0	931.2	935.7	924.5	925.1	925.8	930.5	922.6	927.6	922.0	922.9
1986	920.2	917.8	918.9	919.7	916.5	913.0	915.6	906.8	904.9	907.8	897.6	898.9
1987	894.8	890.1	893.9	894.0	889.5	885.9	873.5	859.3	854.0	845.2	831.2	847.0
1988	839.4	852.2	856.3	865.1	852.6	846.3	838.9	836.3	826.2	825.9	820.1	822.3
1989	813.4	816.2	821.1	816.7	815.3	815.0	813.0	820.7	817.8	825.1	824.3	823.0
1990	823.6	827.6	839.0	841.7	849.7	859.6	859.8	871.4	871.7	880.2	883.1	892.3
1991	895.9	899.9	914.0	923.2								

Note: Due to a change in statistical measurements, the figures for 1987 may be slightly overstated.

Source: The City of New York, Human Resources Administration, Office of Budget and Fiscal Affairs, Division of Statistics.

Economic Base

The City has a highly diversified economic base, and sustains a substantial volume of business activity in the service activity, wholesale and retail value, and manufacturing.

The largest aggregate of economic activity in the City is the corporate headquarters complex, together with ancillary services. The City is the location of a large number of major corporate headquarters, and is the leading center for corporate services, such as commercial and investment banking, law, accounting and advertising. While the City experienced a substantial number of business relocations during the previous decade, the number of relocations declined significantly after 1976, although declines in front office employment continued. During 1977 and 1982, employment rebounded, primarily in the banking and securities industry. Most of the corporations which relocated moved to sites within the City's metropolitan area, and continue to rely in large measure on services provided by businesses which are still located in the City.

The City is a leading center for the banking and securities industry, life insurance, communications, publishing, fashion design and retailing, among other fields. The City is a major seaport and focal point for international business. Many of the major corporations headquartered in the City are multinational in scope and have extensive foreign operations. Numerous foreign-owned companies in the United States are also headquartered in the City. These firms, which have increased in number substantially over the past decade, are found in all sectors of the City's economy, but are concentrated in trade, manufacturing sales offices, tourism and finance. Foreign banking activities have increased significantly since the early 1970's and have continued to grow rapidly through the 1980's. Real estate dollar value purchases in the United States disclosed by foreigners are heavily concentrated in the City in terms of dollar value. The City is the location of the headquarters of the United Nations, and several affiliated organizations maintain their principal offices in the City. A large diplomatic community exists in the City to staff the 157 missions to the United Nations and the 88 foreign consulates.

Manufacturing, while no longer dominant in the City's economy, remains a major economic activity, and the City is a leading production center, particularly in the apparel and printing and publishing sector. Nationally, the City is one of the largest employment centers for manufacturing.

A major world center for culture and the arts, the City is the nation's leading tourist center, and tourism is a major revenue producing industry in the City. In 1979, the City hosted a record number of tourist and business visitors, 17.5 million, who injected nearly \$2.3 billion into the local economy and filled the City's hotels to 81 percent of capacity. During 1982, tourism declined slightly but rebounded during 1983 and 1984. Tourism was down slightly in 1985, but up significantly during 1986. Despite current economic conditions worldwide, tourism continues as one of the City's major economic strengths. Based on revised estimates, during 1988, 25.5 million people visited the City, a sharp rise over 1987. Visitors spent a total of \$9.76 billion, a 9.7 percent increase from 1987. A significant rise in overseas visitor business occurred, with the number of foreign visitors increasing to almost 4.6 million in 1988, a 15 percent increase from 1987. Overseas visitors continued to increase for the fourth consecutive year after three years of declines in visitor business from abroad. The number of conventions increased to 973 in 1988 from 965 in 1987, and the number of delegates attending stood at 3.0 million in 1988. In 1989, the hotel occupancy rate in the City was 74.5 percent, a decrease from the 1988 rate.

Number of Visitors and Hotel Occupancy Rate in New York City

Year	Visitors(1) (In Millions)	Hotel Occupancy Rate(2) Annual Average of Monthly Rates
1980.....	17.1	78.4%
1981.....	17.0	72.8
1982.....	16.9	69.7
1983.....	17.1	71.9
1984.....	17.2	75.1
1985.....	17.1	72.2
1986.....	17.4	76.0
1987.....	19.8*	76.2
1988.....	25.5*	76.7
1989.....	25.3*	74.5
1990.....	N/A	72.6

(1) Source: New York City Convention & Visitors Bureau, Inc.

(2) Source: Pannell, Kerr, Forster & Company, Statistics and Trend of Hotel and Motor Hotel Survey and Report.

* 1987 through 1989 figures have been revised and are inconsistent with the rest of this series.

The City is a major retail trade market, and has the greatest volume of retail sales of any city in the nation.

RETAIL SALES IN NEW YORK CITY

Year	Total Retail Sales (In Billions)		Annual Percent Change					
			Total Retail Sales		Non-Durable(1)		Durable(2)	
	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.
1980.....	\$22.3	\$ 957.4	16.3%	6.9%	14.2%	11.7%	24.1%	-2.3%
1981.....	23.4	1,038.7	4.8	8.5	8.1	8.5	-6.0	8.6
1982.....	23.4	1,069.4	0.2	3.0	-1.7	2.7	7.4	3.5
1983.....	25.5	1,170.8	8.6	9.5	5.9	6.3	18.2	16.5
1984.....	27.0	1,287.8	6.0	10.0	4.7	6.8	9.8	16.3
1985.....	29.2	1,375.7	8.4	6.8	6.7	5.3	13.5	9.6
1986.....	33.5	1,450.3	14.6	5.4	9.2	3.6	29.6	8.6
1987.....	33.6	1,542.1	0.4	6.3	1.1	6.2	-1.3	6.5
1988.....	37.0	1,641.9	10.0	6.8	9.1	5.6	12.3	8.8
1989.....	36.9	1,744.0	-0.3	6.0	0.4	6.9	-2.0	4.4
1990.....	36.3	1,808.4	-1.5	3.8	0.6	5.9	-6.3	0.4

(1) Includes food stores, eating and drinking places, gasoline stations, liquor stores, drug stores, fuel dealers, florists, hay-grain-feed stores, farm and garden supply stores, stationary stores, newsstands and newsdealers, cigar stores and ice dealers and general merchandise and apparel stores.

(2) Includes building materials, hardware, garden supply and mobile home dealers, automotive dealers, and furniture, home furnishings and equipment stores.

Source: U.S. Department of Commerce, Bureau of the Census, Current Business Reports, Monthly Retail Trade.

BUSINESS ACTIVITY INDEX (Annual Average, 1977 = 100)

	1984	1985	1986	1987	1988	1989	1990	1991(1)
New York City	109	112	116	121	124	125	126	123
New York State	114	119	124	129	135	137	137	134

(1) Through March 1991.

Source: State of New York, Department of Commerce, Division of Economic Research and Statistics.

Note: The Business Activity Index comprises seven basic business activities, which include: factory output; retail; service; wholesale; construction; transportation; communications and public utilities; and finance, insurance and real estate.

After a very large increase in 1980, retail sales growth in New York City moderated in 1981 and almost came to a standstill in 1982, which was a recession year. Between 1984 through 1986, retail sales, particularly of durable goods, grew at an increased rate, outpacing the nation in 1985 and 1986. Retail sales increased a paltry 0.36 percent in 1987 mainly because consumers shifted their purchases into 1986 (sales increased 14.6%) to take advantage of the expiring sales tax deductibility on federal income tax returns. The October 1987 stock market crash had a temporary dampening effect on retail sales. In 1988, sales increased by 10.0 percent. The 1989 and 1990 figures, however, indicate declines of 0.3% and 1.5%, respectively, over the previous years figures. The December 1990 figures indicate a decrease of 3.8 percent compared to December 1989.

The Business Activity Index for the City reflects both long-term trends in the City's economic base and short-term fluctuations reflecting the performance of the national economy. Due to a partial erosion of its economic base, the City was particularly vulnerable to national economic downturns, while lagging behind in times of national expansion during the 1970's. The impact of the national economic recession of 1974-1975 was particularly severe. From a peak of 111 early in 1973, the BAI for the City declined to a low of 96 during the spring of 1975. The effects of the 1980 and 1981-1982 national recessions were less severe to the City's economy. Business activity increased steadily during 1983, 1984 and 1985. Business activity continued to expand during 1986 and 1987. The 1988 figure was higher than that of 1987. The December 1990 figures for both New York State and New York City are virtually unchanged from those for the same period in 1989.

Many factors have been cited as placing the City during the early 1970's at a competitive disadvantage as a business location in relation to its suburbs and the Sunbelt region and contributing to the erosion of the City's economic base. Among these factors were the City's tax burden, energy costs, labor costs, office space market and cost of living.

The combined state and local tax burden on residents of the City is one of the highest among all cities in the United States. In the 1986 fiscal year, average per capita City taxes were \$1,548 and average per capita State taxes paid by residents of the State were \$1,280, a combined tax burden of \$2,828 per capita. Nationwide, per capita local taxes averaged \$601 and per capita state taxes averaged \$946 for the 1986 fiscal year for a combined tax burden of \$1,547. During the 1970's the rate of increase in per capita state and local taxes for City residents was similar to the national average. The ratio of City taxes to total personal income of City residents peaked in the 1977 fiscal year at 10.6%, and declined to 9.2% in the 1984 fiscal year. A series of tax reductions affecting businesses and individuals was adopted during the late 1970's and these reductions were a major factor in the declining ratio of City taxes to total personal income of City residents.

The City is one of the most energy-efficient areas in the nation, primarily as a result of its concentration of multi-family dwellings and extensive use of mass transit. Producing virtually no primary energy for its own consumption, the City is heavily reliant upon imported petroleum to meet its energy needs. The cost of energy in the City is one of the highest in the nation, particularly for electricity.

The City's industrial sector is especially dependent upon electricity to supply its energy needs. In 1968, typical electric costs for large industrial users were 67% higher in the City than the national average for large cities. Through the mid-1970's, electric costs increased at a higher rate in the City, widening the differential to 133% by 1975. Between 1975 and 1986, the national average increases in typical electric costs for large industrial users were significantly higher than increases experienced in the City. By 1985, electric costs in the City were 71% higher than nationally for industrial usage, and in 1986 the cost differential increased significantly to 91%.

In the mid-1960's, the demand for office space in the City greatly exceeded the available supply; as a result, the rental cost of available space escalated sharply. By the late 1960's, annual rent in new office buildings had risen much more sharply in the City than either in the suburbs or in many other cities in the United States, particularly those in the South and West. The construction of new office space in the early 1970's, along with the City's loss of jobs and industry, greatly increased the amount of available office space. The increased supply of office space raised the vacancy rate and caused commercial rents to decline. However, beginning in 1977 and continuing through most of 1982, the office space market tightened in response to an increase in demand. At the end of 1982 and in early 1983, construction

activity increased and the office market softened. Recent data from Cushman & Wakefield indicate that the office market in the City, particularly in the downtown area where older, poorly maintained buildings have been vacated, has been softening due to an increased availability of office space, with vacancy rates averaging 17%.

Infrastructure

The physical infrastructure of a city, its systems of water supply, sewers, bridges, streets and mass transit, is the underlying component of its economic base and is vital to its economic health.

The City owns and operates an upstate reservoir system covering in excess of 1,950 square miles. Water is carried to the City by a transmission system, consisting of three aqueducts, two tunnels and over 5,700 miles of trunk and distribution lines. The City has undertaken construction of a third water tunnel project to enhance the delivery capabilities and proper maintenance of the City's distribution system. In addition to supplying the needs of its residents and businesses, the City is required by State law to sell water to municipalities in counties where its water supply facilities are located. The City and its upstate watershed areas are subject to periodic drought conditions, which led the City to impose mandatory water conservation measures during 1965, 1981 and 1985.

The sewer system contains approximately 6,300 miles of sewer lines and the City's water pollution system includes 14 operating treatment facilities. The City's road network consists of some 6,200 miles of streets and arterial highway, and more than 1,300 bridges and tunnels.

The Department of Sanitation operates the City's two landfills. The capacity of the Fresh Kills site, the primary of the two, is expected to last until approximately 2015. The City's Ten-Year Capital Plan reflects the estimated costs of capital improvements necessary to maximize current waste disposal capacity and to provide for the construction of six resource recovery plants at an estimated cost of \$2.4 billion. The City has also entered into an administrative settlement with the State Department of Environmental Conservation which will require the City to spend approximately \$200 million over ten years to install pollution control systems at the Fresh Kills landfill.

The City's mass transit system includes a subway system which covers over 238 route-miles with 469 stations and is the most extensive underground system in the world. The concentration of employment in the City and its metropolitan area in the Manhattan central business district increases the importance of the City's mass transit system to the City's economy. Two-fifths of all workers residing in the New York area use public transportation to reach their workplace, the largest proportion among 26 large areas surveyed. New York City's subway system continues to undergo its most extensive overhaul since it was completed 50 years ago.

The City has developed a ten-year capital program, the Ten-Year Capital Strategy, for fiscal years 1992-2001 which projects available capital funds over this period of \$67.0 billion, of which \$47.2 billion would be obtained from City sources. A portion of these funds is for rehabilitation or replacements of various elements of the infrastructure.

Housing

The housing stock in the City in 1987 consisted of 2,840,257 housing units, excluding units in special places, primarily institutions such as hospitals and universities. The 1987 housing inventory represented an increase of 36,988 units, or 1.3%, since 1984. While the total population of the City declined by 10.4% between 1970 and 1980, housing in the City remains in short supply. A concurrent trend toward smaller sized households resulted in a decrease during the 1970's of only 1.7% in the total number of resident households. The following table presents the housing inventory in the City.

HOUSING INVENTORY IN NEW YORK CITY
(Housing Units in Thousands)

<u>Ownership/Occupancy Status</u>	<u>1981</u>	<u>1984</u>	<u>1987</u>
Total Housing Units	2,792	2,803	2,840
Owner Units	755	807	837
Owner-Occupied	746	795	817
Conventional Home	581	598	576
Cooperative (1)	165	197	242
Vacant for Sale	9	12	19
Rental Units	1,976	1,940	1,932
Renter-Occupied	1,934	1,901	1,884
Vacant for Rent	42	40	47
Vacant Not Available For Sale Or Rent (2)	62	56	72

(1) Includes condominiums.

(2) Vacant units that are dilapidated, intended for seasonal use, held for occasional use, held for maintenance purposes or other reasons. Note: Details may not add up to totals due to rounding.

Sources: Stegman, Michael A., *Housing and Vacancy Report: New York City*, The City of New York Department of Housing Preservation and Development (New York: April 1988).

The 1987 Housing and Vacancy Report indicates that rental housing units predominate in the City. Of all occupied housing units in 1987, 30.2% were conventional home-ownership units, cooperatives or condominiums and 69.8% were rental units. Most of the recent growth in owner-occupied units has come from the conversion of existing rental units to cooperatives rather than through the new construction of housing for sale to occupants in the City. The vacancy rate for rental housing was 2.46% in 1987, and median rent consumed 29% of the gross income of tenants. The housing condition of occupied rental units improved greatly since 1984, with a decrease in the proportion of rental units in dilapidated or deficient condition. Only 2% of renter-occupied housing units were located in dilapidated structures, and 14% were in structures with at least three serious maintenance deficiencies.

After a significant decline during the early 1970's, a slight recovery in housing construction occurred between 1975 and 1979. However, in 1980, new housing construction declined again. Of all new housing units constructed in the City between 1975 and 1978, over two-thirds were government financed or government aided; of privately financed housing units, nearly half received full or partial tax exemptions. Rehabilitation of existing housing units and conversion of housing units from other uses, through private financing and City-administered Federal funds or tax abatement programs, has increased substantially in recent years, and is now a significant segment of the City's housing market.

Construction

The following table presents indicators of construction in activity in the City.

CONSTRUCTION ACTIVITY IN NEW YORK CITY

Year	Cost of Construction (In Millions)(1)			New Housing Units(1)	No. of Buildings	Manhattan Central Business District(2) Office Building Completions
	Total	New Residential	New Non- Residential			Rentable Area (In Thousands of Sq. Ft.)
1981	940	322	415	11,060	4	2,558
1982	1,396	286	786	7,649	14	8,486
1983	882	407	281	11,795	18	9,850
1984	1,024	466	359	11,566	7	4,931
1985	2,540(3)	1,321	949	23,368(3)	9	6,325
1986	1,424	567	574	10,552	12	5,999
1987	2,272	935	722	13,764	15	9,075
1988	1,422	594	372	9,897	8(4)	3,298(4)

(1) Based on building permits issued. Total "Cost of Construction" includes the value of additions and alterations not presented separately.

(2) The "Manhattan Central Business District" comprises, generally, the area of the Borough of Manhattan south from Sixty-fifth Street to the Battery.

(3) With mortgage interest rates falling to their lowest point in six years, a strong State economy, and the luxury construction boom in Manhattan, residential construction activity reached its highest level in twelve years.

(4) The number of building completions and the rentable area for 1988 includes figures for midtown only since there were no completions for the downtown area for this period.

Note: Details may not add up to totals due to rounding.

Sources: Data regarding "Cost of Construction" and "New Housing Units" from the State of New York, Executive Department, Division of Housing and Community Renewal; data regarding "Manhattan Central Business District Office Building Completions" from Cushman and Wakefield Inc.

Office building construction in the Manhattan Central Business District is undergoing a substantial decline after experiencing significant growth during the 1980's. Between 1954 and 1968, an annual average of more than 4.7 million square feet of new office space was completed. An unusual surge of construction activity occurred between 1969 and 1972, when 61 new office building completions added a total of 51.2 million square feet of office space to the market, during a period of substantial decline in employment in the City. Construction activity declined after 1972 and by 1979 only 110,000 square feet of office space entered the market as a result of building completions. During the late 1970's demand for office space, as a result of increased employment in the services and finance sectors of the City's economy and an increase in office space per employee, reduced the vacancy rate in the office space market from an estimated 15% in 1972 to 2% in 1981. The vacancy rate rose to 5.4% in 1983, 7.1% in 1984 and 8.2% in 1985 due to the strong upswing in construction activity. This trend continued during 1986 indicating a vacancy rate of 8.4%. In 1987, construction in the City had increased while commercial rents declined. Vacancy rates have continued to rise as a result of the 1987 stock market crash and subsequent retrenchment of the FIRE sector. By the end of 1990, vacancy rates for the Manhattan commercial market were close to 17%. as office construction continued and very little new space was occupied.

During 1980, new office building completions in the Manhattan Central Business District increased the level of rentable space by 412,000 square feet, and construction was started on a number of new projects, raising the value of all new construction in the City to over \$1 billion, the largest amount since 1973. Four new office building completions in 1981 added 2.5 million square feet of office space. During 1982, a total of 14 newly constructed or wholly renovated buildings with over 8.4 million square feet of space were completed. During 1983, a total of 18 newly constructed or wholly renovated buildings with over 9.8 million square feet of space were completed. A total of 7 new office building completions in

1984 added over 4.9 million square feet of office space. A total of 9 new office buildings were completed in 1985 adding over 6.3 million square feet of office space. During 1986, 12 new office building completions added almost 6.0 million square feet of office space. During 1987, a total of 15 new office buildings were completed, adding over 9.0 million square feet of office space. Since 1988, new office building construction has been averaging slightly over 6.0 million square feet per year. Construction is expected to slow in the next few years.

Between 1975 and 1979, the number of building permits for new housing units and the value of all new construction increased, indicating that a partial recovery in construction activity in the City occurred, although at a level much reduced from the 1962 peak. During 1980, permits were issued for 7,800 new housing units, compared to 14,524 issued in 1979, and the value of all new construction rose to \$1.063 billion, up from \$589 million in 1979. During 1981, building permits were issued for 11,060 new housing units, a 42% increase from 1980. However, during 1981, the total value of construction declined to \$940 million, including a decline in the value of new non-residential construction to \$415 million. During 1982, the number of new housing units for which permits were issued declined to 7,649, while the value of all new construction rose to \$1.396 billion, reflecting a substantial increase in new non-residential construction. During 1983, the number of new housing units for which permits were issued increased to 11,795; however, the total value of construction declined to \$882 million, reflecting a substantial decline in the value of new non-residential construction. During 1984, the number of new housing units for which permits were issued declined to 11,566, while the total value of construction increased to \$1.024 billion reflecting increases in both new residential and new non-residential construction.

During 1985, the number of new housing units for which permits were issued increased substantially to 23,368, while the total cost of construction increased to \$2.540 billion from 1984, reflecting a significant increase in luxury unit construction. During 1986, the cost of construction in the City decreased 44% from 1985, primarily due to the termination of the Section 421-a tax abatement program in 1985. This caused residential construction to surge in 1985 as developers accelerated construction schedules on approximately 7,500 units which would otherwise have been completed in 1986. In 1986, non-residential construction decreased 40% from the previous year to \$574 million while residential construction decreased 57% from 1985, to total \$567 million. New housing unit construction for 1986 decreased from 1985 levels to 10,552 units, indicating a 55% decrease. From 1986 to 1987, non-residential construction increased 26% to \$722 million, and residential construction rose by 65% to \$935 million. During the same period, new housing unit construction increased 30% to 13,764 units. Recent figures show a decline from this level of 39% to 9,897 units.

Real Estate Valuation

The following tables present data on a fiscal year basis regarding recent trends in the assessed valuation of taxable real property in the City. For further information regarding assessment procedures in the City, see "SECTION IV: FINANCIAL INFORMATION—Sources of City Revenues—*Real Estate Tax.*"

**TRENDS IN ASSESSED VALUATION OF TOTAL TAXABLE REAL PROPERTY IN NEW YORK CITY
(In Millions)**

County (Borough)	Fiscal Year				
	1987	1988	1989	1990	1991
Bronx (The Bronx)	\$ 3,336	\$ 3,444	\$ 3,670	\$ 3,973	\$ 4,330
Kings (Brooklyn)	7,623	7,892	8,363	9,023	9,723
New York (Manhattan).....	32,027	35,183	38,928	42,889	47,227
Queens (Queens)	9,931	10,310	10,807	11,543	12,386
Richmond (Staten Island)	2,172	2,283	2,374	2,627	2,669
Total	<u>\$55,089</u>	<u>\$59,112</u>	<u>\$64,142</u>	<u>\$70,054</u>	<u>\$76,334</u>

Note: Details may not add up to totals due to rounding. Totals do not include the value of certain property eligible for the veterans' real property tax exemption.
Source: The City of New York, Department of Finance, Bureau of Real Property Assessment.

ASSESSED VALUATION OF TOTAL TAXABLE REAL ESTATE BY COMPONENTS FOR NEW YORK CITY

Type of Property	Fiscal Year 1988		Fiscal Year 1989		Fiscal Year 1990		Fiscal Year 1991	
	Assessed Value (In Millions)	Percentage Of Taxable Real Estate	Assessed Value (In Millions)	Percentage Of Taxable Real Estate	Assessed Value (In Millions)	Percentage Of Taxable Real Estate	Assessed Value (In Millions)	Percentage Of Taxable Real Estate
One Family Dwellings . . .	\$ 3,530.0	6.0%	\$ 3,721.9	5.8%	\$ 3,911.4	5.6%	\$ 4,054.6	5.3%
Two Family Dwellings . . .	2,794.3	4.7	2,920.7	4.5	3,051.9	4.4	3,146.6	4.1
Walk-Up Apartments	4,101.5	6.9	4,488.6	7.0	5,019.8	7.2	5,597.6	7.3
Elevator Apartments	11,183.5	18.9	12,094.6	18.9	13,176.9	18.8	14,622.4	19.2
Warehouses	582.8	1.0	668.1	1.0	767.1	1.1	895.5	1.2
Factory and Industrial Buildings	1,176.6	2.0	1,263.8	2.0	1,429.1	2.0	1,629.5	2.1
Garages and Gasoline Stations	702.6	1.2	779.0	1.2	883.5	1.3	1,028.6	1.3
Hotels	1,081.7	1.8	1,218.9	1.9	1,429.7	2.0	1,610.7	2.1
Hospitals and Health	371.0	0.6	400.9	0.6	374.6	0.5	391.6	0.5
Theatres	145.3	0.2	151.5	0.2	165.5	0.2	186.4	0.2
Store Buildings	3,218.5	5.4	3,898.2	6.1	4,479.3	6.4	5,289.0	6.9
Loft Buildings	1,989.3	3.4	2,135.4	3.3	2,467.1	3.5	2,524.1	3.3
Churches, Synagogues, etc.	29.9	0.1	30.9	0.1	30.5	0	54.3	0.1
Asylums and Homes	40.3	0.1	48.7	0.1	53.4	0.1	70.8	0.1
Office Buildings	16,780.7	28.4	18,493.0	28.8	20,980.8	29.9	23,410.5	30.7
Places of Public Assembly	96.6	0.2	99.6	0.2	107.9	0.2	123.1	0.2
Outdoor Recreation Facilities	69.4	0.1	75.0	0.1	85.4	0.1	80.6	0.1
Condominiums	1,252.8	2.1	2,144.4	3.3	2,812.9	4.0	3,345.2	4.4
Residence Multi-Use	206.3	0.3	228.7	0.4	267.5	0.4	318.1	0.4
Transportation Facilities . .	27.1	0	24.4	0	26.5	0	32.5	0
Utility Bureau Properties	0.1	0	0.1	0	0.1	0	0.0	0
Vacant Land	538.6	0.9	613.5	1.0	758.8	1.1	811.7	1.1
Educational Structures . . .	86.3	0.1	106.4	0.2	119.4	0.2	138.6	0.2
Selected Government Installations	6.9	0	2.5	0	2.4	0	3.8	0
Miscellaneous	218.4	0.4	219.0	0.3	227.9	0.3	285.7	0.4
Real Estate of Utility Corporations and Special Franchises	8,881.2	15.0	8,311.8	13.0	7,424.6	10.6	6,682.1	8.8
Total	<u>\$59,111.6</u>	<u>100.0%</u>	<u>\$64,141.6</u>	<u>100.0%</u>	<u>\$70,053.9</u>	<u>100.0%</u>	<u>\$76,333.6</u>	<u>100.0%</u>

Note: Details may not add up to totals due to rounding. Totals do not include the value of certain property eligible for the veterans' real property tax exemption.
Source: The City of New York, Department of Finance, Bureau of Real Property Assessment.

No single taxpayer accounts for 10% or more of the City's real property tax. For the 1991 fiscal year, the assessed valuation of real estate of utility corporations is \$4.2 billion. The following table presents the 42 non-utility, non-residential properties having the greatest assessed valuation in the 1991 fiscal year as indicated in the tax rolls.

Largest Real Estate Taxpayers (1)

<u>Property</u>	<u>1991 Fiscal Year Assessed Valuation</u>	<u>Property</u>	<u>1991 Fiscal Year Assessed Valuation</u>
Exxon Building	\$233,300,000	Bristol Meyers	\$131,020,000
Pan Am Building	225,200,000	Burlington House	127,500,000
55 Water Street Building	225,140,000	Dai-Ichi Seimei—Citicorp Center	126,882,000
Empire State Building	184,800,000	Manufacturers Hanover Plaza	125,600,000
McGraw-Hill Building	180,010,000	Simon & Schuster Building	124,117,000
The Chase Manhattan Building	175,200,000	Architects Building	123,350,000
General Motors Building	171,230,000	Produce Exchange	121,980,000
One New York Plaza Building	165,700,000	Shearson Lehman Operation Center	119,700,000
International Building	163,738,000	J.C. Penney Building	114,562,699
One Liberty Plaza	161,500,000	American Express Plaza	112,790,000
Morgan Guaranty Trust	157,400,000	Carpet Center	112,670,000
One Penn Plaza	156,450,000	Mobil Building	111,705,000
Sperry Rand Building	154,000,000	One Banker Trust Plaza Building	105,900,000
Equitable Life Association	150,847,000	Continental Illinois Center	104,900,000
Tishman Building	149,520,000	Chemical Bank Building	101,855,000
Time Life Building	149,110,000	Citibank—Citicorp	99,647,340
Equitable Tower	145,234,989	W.R. Grace Building	98,860,000
Solow Building	141,140,000	595 Lexington Avenue	93,610,000
Paramount Plaza	137,500,000	2 Penn Plaza	92,720,750
American Brands Building	136,760,000	Park Avenue Plaza	92,686,500
Celanese Building	132,150,000	The Equitable Building	92,090,000

(1) Excludes real estate of public utilities.

Source: The City of New York, Department of Finance, Bureau of Real Property Assessment.

**FINANCIAL STATEMENTS
OF
THE CITY OF NEW YORK
June 30, 1990 and 1989
INDEX**

	<u>Page</u>
Independent Auditors' Report	B-3
GENERAL PURPOSE FINANCIAL STATEMENTS	
Combined Balance Sheet — All Fund Types and Account Groups — June 30, 1990	B-4
Combined Balance Sheet — All Fund Types and Account Groups — June 30, 1989	B-6
Combined Statement of Revenues, Expenditures and Changes in Fund Balances — All Governmental Fund Types and Expendable Trust Funds — for the Year Ended June 30, 1990	B-8
Combined Statement of Revenues, Expenditures and Changes in Fund Balances — All Governmental Fund Types and Expendable Trust Funds — for the Year Ended June 30, 1989	B-9
General Fund Statements of Revenues, Expenditures and Changes in Fund Balance — Budget and Actual — for the Years Ended June 30, 1990 and 1989	B-10
Combined Statement of Revenues, Expenses and Changes in Fund Equity — Proprietary Fund Type and Similar Trust Fund — for the Year Ended June 30, 1990	B-11
Combined Statement of Revenues, Expenses and Changes in Fund Equity — Proprietary Fund Type and Similar Trust Fund — for the Year Ended June 30, 1989	B-12
Combined Statement of Cash Flows — Proprietary Fund Type — for the Year Ended June 30, 1990	B-13
Combined Statement of Cash Flows — Proprietary Fund Type — for the Year Ended June 30, 1989	B-14
Notes to Financial Statements — June 30, 1990	B-15

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Report of Independent Auditors

The People of The City of New York

We have audited the Combined Balance Sheet—All Fund Types and Account Groups for The City of New York (“The City”) as of June 30, 1990 and the Combined Statement of Revenues, Expenditures and Changes in Fund Balances—All Governmental Fund Types and Expendable Trust Funds, the General Fund Statement of Revenues, Expenditures and Changes in Fund Balance—Budget and Actual (1990 columns only), the Combined Statement of Revenues, Expenses and Changes in Fund Equity—Proprietary Fund Type and Similar Trust Fund and the Combined Statement of Cash Flows—Proprietary Fund Type for the year then ended. These financial statements are the responsibility of the City’s management. Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of the entities disclosed in Note B. Those financial statements were audited by other auditors whose reports have been furnished to us, and our opinion on the financial statements of The City insofar as it relates to the amounts included for such entities, is based solely on the reports of the other auditors. The general purpose financial statements for the year ended June 30, 1989 were also audited by other auditors whose report dated October 27, 1989 expressed an unqualified opinion on those statements.

We conducted our audit in accordance with generally accepted auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit and the reports of the other auditors provide a reasonable basis for our opinion.

In our opinion, based on our audit and the reports of the other auditors, the financial statements referred to above present fairly, in all material respects, the financial position of The City of New York at June 30, 1990, and the results of its operations and cash flows of its proprietary fund type for the year then ended in conformity with generally accepted accounting principles.

Ernst + Young
Mitchell/Titus + Co.

October 31, 1990

THE CITY OF NEW YORK
COMBINED BALANCE SHEET—ALL FUND TYPES AND ACCOUNT GROUPS

JUNE 30, 1990
(in thousands)

	Governmental Fund Types		Proprietary Fund Type		Fiduciary Fund Type		Account Groups			Total (Memorandum Only)
	General	Capital Projects	Debt Service	Enterprise	Trust and Agency	General Fixed Assets	General Long-term Obligations			
ASSETS:										
Cash and cash equivalents	\$ 173,028	\$ —	\$ 28,355	\$ 178,491	\$ 8,583	\$ —	\$ —	\$ —	\$ 388,457	
Investments, including accrued interest	1,305,201	468,341	2,258,431	1,029,856	44,048,351	—	—	—	49,110,180	
Accounts receivable:										
Real estate taxes (less allowance for uncollectible amounts of \$70,318)	183,230	—	—	—	—	—	—	—	183,230	
Federal, State and other aid	2,078,368	249,961	—	—	—	—	—	—	2,328,329	
Patient service, net	—	—	—	480,365	—	—	—	—	480,365	
Other, net	333,727	—	—	239,232	331,084	—	—	—	904,043	
Mortgage loans and interest receivable, net	—	—	291,039	1,739,961	—	—	—	—	2,031,000	
Due from other funds	985,866	66,664	182,364	3,615	—	—	—	—	1,238,509	
Property, plant and equipment	—	—	—	11,563,464	—	11,239,296	—	—	22,802,760	
Accumulated depreciation and amortization	—	—	—	(3,427,332)	—	(3,815,553)	—	—	(7,242,885)	
Restricted cash and investments	—	—	—	473,201	—	—	—	—	473,201	
Other assets	—	55,623	381	112,764	59,058	—	—	—	227,826	
Amounts available in Debt Service Funds	—	—	—	—	—	—	—	2,423,240	2,423,240	
Amounts to be provided for general long-term obligations	—	—	—	—	—	—	—	24,169,269	24,169,269	
Total assets	\$5,059,420	\$840,589	\$2,760,570	\$12,393,617	\$44,447,076	\$7,423,743	\$26,592,509	\$24,169,269	\$99,517,524	

See accompanying notes to financial statements.

THE CITY OF NEW YORK

COMBINED BALANCE SHEET — ALL FUND TYPES AND ACCOUNT GROUPS

JUNE 30, 1990
(in thousands)

	Governmental Fund Types			Proprietary	Fiduciary			Account Groups			Total (Memorandum Only)
	General	Capital Projects	Debt Service	Enterprise	Trust		General Fixed Assets	General Long-term Obligations	Total		
					Fund Types	Agency					
LIABILITIES:											
Accounts payable and accrued liabilities	\$3,842,121	\$ 826,902	\$ 50,257	\$ 351,684	\$ 2,691,752	\$ —	\$ —	\$ —	\$ 7,762,716		
Bonds and notes payable	—	—	—	4,307,373	—	—	19,492,462	—	23,799,835		
Capital lease obligations	—	—	—	—	—	—	446,061	—	446,061		
Accrued real estate tax refunds	33,602	—	—	—	—	—	200,506	—	234,108		
Accrued tax refunds—other	172,100	—	—	—	—	—	—	—	172,100		
Accrued judgments and claims	83,563	100,562	—	—	—	—	2,180,000	—	2,364,125		
Accrued vacation and sick leave	—	—	—	136,012	—	—	1,532,146	—	1,668,158		
Deferred wages	21,840	—	—	—	—	—	—	—	21,840		
Accrued pension liability	—	—	—	119,607	—	—	2,741,334	—	2,860,941		
Accrued interest payable	—	—	—	67,351	—	—	—	—	67,351		
Deferred revenues	507,057	372,875	—	103,310	—	—	—	—	983,242		
Due to other funds	150,383	829,962	1,443	256,721	—	—	—	—	1,238,509		
Estimated disallowances of Federal, State and other aid	175,336	—	—	—	—	—	—	—	175,336		
Other	—	—	—	48,210	56,202	—	—	—	104,412		
Total liabilities	4,986,002	2,130,301	51,700	5,390,268	2,747,954	—	26,592,509	—	41,898,734		
FUND EQUITY AND OTHER CREDITS:											
Investment in general fixed assets	—	—	—	—	—	7,423,743	—	—	7,423,743		
Contributed capital	—	—	—	6,231,396	—	—	—	—	6,231,396		
Retained earnings, unreserved	—	—	—	206,476	—	—	—	—	206,476		
Fund balances:											
Reserved for capital improvements	—	—	—	902	—	—	—	—	902		
Reserved for debt service	—	—	2,423,240	—	—	—	—	—	2,423,240		
Reserved for non-current mortgage loans	—	—	285,630	—	—	—	—	—	285,630		
Reserved for benefit payments	—	—	—	—	990,852	—	—	—	990,852		
Reserved for debt retirement	—	—	—	158,074	—	—	—	—	158,074		
Reserved for loans	—	—	—	108,152	—	—	—	—	108,152		
Reserved for insurance claims	—	—	—	27,372	—	—	—	—	27,372		
Reserved for donor restrictions	—	—	—	13,579	—	—	—	—	13,579		
Reserved for pension benefits	—	—	—	—	40,708,270	—	—	—	40,708,270		
Unreserved	73,418	(1,289,712)	—	257,398	—	—	—	—	(958,896)		
Total fund equity (deficit) and other credits	73,418	(1,289,712)	2,708,870	7,003,349	41,699,122	7,423,743	—	—	57,618,790		
Commitments and contingencies	—	—	—	—	—	—	—	—	—		
Total liabilities, fund equity and other credits	\$5,059,420	\$ 840,589	\$2,760,570	\$12,393,617	\$44,447,076	\$7,423,743	\$26,592,509	\$99,517,524			

See accompanying notes to financial statements.

THE CITY OF NEW YORK
COMBINED BALANCE SHEET — ALL FUND TYPES AND ACCOUNT GROUPS

JUNE 30, 1989
(in thousands)

	Governmental Fund Types		Proprietary Fund Type		Fiduciary Fund Types		Account Groups		Total (Memorandum Only)
	General	Capital Projects	Debt Service	Enterprise	Trust and Agency	General Fixed Assets	General Long-term Obligations		
								General	
ASSETS:									
Cash and cash equivalents	\$ 190,321	\$ —	\$ 90,313	\$ 192,873	\$ 84,592	\$ —	\$ —	\$ —	\$ 558,099
Investments, including accrued interest	1,744,214	464,994	2,267,463	1,096,589	38,649,284	—	—	—	44,222,544
Accounts receivable:									
Real estate taxes (less allowance for uncollectible amounts of \$13,799)	71,845	—	—	—	—	—	—	—	71,845
Federal, State and other aid	1,848,097	182,691	—	—	—	—	—	—	2,030,788
Patient service, net	—	—	—	450,465	—	—	—	—	450,465
Other, net	308,315	—	—	191,052	205,648	—	—	—	705,015
Mortgage loans and interest receivable, net	—	—	303,607	1,625,972	—	—	—	—	1,929,579
Due from other funds	647,244	207,299	186,908	4,435	2,521	—	—	—	1,048,407
Property, plant and equipment	—	—	—	10,947,698	—	—	—	—	20,887,065
Accumulated depreciation and amortization	—	—	—	(3,250,805)	—	—	—	—	(6,781,042)
Restricted cash and investments	—	—	—	465,137	—	—	—	—	465,137
Other assets	—	25,405	—	92,290	8,836	—	—	—	126,531
Amounts available in Debt Service Funds	—	—	—	—	—	—	2,511,760	—	2,511,760
Amounts to be provided for general long-term obligations	—	—	—	—	—	—	—	—	—
Total assets	\$4,810,036	\$880,389	\$2,848,291	\$11,815,706	\$38,950,881	\$6,409,130	\$24,609,767	\$22,098,007	\$90,324,200

THE CITY OF NEW YORK
COMBINED BALANCE SHEET — ALL FUND TYPES AND ACCOUNT GROUPS

JUNE 30, 1989
(in thousands)

	Governmental Fund Types		Proprietary Fund Type		Fiduciary Fund Types		Account Groups		Total Memorandum Only)
	General	Capital Projects	Debt Service	Enterprise	Trust and Agency	General Fixed Assets	General Long-term Obligations		
LIABILITIES:									
Accounts payable and accrued liabilities	\$3,791,584	\$ 691,869	\$ 35,633	\$ 329,538	\$ 1,001,583	\$ —	\$ —	\$ 5,850,207	
Bonds and notes payable	—	—	—	3,886,479	—	—	—	21,400,654	
Capital lease obligations	—	—	—	—	—	—	—	488,695	
Accrued real estate tax refunds	19,087	—	—	—	—	—	—	174,087	
Accrued tax refunds—other	118,133	—	—	—	—	—	—	118,133	
Accrued judgments and claims	71,378	67,063	—	—	—	—	—	2,438,441	
Accrued vacation and sick leave	—	—	—	125,723	—	—	—	1,485,723	
Deferred wages	—	—	—	2,742	—	—	—	53,424	
Accrued pension liability	19,690	—	—	120,400	—	—	—	2,881,305	
Accrued interest payable	—	—	—	68,018	—	—	—	68,018	
Deferred revenues	378,342	525,507	—	101,847	—	—	—	1,005,696	
Due to other funds	153,929	519,400	3,376	342,181	29,521	—	—	1,048,407	
Estimated disallowances of Federal, State and other aid	189,601	—	—	57,719	—	—	—	189,601	
Other	—	—	—	—	—	—	—	57,719	
Total liabilities	4,741,744	1,803,839	39,009	5,034,647	1,031,104	—	24,609,767	37,260,110	
FUND EQUITY AND OTHER CREDITS:									
Investment in general fixed assets	—	—	—	—	—	6,409,130	—	6,409,130	
Contributed capital	—	—	—	6,086,010	—	—	—	6,086,010	
Retained earnings, unreserved	—	—	—	101,362	—	—	—	101,362	
Fund balances:									
Reserved for debt service	—	—	2,511,760	—	—	—	—	2,511,760	
Reserved for non-current mortgage loans	—	—	297,522	—	—	—	—	297,522	
Reserved for benefit payments	—	—	—	—	939,649	—	—	939,649	
Reserved for debt retirement	—	—	—	130,354	—	—	—	130,354	
Reserved for loans	—	—	—	139,976	—	—	—	139,976	
Reserved for insurance claims	—	—	—	25,401	—	—	—	25,401	
Reserved for donor restrictions	—	—	—	13,886	—	—	—	13,886	
Reserved for pension benefits	—	—	—	—	36,980,128	—	—	36,980,128	
Unreserved	68,292	(923,450)	—	284,070	—	—	—	13,886	
Total fund equity (deficit) and other credits	68,292	(923,450)	2,809,282	6,781,059	37,919,777	6,409,130	—	(571,088)	
Commitments and contingencies									
Total liabilities, fund equity and other credits	\$4,810,036	\$ 880,389	\$2,848,291	\$11,815,706	\$38,950,881	\$6,409,130	\$24,609,767	\$90,334,200	

THE CITY OF NEW YORK
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS
FOR THE YEAR ENDED JUNE 30, 1990
(in thousands)

	Governmental Fund Types			Fiduciary	Total (Memorandum Only)
	General	Capital Projects	Debt Service	Expendable Trust	
REVENUES:					
Real estate taxes	\$ 6,542,589	\$ —	\$ —	\$ —	\$ 6,542,589
Sales and use taxes	2,796,032	—	—	—	2,796,032
Income taxes	4,417,299	—	—	—	4,417,299
Other taxes	1,258,902	—	—	—	1,258,902
Federal, State and other categorical aid	7,985,060	359,302	157,766	—	8,502,128
Unrestricted Federal and State aid	686,866	—	—	—	686,866
Charges for services	1,077,234	—	—	—	1,077,234
Other revenues	1,131,985	443,949	312,706	118,971	2,007,611
Total revenues	25,895,967	803,251	470,472	118,971	27,288,661
OTHER FINANCING SOURCES:					
Transfer from OTB Enterprise Fund	40,732	—	—	—	40,732
Transfers and other payments for debt service	—	—	1,641,497	—	—*
Net proceeds from sale of notes and bonds	—	2,581,760	373	—	2,582,133
Refunding bond proceeds	—	—	1,653,991	—	1,653,991
Total revenues and other financing sources	25,936,699	3,385,011	3,766,333	118,971	31,565,517
EXPENDITURES:					
Current Operations:					
General government	821,026	—	—	—	821,026
Public safety and judicial	3,522,826	—	—	—	3,522,826
Board of Education	6,377,316	—	—	—	6,377,316
City University	298,502	—	—	—	298,502
Social services	5,931,912	—	—	—	5,931,912
Environmental protection	1,004,823	—	—	—	1,004,823
Transportation services	808,310	—	—	—	808,310
Parks, recreation and cultural activities	267,051	—	—	—	267,051
Housing	574,464	—	—	—	574,464
Health (including payments to HHC)	1,394,562	—	—	—	1,394,562
Libraries	95,035	—	—	—	95,035
Pensions	1,692,624	—	—	—	1,692,624
Judgments and claims	179,062	—	—	—	179,062
Fringe benefit and other benefit payments	1,156,780	—	—	67,768	1,224,548
Other	165,783	—	76,885	—	242,668
Capital Projects	—	3,751,273	—	—	3,751,273
Debt Service:					
Interest	—	—	1,303,753	—	1,303,753
Redemptions	—	—	708,920	—	708,920
Lease payments	—	—	123,196	—	123,196
Total expenditures	24,290,076	3,751,273	2,212,754	67,768	30,321,871
OTHER FINANCING USES:					
Transfers and other payments for debt service	1,641,497	—	—	—	—*
Payment to refunded bond escrow holder	—	—	1,653,991	—	1,653,991
Total expenditures and other financing uses	25,931,573	3,751,273	3,866,745	67,768	31,975,862
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	5,126	(366,262)	(100,412)	51,203	(410,345)
FUND BALANCES (DEFICIT) AT BEGINNING OF YEAR	68,292	(923,450)	2,809,282	939,649	2,893,773
FUND BALANCES (DEFICIT) AT END OF YEAR	\$ 73,418	\$(1,289,712)	\$ 2,708,870	\$990,852	\$ 2,483,428

See accompanying notes to financial statements.
* Eliminated.

THE CITY OF NEW YORK
COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
ALL GOVERNMENTAL FUND TYPES AND EXPENDABLE TRUST FUNDS

FOR THE YEAR ENDED JUNE 30, 1989
(in thousands)

	Governmental Fund Types			Fiduciary Fund Type	Total
	General	Capital Projects	Debt Service	Expendable Trust	(Memorandum Only)
REVENUES:					
Real estate taxes	\$ 5,942,929	\$ —	\$ —	\$ —	\$ 5,942,929
Sales and use taxes	2,729,885	—	—	—	2,729,885
Income taxes	4,534,427	—	—	—	4,534,427
Other taxes	1,145,786	—	—	—	1,145,786
Federal, State and other categorical aid	7,338,581	234,398	156,447	—	7,729,426
Unrestricted Federal and State aid	713,418	—	—	—	713,418
Charges for services	1,018,766	—	—	—	1,018,766
Other	920,155	495,668	272,640	67,388	1,755,851
Total revenues	24,343,947	730,066	429,087	67,388	25,570,488
OTHER FINANCING SOURCES:					
Transfer from OTB Enterprise Fund	43,651	—	—	—	43,651
Transfer from Expendable Trust Fund	102,000	—	—	—	102,000
Transfers and other payments for debt service	—	—	1,773,508	—	—*
Net proceeds from sale of notes and bonds	—	1,915,000	14,520	—	1,929,520
Refunding bond proceeds	—	—	1,768,726	—	1,768,726
Total revenues and other financing sources	24,489,598	2,645,066	3,985,841	67,388	29,414,385
EXPENDITURES:					
Current Operations:					
General government	759,257	—	—	—	759,257
Public safety and judicial	3,173,618	—	—	—	3,173,618
Board of Education	5,786,328	—	—	—	5,786,328
City University	266,215	—	—	—	266,215
Social services	5,355,102	—	—	—	5,355,102
Environmental protection	909,983	—	—	—	909,983
Transportation services	931,322	—	—	—	931,322
Parks, recreation and cultural activities	259,078	—	—	—	259,078
Housing	602,540	—	—	—	602,540
Health (including payments to HHC)	1,337,108	—	—	—	1,337,108
Libraries	185,069	—	—	—	185,069
Pensions	1,742,457	—	—	—	1,742,457
Judgments and claims	155,118	—	—	—	155,118
Fringe benefit and other benefit payments	995,537	—	—	31,034	1,026,571
Other	251,051	—	28,698	—	279,749
Capital Projects	—	3,141,574	—	—	3,141,574
Debt Service:					
Interest	—	—	1,226,542	—	1,226,542
Redemptions	—	—	972,142	—	972,142
Lease payments	—	—	127,976	—	127,976
Total expenditures	22,709,783	3,141,574	2,355,358	31,034	28,237,749
OTHER FINANCING USES:					
Transfers and other payments for debt service	1,773,508	—	—	—	—*
Transfer to General Fund	—	—	—	102,000	102,000
Payment to refunded bond escrow holder	—	—	1,768,726	—	1,768,726
Total expenditures and other financing uses	24,483,291	3,141,574	4,124,084	133,034	30,108,475
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	6,307	(496,508)	(138,243)	(65,646)	(694,090)
FUND BALANCES (DEFICIT) AT BEGINNING OF YEAR	61,985	(426,942)	2,947,525	1,005,295	3,587,863
FUND BALANCES (DEFICIT) AT END OF YEAR	\$ 68,292	\$ (923,450)	\$ 2,809,282	\$ 939,649	\$ 2,893,773

* Eliminated.

THE CITY OF NEW YORK
GENERAL FUND
STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL
FOR THE YEARS ENDED JUNE 30, 1990 AND 1989
(in thousands)

	1990*			1989		
	Budget		Actual	Budget		Actual
	Adopted	Modified		Adopted	Modified	
REVENUES:						
Real estate taxes.....	\$ 6,593,000	\$ 6,563,000	\$ 6,542,589	\$ 5,998,300	\$ 5,998,300	\$ 5,942,929
Sales and use taxes	2,918,450	2,819,850	2,796,032	2,806,765	2,806,765	2,729,885
Income taxes.....	5,012,750	4,626,500	4,417,299	4,437,108	4,437,108	4,534,427
Other taxes	1,270,530	1,244,250	1,258,902	1,124,615	1,124,615	1,145,786
Federal, State and other categorical aid	7,829,477	8,429,508	7,985,060	7,484,287	7,768,838	7,338,581
Unrestricted Federal and State aid	659,670	642,670	686,866	653,008	653,008	713,418
Charges for services.....	1,021,117	1,119,098	1,077,234	985,375	985,375	1,018,766
Other revenues	1,063,850	1,192,368	1,131,985	1,435,633	1,335,804	920,155
Total revenues	26,368,844	26,637,244	25,895,967	24,925,091	25,109,813	24,343,947
OTHER FINANCING SOURCES:						
Transfer from OTB Enterprise Fund	51,925	49,300	40,732	55,687	55,687	43,651
Transfer from Expendable Trust Fund	—	—	—	—	102,000	102,000
Total revenues and other financing sources	26,420,769	26,686,544	25,936,699	24,980,778	25,267,500	24,489,598
EXPENDITURES:						
General government	895,057	867,715	821,026	816,190	820,107	759,257
Public safety and judicial	3,430,989	3,552,275	3,522,826	3,075,891	3,205,562	3,173,618
Board of Education	6,181,636	6,431,206	6,377,316	5,665,945	5,832,863	5,786,328
City University.....	469,946	483,795	298,502	458,746	461,648	266,215
Social services.....	5,685,114	6,008,696	5,931,912	5,563,746	5,500,651	5,355,102
Environmental protection	1,056,614	1,038,478	1,004,823	938,440	958,259	909,983
Transportation services	701,341	844,574	808,310	836,425	971,696	931,322
Parks, recreation and cultural activities	277,774	270,966	267,051	261,656	260,991	259,078
Housing	564,405	623,747	574,464	595,369	644,565	602,540
Health (including payments to HHC)	1,439,546	1,431,980	1,394,562	1,286,688	1,364,323	1,337,108
Libraries	97,856	95,940	95,035	138,094	185,505	185,069
Pensions	1,829,157	1,696,395	1,692,624	1,926,246	1,752,171	1,742,457
Judgments and claims	174,000	179,100	179,062	158,000	156,000	155,118
Fringe benefits and other benefit payments	1,179,168	1,162,169	1,156,780	1,047,755	997,135	995,537
Other	409,319	196,977	165,783	416,507	344,444	251,051
Total expenditures	24,391,922	24,884,013	24,290,076	23,185,698	23,455,920	22,709,783
OTHER FINANCING USES:						
Transfers and other payments for debt service	2,028,847	1,802,531	1,641,497	1,795,080	1,811,580	1,773,508
Total expenditures and other financing uses	26,420,769	26,686,544	25,931,573	24,980,778	25,267,500	24,483,291
EXCESS OF REVENUES AND OTHER SOURCES OVER EXPENDITURES AND OTHER USES	\$ —	\$ —	5,126	\$ —	\$ —	6,307
FUND BALANCE AT BEGINNING OF YEAR			68,292			61,985
FUND BALANCE AT END OF YEAR			\$ 73,418			\$ 68,292

*See accompanying notes to financial statements.

THE CITY OF NEW YORK
COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND EQUITY—PROPRIETARY FUND TYPE AND SIMILAR TRUST FUND

FOR THE YEAR ENDED JUNE 30, 1990
(in thousands)

	Proprietary Fund Type					Fiduciary Fund Type
	Health and Hospitals Corporation	Off-Track Betting Corporation	Housing and Economic Development Funds	Water and Sewer System	Total Enterprise Funds	Pension Trust
OPERATING REVENUES:						
Patient service revenues, net	\$ 2,242,911	\$ —	\$ —	\$ —	\$ 2,242,911	\$ —
Charges for services	—	—	—	804,414	804,414	—
Other revenues	530,731	222,519	189,057	—	942,307	—
Employer, employee contributions	—	—	—	—	—	2,287,802
Investment income, net	—	—	71,845	35,248	107,093	4,270,042
Total operating revenues	2,773,642	222,519	260,902	839,662	4,096,725	6,557,844
OPERATING EXPENSES:						
Personal services	1,820,902	—	21,316	—	1,842,218	—
Affiliation	394,844	—	—	—	394,844	—
Racing industry compensation	—	56,672	—	—	56,672	—
Operations and maintenance	—	—	—	583,600	583,600	—
Interest expense	—	—	158,610	145,367	303,977	—
Administrative and selling	—	14,142	—	552	14,694	—
Depreciation and amortization	116,285	2,604	1,709	76,119	196,717	—
Benefit payments and withdrawals	—	—	—	—	—	2,779,789
Other	489,899	91,689	95,257	—	676,845	—
Distributions to the State and other local governments	—	25,480	—	—	25,480	—
Total operating expenses	2,821,930	190,587	276,892	805,638	4,095,047	2,779,789
Operating income (loss)	(48,288)	31,932	(15,990)	34,024	1,678	3,778,055
NON-OPERATING REVENUES (EXPENSES):						
Interest income	7,862	966	13,535	664	23,027	—
Interest expense	(67,866)	—	—	—	(67,866)	—
Amounts from other OTB communities	—	7,834	—	—	7,834	—
Other	—	—	(3,941)	—	(3,941)	(49,913)
Total non-operating revenues (expenses)	(60,004)	8,800	9,594	664	(40,946)	(49,913)
Income (loss) before transfers	(108,292)	40,732	(6,396)	34,688	(39,268)	3,728,142
OPERATING TRANSFERS:						
Transfer to the General Fund	—	(40,732)	—	—	(40,732)	—
Net income (loss)	(108,292)	—	(6,396)	34,688	(80,000)	3,728,142
FUND EQUITY AT BEGINNING OF YEAR	1,127,115	—	411,587	5,242,357	6,781,059	36,980,128
Contributed fixed assets	149,054	—	—	153,543	302,597	—
Net decrease in donor restricted funds	(307)	—	—	—	(307)	—
FUND EQUITY AT END OF YEAR	1,020,863	—	294,500	5,224,112	6,539,475	—
Reserved	—	—	—	—	—	40,708,270
Reserved for Pension Benefits	—	—	—	—	—	—
Unreserved	146,707	—	110,691	206,476	463,874	—
FUND EQUITY AT END OF YEAR	\$ 1,167,570	\$ —	\$ 405,191	\$ 5,430,588	\$ 7,003,349	\$ 40,708,270

See accompanying notes to financial statements.

THE CITY OF NEW YORK
COMBINED STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND EQUITY—PROPRIETARY FUND TYPE AND SIMILAR TRUST FUND
FOR THE YEAR ENDED JUNE 30, 1989
(in thousands)

	Proprietary Fund Type					Fiduciary Fund Type
	Health and Hospitals Corporation	Off-Track Betting Corporation	Housing and Economic Development Funds	Water and Sewer System	Total Enterprise Funds	Pension Trust
OPERATING REVENUES:						
Patient service revenues, net	\$1,906,824	\$ —	\$ —	\$ —	\$1,906,824	\$ —
Charges for services	—	—	—	609,255	609,255	—
Other revenues	666,921	221,114	178,737	—	1,066,772	—
Employer, employee contributions	—	—	—	—	—	2,296,788
Investment income, net	—	—	87,509	32,867	120,376	4,006,203
Total operating revenues	2,573,745	221,114	266,246	642,122	3,703,227	6,302,991
OPERATING EXPENSES:						
Personal services	1,637,493	—	21,003	—	1,658,496	—
Affiliation	347,700	—	—	—	347,700	—
Racing industry compensation	—	56,117	—	—	56,117	—
Operations and maintenance	—	—	—	548,488	548,488	—
Interest expense	—	—	162,159	111,773	273,932	—
Administrative and selling	—	13,360	—	554	13,914	—
Depreciation and amortization	105,471	2,401	1,209	76,688	185,769	—
Benefit payments and withdrawals	—	—	—	—	—	2,559,483
Other	481,101	88,801	72,306	—	642,208	—
Distributions to the state and other local governments	—	25,898	—	—	25,898	—
Total operating expenses	2,571,765	186,577	256,677	737,503	3,752,522	2,559,483
Operating income (loss)	1,980	34,537	9,569	(95,381)	(49,295)	3,743,508
NON-OPERATING REVENUES (EXPENSES):						
Interest income	7,985	1,367	13,461	797	23,610	—
Interest expense	(74,864)	—	—	—	(74,864)	—
Amounts from other OTB communities	—	7,747	—	—	7,747	—
Other	—	—	(4,263)	—	(4,263)	(18,235)
Total non-operating revenues (expenses)	(66,879)	9,114	9,198	797	(47,770)	(18,235)
Income (loss) before transfers	(64,899)	43,651	18,767	(94,584)	(97,065)	3,725,273
OPERATING TRANSFERS:						
Transfer to the General Fund	—	(43,651)	—	—	(43,651)	—
Net income (loss)	(64,899)	—	18,767	(94,584)	(140,716)	3,725,273
FUND EQUITY AT BEGINNING OF YEAR	1,076,704	—	392,820	5,118,028	6,587,552	33,254,855
Contributed fixed assets	114,585	—	—	218,913	333,498	—
Net increase in donor restricted funds	725	—	—	—	725	—
FUND EQUITY AT END OF YEAR						
Reserved	958,901	—	295,731	5,140,995	6,395,627	—
Reserved for Pension Benefits	—	—	—	—	—	36,980,128
Unreserved	168,214	—	115,856	101,362	385,432	—
FUND EQUITY AT END OF YEAR	\$1,127,115	\$ —	\$411,587	\$5,242,357	\$6,781,059	\$36,980,128

THE CITY OF NEW YORK
COMBINED STATEMENT OF CASH FLOWS
PROPRIETARY FUND TYPE

FOR THE YEAR ENDED JUNE 30, 1990
(in thousands)

	<u>Health and Hospitals Corporation</u>	<u>Off-Track Betting Corporation</u>	<u>Housing and Economic Development Funds</u>	<u>Water and Sewer System</u>	<u>Total Enterprise Funds</u>
Operating Activities:					
Operating income (loss)	\$ (48,288)	\$ 31,932	\$ (15,990)	\$ 34,024	\$ 1,678
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	116,285	2,604	1,709	76,119	196,717
Increase in patient service receivables, net	(29,900)	—	—	—	(29,900)
Increase in accounts and other receivables	(7,550)	—	(3,952)	(39,389)	(50,891)
Increase (decrease) in accounts payable and accrued liabilities	30,363	(111)	(6,127)	(1,977)	22,148
Increase in accrued vacation and sick leave	10,289	—	—	—	10,289
Decrease in accrued pension liability	(798)	(53)	—	—	(851)
Increase (decrease) in deferred revenues	—	—	4,252	(2,732)	1,520
Distribution to the City of New York	—	(40,026)	—	—	(40,026)
Program loans issued	—	—	(197,722)	—	(197,722)
Receipt from collections of program loans	—	—	111,899	—	111,899
Distribution to State and local governments	—	(25,463)	—	—	(25,463)
Decrease in payable to the City of New York	—	—	—	(136,247)	(136,247)
Other, net	4,977	25,106	2,768	(13,862)	18,989
Total adjustments	<u>123,666</u>	<u>(37,943)</u>	<u>(87,173)</u>	<u>(118,088)</u>	<u>(119,538)</u>
Net cash provided by (used in) operating activities	<u>75,378</u>	<u>(6,011)</u>	<u>(103,163)</u>	<u>(84,064)</u>	<u>(117,860)</u>
Noncapital Financing Activities:					
Proceeds from issuing bonds, notes and other borrowings	165,000	—	385,111	—	550,111
Repayments of bonds, notes and other borrowings	(165,000)	—	(378,334)	—	(543,334)
Amounts from other OTB communities	—	7,834	—	—	7,834
Other, net	—	—	(4,871)	—	(4,871)
Net cash provided by noncapital financing activities	<u>—</u>	<u>7,834</u>	<u>1,906</u>	<u>—</u>	<u>9,740</u>
Capital and Related Financing Activities:					
Additions to fixed assets, net of proceeds from sales	(171,574)	(3,352)	(1,161)	(298,276)	(474,363)
Proceeds from issuing bonds, notes and other borrowings	—	—	—	437,885	437,885
Repayments of bonds, notes and other borrowings	(6,980)	(415)	(373)	(26,620)	(34,388)
Payments from the City other than for operations, net	149,054	—	—	—	149,054
Interest paid on bonds, notes and other borrowings	(67,866)	—	—	—	(67,866)
Net cash provided by (used in) capital and related financing activities	<u>(97,366)</u>	<u>(3,767)</u>	<u>(1,534)</u>	<u>112,989</u>	<u>10,322</u>
Investing Activities:					
Excess (deficiency) of proceeds from sales of investments net of purchases	—	—	71,091	(66,390)	4,701
Interest on investments	7,862	966	14,694	664	24,186
Net cash provided by (used in) investing activities	<u>7,862</u>	<u>966</u>	<u>85,785</u>	<u>(65,726)</u>	<u>28,887</u>
DECREASE IN CASH AND CASH EQUIVALENTS	(14,126)	(978)	(17,006)	(36,801)	(68,911)
CASH AND CASH EQUIVALENTS BEGINNING OF YEAR	92,581	14,853	92,172	260,013	459,619
CASH AND CASH EQUIVALENTS END OF YEAR	<u>\$ 78,455</u>	<u>\$ 13,875</u>	<u>\$ 75,166</u>	<u>\$ 223,212</u>	<u>\$ 390,708</u>

See accompanying notes to financial statements.

**THE CITY OF NEW YORK
COMBINED STATEMENT OF CASH FLOWS
PROPRIETARY FUND TYPE**

FOR THE YEAR ENDED JUNE 30, 1989
(in thousands)

	<u>Health and Hospitals Corporation</u>	<u>Off-track Betting Corporation</u>	<u>Housing and Economic Development Funds</u>	<u>Water and Sewer System</u>	<u>Total Enterprise Funds</u>
Operating Activities:					
Operating income (loss)	\$ 1,980	\$ 34,537	\$ 9,569	\$ (95,381)	\$ (49,295)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	105,471	2,401	1,209	76,688	185,769
Increase in patient service receivables, net	(37,196)	—	—	—	(37,196)
Decrease in accounts and other receivables	3,014	—	266	12,212	15,492
Increase (decrease) in accounts payable and accrued liabilities	14,650	(994)	20,747	1,838	36,241
Increase in accrued vacation and sick leave	8,474	—	—	—	8,474
Decrease in accrued pension liability	(737)	(59)	—	—	(796)
Increase (decrease) in deferred revenues	—	—	(3,754)	3,098	(656)
Distribution to the City of New York	—	(44,052)	—	—	(44,052)
Program loans issued	—	—	(149,984)	—	(149,984)
Receipt from collections of program loans	—	—	15,693	—	15,693
Distribution to State and local governments	—	(26,357)	—	—	(26,357)
Decrease in payable to the City of New York	—	—	—	32,335	32,335
Other, net	3,192	24,424	46,084	(3,723)	69,977
Total adjustments	<u>96,868</u>	<u>(44,637)</u>	<u>(69,739)</u>	<u>122,448</u>	<u>104,940</u>
Net cash provided by (used in) operating activities	<u>98,848</u>	<u>(10,100)</u>	<u>(60,170)</u>	<u>27,067</u>	<u>55,645</u>
Noncapital Financing Activities:					
Proceeds from issuing bonds, notes and other borrowings	75,000	—	11,430	—	86,430
Repayments of bonds, notes and other borrowings	(75,000)	—	(155,295)	—	(230,295)
Amounts from other OTB communities	—	7,747	—	—	7,747
Other, net	—	—	(5,005)	—	(5,005)
Net cash provided by (used in) noncapital financing activities	<u>—</u>	<u>7,747</u>	<u>(148,870)</u>	<u>—</u>	<u>(141,123)</u>
Capital and Related Financing Activities:					
Additions to fixed assets net of proceeds from sales	(145,062)	(3,225)	(2,410)	(438,871)	(589,568)
Proceeds from issuing bonds, notes and other borrowings	—	—	130	542,921	543,051
Repayments of bonds, notes and other borrowings	(6,560)	(379)	(189)	(15,050)	(22,178)
Payments from the City other than for operations, net	114,585	—	—	—	114,585
Interest paid on bonds, notes and other borrowings	(74,864)	—	—	—	(74,864)
Net cash provided by (used in) capital and related financing activities	<u>(111,901)</u>	<u>(3,604)</u>	<u>(2,469)</u>	<u>89,000</u>	<u>(28,974)</u>
Investing Activities:					
Excess (deficiency) of proceeds from sales of investments net of purchases	—	—	220,692	112,282	332,974
Interest on investments	7,985	1,367	14,794	797	24,943
Net cash provided by (used in) investing activities	<u>7,985</u>	<u>1,367</u>	<u>235,486</u>	<u>113,079</u>	<u>357,917</u>
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	(5,068)	(4,590)	23,977	229,146	243,465
CASH AND CASH EQUIVALENTS BEGINNING OF YEAR	97,649	19,443	68,195	30,867	216,154
CASH AND CASH EQUIVALENTS END OF YEAR	\$ 92,581	\$ 14,853	\$ 92,172	\$ 260,013	\$ 459,619

THE CITY OF NEW YORK
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 1990

A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accompanying general purpose financial statements of The City of New York (City) are presented in conformity with generally accepted accounting principles (GAAP) for governments as prescribed by the Governmental Accounting Standards Board (GASB). The amounts shown in the "Total (Memorandum Only)" column of the accompanying combined financial statements are presented only to facilitate financial analysis and are not the equivalent of consolidated financial statements. Reclassification of certain prior year amounts have been made to conform with the current year presentation.

The following is a summary of significant accounting policies and reporting practices of the City:

Reporting Entity

The financial statements present the accounts of the City, including the Board of Education and the community colleges of the City University of New York, and the financial statements of those separately administered organizations that provide services within the geographic boundaries of the City and where the City exercises oversight responsibility, including the appointing of the majority of the Boards of Directors, has special financing relationships and those whose scope of service benefits primarily the City or its residents.

Manifestations of oversight responsibility include:

- Selection of the governing authority,
- Designation of management,
- Ability to significantly influence operations, and
- Accountability for fiscal matters.

The scope of public service criterion considers whether the activity of the potential component unit is for the benefit of the City and/or its residents and whether the activity is conducted within the geographic boundaries of the City and is generally available to City residents.

Those organizations include the following:

Municipal Assistance Corporation For The City of New York (MAC)

New York City Health and Hospitals Corporation (HHC)

New York City Off-Track Betting Corporation (OTB)

New York City Educational Construction Fund (ECF)

City University Construction Fund (CUCF)

New York City School Construction Authority (SCA)

Housing and Economic Development Enterprise Funds:

- New York City Housing Development Corporation (HDC)
- New York City Rehabilitation Mortgage Insurance Corporation (REMIC)
- New York City Industrial Development Agency (IDA)
- Financial Services Corporation of New York City (FSC)
- New York City Public Development Corporation (PDC)
- Brooklyn Navy Yard Development Corporation (BNYDC)
- Business Relocation Assistance Corporation (BRAC)

Expendable Trust Funds:

- New York Police Department Police Officers' Variable Supplements Fund
- New York Police Department Police Superior Officers' Variable Supplements Fund
- New York Fire Department Firefighters' Variable Supplements Fund
- New York Fire Department Fire Officers' Variable Supplements Fund

Pension Trust Funds:

- New York City Employees' Retirement System (NYCERS)
- New York City Teachers' Retirement System—Qualified Pension Plan (TRS)
- New York City Board of Education Retirement System—Qualified Pension Plan (BERS)
- New York Police Department Pension Fund—Article 2 (POLICE)
- New York Fire Department Pension Fund—Article 1-B (FIRE)

Deferred Compensation Plan for Employees of The City of New York and Related Agencies and Instrumentalities (DCP)

Water and Sewer System:

- New York City Municipal Water Finance Authority (Water Authority)
- New York City Water Board (Water Board)

Significant accounting policies and other matters concerning the financial status of these organizations are described elsewhere in the notes to the financial statements.

The City's operations also include those normally performed at the county level and, accordingly, transactions applicable to operations of the five counties which comprise the City are included in these financial statements.

The New York City Transit Authority is an affiliated agency of the Metropolitan Transportation Authority of the State of New York which is a component unit of New York State and therefore is excluded from the City's reporting entity.

Fund Accounting

The City uses funds and account groups to report on its financial position and the results of its operations. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain government functions or activities.

A fund is a separate accounting entity with a self-balancing set of accounts. An account group, is a financial reporting device designed to provide accountability for certain assets and liabilities that are not recorded in the funds because they do not directly affect net expendable available financial resources.

Funds are classified into three categories: governmental, proprietary and fiduciary. Each category, in turn, is divided into separate "fund types".

Governmental Fund Types

General Fund

The General Fund is the general operating fund of the City. Substantially all tax revenues, Federal and State aid (except aid for capital projects) and other operating revenues are accounted for in the General Fund. This

fund also accounts for expenditures and transfers as appropriated in the Expense Budget, which provides for the City's day-to-day operations, including transfers to Debt Service Funds for payment of long-term obligations.

Capital Projects Fund

The Capital Projects Fund accounts for resources used to construct or acquire fixed assets and capital improvements. Such assets and improvements include substantially all land, buildings, equipment, water and sewage systems and other elements of the City's infrastructure having a minimum useful life of five years, having a cost of more than \$15,000, and having been appropriated in the Capital Budget (see Budgets). The Capital Projects Fund includes the activities of the New York City School Construction Authority (SCA). Resources of the Capital Projects Fund are derived principally from proceeds of City bond issues, payments from the Water Authority and from Federal, State and other aid. The cumulative deficit of \$1.290 billion at June 30, 1990 represents the amount expected to be financed from future bond issues or intergovernmental reimbursements. To the extent the deficit will not be financed or reimbursed, a transfer from the General Fund will be required.

Debt Service Funds

The Debt Service Funds account for the accumulation of resources for payment of principal and interest on long-term obligations. Separate funds are maintained to account for transactions relating to (i) the City's General Debt Service Funds including its sinking funds and the debt service funds required by state legislation; (ii) certain other public benefit corporations whose indebtedness has been guaranteed by the City, or with whom the City has entered into lease purchase and similar agreements; (iii) MAC; and (iv) ECF and CUCF as component units of the City.

Proprietary Fund Type

Enterprise Funds

The Enterprise Funds account for the operations of HHC, OTB, HDC, the Water and Sewer System and other component units comprising the Housing and Economic Development Funds. These activities are accounted for in a manner similar to private business enterprises, in which the focus is on the periodic determination of revenues, expenses and net income.

Fiduciary Fund Types

Trust and Agency Funds

The Trust and Agency Funds account for the assets and activities of the Expendable Trust Funds, Pension Trust Funds and the Agency Fund.

The Expendable Trust Funds account for the operations of the Police Officers' Variable Supplements Fund, Police Superior Officers' Variable Supplements Fund, Firefighters' Variable Supplements Fund and the Fire Officers' Variable Supplements Fund and are accounted for in essentially the same manner as governmental funds.

The Pension Trust Funds account for the operations of NYCERS, TRS, BERS, POLICE and FIRE employee retirement systems. These activities are accounted for in essentially the same manner as proprietary funds where the focus is on the periodic determination of revenues, expenses and net assets available for pension benefits.

The Agency Fund accounts for the operations of DCP, which was created in accordance with Internal Revenue Code Section 457. The Agency Fund is custodial in nature and does not involve measurement of results of operations.

Account Groups

General Fixed Assets Account Group

The General Fixed Assets Account Group accounts for those fixed assets which are used for general governmental purposes and are not available for expenditure. Such assets include all capital assets, except for the City's infrastructure elements that are not required to be capitalized under generally accepted accounting principles. Infrastructure elements include roads, bridges, curbs and gutters, streets and sidewalks, park land and improvements and subway tracks and tunnels. The fixed assets of SCA are included in the City's General Fixed Assets Account Group. The fixed assets of the water distribution and sewage collection system are recorded in the Water and Sewer System Enterprise Fund under a lease agreement between the City and the Water Board.

General Long-term Obligations Account Group

The General Long-term Obligations Account Group accounts for unmatured long-term bonds payable which at maturity will be paid through the Debt Service Funds. In addition, the General Long-term Obligations Account Group includes other long-term obligations for (i) capital leases; (ii) judgments and claims; (iii) real estate tax refunds; (iv) unpaid vacation and sick leave; and (v) certain unfunded pension liabilities.

Basis of Accounting

The accounting and financial treatment applied to a fund is determined by its measurement focus. The measurement focus of the Governmental Fund Types and the Expendable Trust Funds is on the flow of current financial resources. This focus emphasizes the determination of, and changes in financial position, and only current assets and current liabilities generally are included on the balance sheet. These Funds use the modified accrual basis of accounting, whereby revenues are recognized in the accounting period in which they become both measurable and available to finance expenditures of the fiscal period. Expenditures are recorded when the related liability is incurred, except for interest on long-term obligations and certain estimated liabilities recorded in the General Long-term Obligations Account Group.

The measurement focus of the Enterprise Funds and the Pension Trust Funds is on the flow of economic resources. This focus emphasizes the determination of net income, financial position, and all assets and liabilities associated with these funds are included on the balance sheet. These funds use the accrual basis of accounting whereby revenues are recognized in the accounting period in which they are earned, and expenses are recognized in the period incurred.

The Agency Fund uses the modified accrual basis of accounting, and does not involve the measurement of operations.

Budgets and Financial Plans

Budgets

Annual Expense Budget appropriations, which are prepared on the modified accrual basis, are adopted for the General Fund and lapse at fiscal year-end. The City also makes appropriations in the Capital Budget to

NOTES TO FINANCIAL STATEMENTS, Continued

authorize the expenditure of funds for various capital projects. Capital appropriations, unless modified or rescinded, remain in effect until the completion of each project.

The City is required by State Law to adopt and adhere to a budget that would not result in a General Fund deficit.

Expense Budget expenditures are controlled by units of appropriation and quarterly spending allotments. A unit of appropriation is an organizational subdivision and is the level of control within each agency's budget at which expenditures may not legally exceed the appropriation. The number of units of appropriation and the span of operating responsibility which each unit represents, differs from agency to agency depending on the level of control required. Transfers between units of appropriation and supplementary appropriations may be made by the Mayor subject to the approval provisions set forth in the City Charter. Supplementary appropriations increased the Expense Budget by \$266 million and \$287 million subsequent to its original adoption in fiscal years 1990 and 1989, respectively.

Financial Plans

The New York State Financial Emergency Act for The City of New York, as amended in 1978, requires the City to operate under a "rolling" Four-Year Financial Plan (Plan). Revenues and expenditures, including operating transfers, of each year of the Plan are required to be balanced on a basis consistent with generally accepted accounting principles. The Plan is broader in scope than the Expense Budget; it comprehends General Fund revenues and expenditures, Capital Projects Fund revenues and expenditures and all short and long-term financing.

The Expense Budget is generally consistent with the first year of the Plan and operations under the Expense Budget must reflect the aggregate limitations contained in the approved Plan. The City reviews its Plan periodically during the year and, if necessary, makes modifications to incorporate actual results and revisions to assumptions.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other commitments for expenditures are recorded to reflect the use of the applicable spending appropriations, is used by the General Fund during the fiscal year to control expenditures. The cost of those goods received and services rendered on or before June 30 are recognized as expenditures. Encumbrances not resulting in expenditures by year-end, lapse.

Cash and Investments

Cash and cash equivalents include compensating balances maintained with certain banks in lieu of payments for services rendered. The average compensating balances maintained during fiscal years 1990 and 1989 were approximately \$156 million and \$193 million, respectively.

Investments in marketable fixed income securities are recorded at cost or amortized cost, plus accrued interest. Securities purchased pursuant to agreements to resell are carried at the contract price, exclusive of interest, at which the securities will be resold. Marketable equity securities are carried at market in the Pension Trust Funds and cost in the Expendable Trust Funds. Realized gains or losses on sales of securities are based on the average cost of securities.

Investments of DCP are reported at market value.

Inventories

Materials and supplies are recorded as expenditures in governmental funds at the time of purchase. Inventories on hand at June 30, 1990 and 1989 (estimated at \$201 million and \$172 million, respectively, based on average cost) have not been reported on the Governmental Funds balance sheets.

Restricted Cash and Investments

Certain proceeds of Enterprise Fund bonds, as well as certain resources set aside for their repayment, are classified as restricted cash and investments on the balance sheet because their use is limited by applicable bond covenants.

Fixed Assets

Fixed assets are generally stated at historical cost, or at estimated historical cost based on appraisals or on other acceptable methods when historical cost is not available. Donated fixed assets are stated at their fair market value as of the date of the donation. Capital leases are classified as fixed assets in amounts equal to the lesser of the fair market value or the present value of net minimum lease payments at the inception of the lease (see Note F).

Accumulated depreciation and amortization are reported as reductions of fixed assets. Depreciation is computed using the straight-line method based upon estimated useful lives of 40 to 50 years for buildings and 5 to 35 years for equipment. Capital lease assets and leasehold improvements are amortized over the term of the lease or the life of the asset, whichever is less.

See Notes J, K and M for fixed asset accounting policies used by HHC, OTB and the Water and Sewer System, respectively.

Allowance for Uncollectible Mortgage Loans

Mortgage loans and interest receivable in the General Debt Service Fund are net of an allowance for uncollectible accounts of \$931.7 million and \$920.1 million for fiscal years 1990 and 1989, respectively. The allowance is composed of the balance of first mortgages one or more years in arrears and the balance of refinanced mortgages where payments to the City are not expected to be completed for approximately 25 to 30 years.

Vacation and Sick Leave

Earned vacation and sick leave is recorded as an expenditure in the period when it is payable from current financial resources. The estimated value of leave earned by employees which may be used in subsequent years or paid upon termination or retirement, and therefore payable from future resources, is recorded in the General Long-term Obligations Account Group, except for leave of the employees of the Enterprise Funds which is accounted for in those funds.

Treasury Obligations

Bonds payable included in the General Long-term Obligations Account Group and investments in the Debt Service Funds are reported net of "treasury obligations". Treasury obligations represent City bonds held as investments of the Debt Service Funds which are offset and reported as if these bonds had been redeemed.

Judgments and Claims

The City is uninsured with respect to most risks including, but not limited to, property damage, personal injury and workers' compensation. Expenditures for judgments and claims (other than workers' compensation and condemnation proceedings) are recorded on the basis of settlements reached or judgments entered within the current fiscal year. Expenditures for workers' compensation are recorded when paid. Estimated settlements relating to condemnation proceedings are reported in the Capital Projects Fund during the year such claims are filed. The estimated liability for judgments and claims which have not been adjudicated, settled or reported at the end of a fiscal year is recorded in the General Long-term Obligations Account Group. The current liability for settlements reached or judgments entered but not yet paid is recorded in the General Fund.

General Long-term Obligations

For general long-term obligations, only that portion expected to be financed from expendable available financial resources is reported as a fund liability of a governmental fund. The remaining portion of such obligations is reported in the General Long-term Obligations Account Group. Long-term liabilities expected to be financed from proprietary fund operations are accounted for in those funds.

Real Estate Tax

Real estate tax payments for the year ended June 30, 1990 were due July 1, 1989 and January 1, 1990 except that payments by owners of real property assessed at \$40,000 or less and cooperatives whose individual units on average are valued at \$40,000 or less were due in quarterly installments on the first day of each quarter beginning on July 1.

The levy date for fiscal year 1990 taxes was June 30, 1989. The lien date is the date taxes are due.

Recognized real estate tax revenue represents payments received during the year and payments received within the first two months of the following fiscal year (against the current fiscal year and prior years' levies) reduced by tax refunds made in the same period.

An allowance for estimated uncollectible real estate taxes is provided against the balance of the receivable. Delinquent real estate taxes receivable that are estimated to be collectible but which are not collected in the first two months of the next fiscal year are recorded as deferred revenues.

The City is permitted to levy real estate taxes (i) for general operating purposes in an amount up to 2.5% of the average full value of taxable real estate in the City for the last five years and (ii) in unlimited amounts for the payment of principal and interest on long-term City debt. Amounts collected for payment of principal and interest on long-term debt and not required for that purpose in the year of the levy must be applied towards future years' debt service. Accordingly, for the years ended June 30, 1990 and 1989, \$159 million and \$160 million, respectively, were transferred to the Debt Service Fund.

Other Taxes and Other Revenues

Recognized sales, income and other taxes represent payments received during the current fiscal year and represent material amounts, net of estimated refunds, collected by the State in the current fiscal year on behalf of the City but received by the City in the next fiscal year.

Licenses, permits, franchises and privileges, fines, forfeitures and other revenues are recorded when received in cash. The City receives revenue from the Water Board for operating and maintenance costs and rental

NOTES TO FINANCIAL STATEMENTS, Continued

payments for use of the water and sewer system. These revenues are recorded when the services are provided by the City for the Water Board.

Federal, State and Other Aid

Categorical aid, net of a provision for estimated disallowances, is reported as revenue when the related reimbursable expenditures are incurred. Unrestricted aid is reported as revenue in the fiscal year of entitlement.

Bond Discounts/Issuance Costs

In governmental fund types, bond discounts and issuance costs are recognized as expenditures in the period incurred. Bond discounts and issuance costs in the Proprietary Fund Type are deferred and amortized over the term of the bonds using the bonds-outstanding method, which approximates the effective interest method. Bond discounts are presented as a reduction of the face amount of bonds payable, whereas issuance costs are recorded as deferred charges.

Transfers

Payments from a fund receiving revenue to a fund through which the revenue is to be expended are reported as operating transfers. Such payments include transfers for debt service, OTB net revenues and Expendable Trust Funds.

Subsidies

The City makes various payments to subsidize a number of organizations which provide services to City residents. These payments are recorded as expenditures in the year paid.

Pensions

The provision for costs of pensions is recorded on the accrual basis (see Note Q). The provision includes normal costs, interest on pension costs previously accrued but not funded, and amortization of past service costs as determined by the actuary employed by the Boards of Trustees of the City's major actuarial pension systems.

Comparative Data

Comparative total data for the prior year have been presented in the accompanying combining and individual fund and account group financial statements in order to provide an understanding of changes in the City's financial position and operations.

B. AUDIT RESPONSIBILITY

The financial statements of certain separately administered organizations included in the financial statements of the City were audited by auditors other than Ernst & Young, the City's principal auditor. The following is a summary of the proportion of certain key financial indicators that are audited by other auditors:

NOTES TO FINANCIAL STATEMENTS, Continued

	Fund Types				Account Groups		
	General	Capital Projects	Debt Service	Enterprise	Trust and Agency	General Fixed Assets	General Long-term Obligations
				(percent)			
Total assets/liabilities	0	11	76	99	100	3	27
Operating revenues and other financing sources	0	6	23	99	100	NA	NA

NA—Not Applicable

The most significant separately administered organizations included in the financial statements of the City audited by auditors other than Ernst & Young, the City's principal auditor, were the Municipal Assistance Corporation For The City of New York, New York City Health and Hospitals Corporation, New York City Off-Track Betting Corporation, the entities comprising the Housing and Economic Development Funds except Public Development Corporation and Financial Services Corporation, New York City Municipal Water Finance Authority, the New York City Water Board and the five major actuarial pension systems.

C. MUNICIPAL ASSISTANCE CORPORATION FOR THE CITY OF NEW YORK (MAC)

MAC is a corporate governmental agency and instrumentality of the State constituting a public benefit corporation. MAC was created in June, 1975 by the Municipal Assistance Corporation For The City of New York Act (Act) to assist the City in providing essential services to its inhabitants without interruption and in reestablishing investor confidence in the soundness of City obligations. Pursuant to the Act, MAC is empowered to issue and sell bonds and notes, pay or loan to the City funds received from such sales, and exchange its obligations for those of the City. Also pursuant to the Act, MAC provides certain oversight of the City's financial activities.

MAC has no taxing power. All outstanding bonds issued by MAC are general obligations of MAC and do not constitute an enforceable obligation or a debt of either the City or the State and neither the City nor the State is liable thereon. Neither the City nor a creditor of the City has any claim to MAC's revenues and assets. Debt service requirements and operating expenses are funded by allocations from the State's collection of certain sales and compensating use taxes (imposed by the State within the City at rates formerly imposed by the City), the stock transfer tax and certain per capita aid, subject in each case to appropriation by the State Legislature. Net collections of taxes and per capita aid are returned to the City by the State after MAC debt service requirements are met. The MAC bond resolutions provide for liens by bondholders on certain monies received by MAC from the State.

MAC was authorized by the Act to issue, until January 1, 1985, obligations in an aggregate principal amount of \$10 billion. Of this amount, MAC issued approximately \$9.445 billion exclusive of obligations issued to refund outstanding obligations of MAC and notes issued to enable the City to fulfill its borrowing requirements. No obligations of MAC may mature later than July 1, 2008, and no new obligations may be issued by MAC except to renew or refund outstanding obligations. MAC may issue such new obligations provided their issuance would not cause certain debt service limitations and debt service coverage ratios to be exceeded.

As indicated in Note A, the MAC transactions and account balances are included in the accompanying financial statements because MAC's financing activities are considered an essential part of the City's financing activities. In order to include the financial statements of MAC with those of the City, the following eliminations were made: (i) July 1st bond redemptions and interest on bonds payable which are reflected on MAC's statements at June 30; and (ii) certain City obligations purchased by MAC (see Note G). MAC account balances and transactions are shown in the Debt Service Funds and General Long-term Obligations Account Group;

revenues appropriated and paid by the State of New York to MAC are first included in General Fund revenues and then transferred to the Debt Service Fund in the fiscal year of such payments.

D. DEPOSITS AND INVESTMENTS

Deposits

The City's bank depositories are designated by the Banking Commission consisting of the Comptroller, the Mayor and the Finance Commissioner. Independent bank rating agencies are used to determine the financial soundness of each bank, and the City's banking relationships are under constant operational and credit reviews.

The City Charter limits the amount of deposits at any time in any one bank or trust company to a maximum of one-half of the amount of the capital and net surplus of such bank or trust company. Component units included in the City's reporting entity maintain their own banking relationships which generally conform with the City's. Bank balances are currently insured up to \$100,000 in the aggregate by the Federal Deposit Insurance Corporation (FDIC) for each bank for all funds other than monies of the retirement systems, which are insured by the FDIC up to \$100,000 per retirement system member. At June 30, 1990, the carrying amount of the City's cash and deposits was \$388 million and the bank balances were \$486 million. Of the bank balances, \$115 million was covered by federal depository insurance or collateralized with securities held by the City's agent in the City's name, and \$371 million was uninsured and uncollateralized.

The uninsured and uncollateralized cash balances carried during the year did not fluctuate appreciably as they represent primarily the compensating balances required to be maintained at banks for services provided. It is the policy of the City to invest all funds in excess of compensating balance requirements.

Investments

The City's investment of cash in its Governmental Fund Types is limited to U.S. Government securities purchased directly and through repurchase agreements from primary dealers. The repurchase agreements must be collateralized by U.S. Government securities in a range of 100 to 103% of the matured value of the repurchase securities.

The investment policies of the component units included in the City's reporting entity generally conform to those of the City's. The criteria for the Pension Trust Funds' investments are as follows:

- 1) Fixed income investments may be made only in U.S. Government securities, securities of government agencies backed by the U.S. Government and securities of companies rated single A or better by both Standard & Poor's Corporation and Moody's Investors Service.
- 2) Equity investments may be made only in those stocks that meet the qualifications of The State Retirement and Social Security Law.
- 3) Short-term investments may be made in the following:
 - (a) U.S. Government securities or government agencies securities fully guaranteed by the U.S. Government.
 - (b) Commercial paper rated A1 or P1 by Standard & Poor's Corporation or Moody's Investors Service, respectively.
 - (c) Repurchase agreements collateralized in a range of 100 to 103% of matured value, purchased from primary dealers of U.S. Government securities.
- 4) Investments in bankers' acceptances and certificates of deposit may be made with any of the 10 largest U.S. banks with either the highest or next to the highest rating categories of the leading independent bank rating agencies.

NOTES TO FINANCIAL STATEMENTS, Continued

All securities are held by the City's custodial bank (in bearer or book-entry form) solely as agent of the Comptroller of The City of New York on behalf of the various accounts involved. Payments for purchases are not released until the purchased securities are received by the City's custodial bank.

Investments of the City and its component units are categorized by level of credit risk (the risk that a counterparty to an investment transaction will not fulfill its obligations). Category 1, the lowest risk, includes investments that are insured or registered or for which the securities are held by the entity or its agent in the entity's name. Category 2 includes uninsured and unregistered investments for which the securities are held by the counterparty's trust department or agent in the entity's name. Category 3, the highest risk, includes uninsured and unregistered investments for which the securities are held by the counterparty, or by its trust department or agent but not in the entity's name.

The City's investments, including those of the component units, as of June 30, 1990 are classified as follows:

	Category			Total Carrying amount	Market value
	1	2	3		
	(in millions)				
Repurchase agreements.....	\$ 2,468	\$ —	\$ —	\$ 2,468	\$ 2,468
U.S. Government securities	19,753	—	—	19,753	19,764
Commercial paper	532	76	—	608	608
Corporate bonds	6,061	—	—	6,061	6,167
Corporate stocks	16,156	—	90	16,246	16,246
Guaranteed investment contracts	919	—	—	919	919
Other	3,055	—	—	3,055	3,055
Total	\$48,944	\$76	\$90	\$49,110	\$49,227

In addition, the restricted cash and investments include \$38.2 million of cash, of which the repayment of \$400 thousand was insured and \$37.8 million was uninsured and uncollateralized. Restricted investments, principally in U.S. Government securities with a cost and approximate market value of \$435 million are fully collateralized with securities held by the trustee in the entity's name of which \$174 million has maturities of three months or less.

For purposes of the statements of cash flows, the City's Enterprise Fund considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash equivalents.

The following is a reconciliation of cash and cash equivalents per the statements of cash flows to the balance sheets:

	Unrestricted	Restricted	Total
	(in thousands)		
Cash and cash equivalents—June 30, 1988	\$181,256	\$ 34,898	\$216,154
Net increase	11,617	231,848	243,465
Cash and cash equivalents—June 30, 1989	192,873	266,746	459,619
Net decrease.....	(14,382)	(54,529)	(68,911)
Cash and cash equivalents—June 30, 1990	<u>\$178,491</u>	<u>\$212,217</u>	<u>\$390,708</u>

The following are the noncash investing, capital and financing activities:

The Water Board received capital assets of \$154 million and \$219 million for fiscal years 1990 and 1989, respectively, which represents contributed capital from the City.

NOTES TO FINANCIAL STATEMENTS, Continued

HHC received capital assets of \$149 million and \$115 million for fiscal years 1990 and 1989, respectively, which represents contributed capital from the City.

E. GENERAL FIXED ASSETS ACCOUNT GROUP

The following is a summary of changes in general fixed assets for the year ended June 30, 1990:

	<u>June 30, 1989</u>	<u>Additions</u>	<u>Deletions</u>	<u>June 30, 1990</u>
		(in thousands)		
Land	\$ 545,684	\$ 997	\$ —	\$ 546,681
Buildings	5,094,442	364,883	1,543	5,457,782
Equipment	2,490,838	317,632	56,073	2,752,397
Construction work-in-progress ...	<u>1,808,403</u>	<u>1,038,916</u>	<u>364,883</u>	<u>2,482,436</u>
Total	9,939,367	1,722,428	422,499	11,239,296
Less accumulated depreciation and amortization	<u>3,530,237</u>	<u>333,524</u>	<u>48,208</u>	<u>3,815,553</u>
Net fixed assets	<u>\$6,409,130</u>	<u>\$1,388,904</u>	<u>\$374,291</u>	<u>\$ 7,423,743</u>

The following are the sources of funding for the general fixed assets at June 30, 1990. Sources of funding for fixed assets are not available prior to fiscal year 1987.

	<u>Amount</u> (in thousands)
Capital Projects Fund:	
Prior to fiscal year 1987	\$ 6,808,724
City bonds	4,250,078
Federal grants	113,750
State grants	55,170
Private grants	<u>11,574</u>
Total	<u>\$11,239,296</u>

At June 30, 1990 and 1989, the General Fixed Assets Account Group includes approximately \$1.4 billion of City-owned assets leased for \$1 per year to the New York City Transit Authority which operates and maintains the assets. Excluded are those assets leased to HHC. In addition, all assets relating to the water and sewer system were transferred from the General Fixed Assets Account Group to the Water Board on July 1, 1985. The fixed assets of HHC and the Water and Sewer system are recorded in the respective Enterprise Funds.

Included in land and buildings at June 30, 1990 and 1989 are leased properties capitalized at \$113 million and \$115 million with related accumulated amortization of \$93 million and \$88 million, respectively.

Certain categories of the City's infrastructure are not required to be capitalized in the General Fixed Assets Account Group under generally accepted accounting principles although the acquisition and construction of such items are expenditures of the Capital Projects Fund (see Note A). For this reason, expenditures of the Capital Projects Fund for the year ended June 30, 1990 and June 30, 1989 exceed the \$1.722 billion and \$931 million increases recorded as general fixed assets by \$2.029 billion and \$2.211 billion, respectively.

F. LEASES

The City leases a significant amount of property and equipment from others. Leased property having elements of ownership are classified as capital leases in the General Fixed Assets Account Group. The related obligations, in amounts equal to the present value of minimum lease payments payable during the remaining

NOTES TO FINANCIAL STATEMENTS, Continued

term of the leases, are recorded in the General Long-term Obligations Account Group. Other leased property not having elements of ownership and all leased equipment are classified as operating leases. Both capital and operating lease payments are charged to expenditures when payable. Total expenditures on such leases for the years ended June 30, 1990 and June 30, 1989 were approximately \$221 million and \$222 million, respectively.

As of June 30, 1990, the City (excluding Enterprise Funds) had future minimum payments under capital and operating leases with a remaining term in excess of one year as follows:

	<u>Capital Leases</u>	<u>Operating Leases</u> (in thousands)	<u>Total</u>
Fiscal year ending June 30:			
1991	\$ 52,571	\$101,360	\$ 153,931
1992	50,327	89,788	140,115
1993	48,736	82,944	131,680
1994	45,414	69,943	115,357
1995	43,568	57,041	100,609
Thereafter until 2012	<u>664,373</u>	<u>292,012</u>	<u>956,385</u>
Future minimum payments	904,989	<u>\$693,088</u>	<u>\$1,598,077</u>
Less interest	<u>458,928</u>		
Present value of future minimum payments	<u>\$446,061</u>		

The City also leases City-owned property to others, primarily for markets, ports and terminals. Total rental receipts on these operating leases for the years ended June 30, 1990 and June 30, 1989 were approximately \$207 million and \$187 million, respectively. As of June 30, 1990, the following future minimum rentals are provided for by the leases:

	<u>Amount</u> (in thousands)
Fiscal year ending June 30:	
1991	\$ 43,328
1992	42,738
1993	39,833
1994	38,058
1995	35,827
Thereafter until 2086	<u>974,061</u>
Future minimum rentals	<u>\$1,173,845</u>

G. LONG-TERM OBLIGATIONS

Long-term Debt

Following is a summary of bond transactions of the City, MAC and certain public benefit corporations that are component units of the City and/or whose debt is guaranteed by the City. For information on notes and bonds payable of the Enterprise Funds, see Notes J, K, L and M.

NOTES TO FINANCIAL STATEMENTS, Continued

	Balance June 30, 1988	1989			1990		
		Issued or acquired	Repaid, defeased or sold	Balance June 30, 1989	Issued or acquired	Repaid, defeased or sold	Balance June 30, 1990
(in thousands)							
City debt:							
Term Bonds:							
General Sinking Fund . . .	\$ 80,000	\$ —	\$ —	\$ 80,000	\$ —	\$ —	\$ 80,000
Other sinking funds	308,925	50,000	63,600	295,325	—	256,325	39,000
Serial bonds	9,693,633	2,114,620	771,425	11,036,828	4,033,275	1,690,117	13,379,986
	<u>10,082,558</u>	<u>2,164,620</u>	<u>835,025</u>	<u>11,412,153</u>	<u>4,033,275</u>	<u>1,946,442</u>	<u>13,498,986</u>
MAC debt:							
First General Resolution Bonds	1,564,738	—	175,000	1,389,738	—	185,000	1,204,738
Second General Resolution Bonds	6,254,550	1,508,290	1,616,075	6,146,765	—	229,895	5,916,870
	<u>7,819,288</u>	<u>1,508,290</u>	<u>1,791,075</u>	<u>7,536,503</u>	<u>—</u>	<u>414,895</u>	<u>7,121,608</u>
Guaranteed debt:							
New York City Housing Authority	52,043	—	2,496	49,547	—	2,578	46,969
Component unit debt:(1)							
City University Construction Fund(2)	371,465	—	5,973(3)	365,492	373	4,781(3)	361,084
New York City Educational Construction Fund	33,475	134,925	33,475	134,925	—	200	134,725
	<u>404,940</u>	<u>134,925</u>	<u>39,448</u>	<u>500,417</u>	<u>373</u>	<u>4,981</u>	<u>495,809</u>
Total before treasury obligations	18,358,829	3,807,835	2,668,044	19,498,620	4,033,648	2,368,896	21,163,372
Less treasury obligations	1,995,685	171,528	182,768	1,984,445	16,435	329,970	1,670,910
Total	<u>\$16,363,144</u>	<u>\$3,636,307</u>	<u>\$2,485,276</u>	<u>\$17,514,175</u>	<u>\$4,017,213</u>	<u>\$2,038,926</u>	<u>\$19,492,462</u>

- (1) The debt of CUCF and ECF are reported as bonds outstanding as of June 30, 1989 and 1990 pursuant to their treatment as component units (See Note A).
(2) Excludes \$265,621 in 1989 and \$262,717 in 1990 to be provided by the State.
(3) Net adjustment based on allocation of debt between New York State and New York City.

The bonds payable, net of treasury obligations, at June 30, 1990 and 1989 summarized by type of issue are as follows:

	1990			1989		
	General Obligations	Revenue	Total	General Obligations	Revenue	Total
(in thousands)						
Bonds payable:						
City debt	\$11,828,076	\$ —	\$11,828,076	\$ 9,427,708	\$ —	\$ 9,427,708
MAC debt	7,121,608	—	7,121,608	7,536,503	—	7,536,503
Guaranteed debt	46,969	—	46,969	49,547	—	49,547
Component unit debt	—	495,809	495,809	—	500,417	500,417
Total bonds payable	<u>\$18,996,653</u>	<u>\$495,809</u>	<u>\$19,492,462</u>	<u>\$17,013,758</u>	<u>\$500,417</u>	<u>\$17,514,175</u>

NOTES TO FINANCIAL STATEMENTS, Continued

The following table summarizes future debt service requirements as of June 30, 1990:

	City Debt			MAC Debt Service	Component Unit and City Guaranteed Debt	Total
	Term Bonds	Serial Bonds	Interest on Bonds			
	(in thousands)					
Fiscal year ending June 30:						
1991	\$ 5,900	\$ 409,752	\$ 855,120	\$ 929,143	\$ 47,976	\$ 2,247,891
1992	—	642,039	824,226	890,390	50,892	2,407,547
1993	—	653,451	779,077	887,188	50,233	2,369,949
1994	—	671,276	728,607	854,361	51,322	2,305,566
1995	—	605,486	684,766	867,443	51,310	2,209,005
Thereafter until 2147	80,000	8,760,172	6,166,502	7,660,603	847,702	23,514,979
Total	85,900	11,742,176	10,038,298	12,089,128	1,099,435	35,054,937
Less interest component	—	—	10,038,298	4,967,520	556,657	15,562,475
Total debt service requirements	<u>\$85,900</u>	<u>\$11,742,176</u>	<u>\$ —</u>	<u>\$ 7,121,608</u>	<u>\$ 542,778</u>	<u>\$19,492,462</u>

The average interest rates for outstanding City term and serial bonds as of June 30, 1990 and 1989 were 7.7% (range 2.5% to 13.6%) and 7.8% (range 2.5% to 13.6%), respectively, and the interest rates on outstanding MAC bonds as of June 30, 1990 and 1989 ranged from 5.5% to 9.1%. The last maturity of the outstanding City debt is in the year 2147.

In fiscal year 1990, the City sold general obligation bonds of \$1.378 billion aggregate principal amount to advance refund certain general obligation bonds of \$1.290 billion aggregate principal amount issued in fiscal year 1961 and during fiscal years ranging from 1970 through 1990. The proceeds from the sales after payment of certain expenses incurred in connection with the issuance and sale of the bonds, were placed in irrevocable escrow accounts and invested in U.S. Government securities. As a result of providing for the payment of the principal, applicable redemption premiums and interest due on the bonds at various dates from January 1, 1990 to August 1, 2007, the refunded bonds are considered to be defeased in substance, and the liability has been removed from the General Long-term Obligations Account Group. The refunding transactions will increase the City's aggregate debt service payments by \$177 million but provide an economic gain of \$13 million.

At June 30, 1990, \$2.631 billion of the City's outstanding general obligation bonds are considered defeased.

MAC issued no bonds for refunding purposes during fiscal year 1990. Subsequent to the redemption of \$444 million on July 1, 1990, \$2.396 billion of MAC bonds which have been advance refunded are defeased in substance.

Annual payments by the City into the General Sinking Fund must be sufficient to provide for the scheduled redemption of the principal of the term bonds. As of June 30, 1990 and 1989, the City had deposited the required installments of \$1.3 million and \$1.4 million, respectively, into the General Sinking Fund.

The State Constitution requires the City to pledge its full faith and credit for the payment of the principal and interest on City term and serial bonds and guaranteed debt. The general debt-incurring power of the City is limited by the Constitution to 10% of the average of five years' full valuations of taxable real estate. Additional debt may be incurred for housing purposes and is limited to 2% of the average of five years' assessed valuations. Excluded from these debt limitations is certain indebtedness incurred for water supply, certain obligations for transit, sewage, and other specific obligations, which exclusions are based on a relationship of debt service to net revenue.

As of June 30, 1990, the 10% general and 2% additional limitations were approximately \$36.437 billion and \$1.303 billion, respectively, of which the remaining debt-incurring amounts within such limits were \$7.674 billion and \$1.132 billion, respectively. See Note C for information related to MAC debt authorization and issuance limitations.

Pursuant to State legislation on January 1, 1979, the City established a General Debt Service Fund administered and maintained by the State Comptroller into which payments of real estate taxes and other revenues are deposited in advance of debt service payment dates. Debt service on all City notes and bonds is paid from this fund.

Subsequent to June 30, 1990, the City completed the following long-term financing:

City Debt: On September 14, 1990, the City sold in the public credit market \$850 million of general obligation bonds bearing interest rates of 6½% to 8%.

Judgments and Claims

The City is a defendant in lawsuits pertaining to material matters, including those claims asserted which are incidental to performing routine governmental and other functions. This litigation includes but is not limited to, actions commenced and claims asserted against the City arising out of alleged torts, alleged breaches of contracts, alleged violations of law and condemnation proceedings. As of June 30, 1990, claims in excess of \$306 billion were outstanding against the City for which the City estimates its potential future liability to be \$2.2 billion.

As explained in Note A, the estimate of the liability for unsettled claims has been reported in the General Long-term Obligations Account Group. The liability was estimated by categorizing the various claims and applying a historical average percentage, based primarily on actual settlements by type of claim during the preceding ten fiscal years, and was supplemented by information provided by the New York City Law Department with respect to certain large individual claims and proceedings. The recorded liability is the City's best estimate based on available information and application of the foregoing procedures.

In addition to the above claims and proceedings, numerous real estate tax certiorari proceedings are presently pending against the City on grounds of alleged overvaluation, inequality and illegality of assessment. In response to these actions, in December 1981, State legislation was enacted which, among other things, authorizes the City to assess real property according to four classes and makes certain evidentiary changes in real estate tax certiorari proceedings. Based on historical settlement activity, the City estimates its potential liability for outstanding certiorari proceedings to be \$200 million as reported in the General Long-term Obligations Account Group.

Wage Deferral

In fiscal year 1976, certain employees deferred portions of negotiated wage increases and other compensation. In conjunction with a September 1982 collective bargaining settlement, the deferred wages plus accrued interest of 9% per annum would be paid over a seven-year period commencing July 1, 1984. There is no liability for deferred wages reported in the General Long-term Obligations Account Group and at June 30, 1990 there is \$21.8 million accrued in the General Fund.

NOTES TO FINANCIAL STATEMENTS, Continued

Changes In Certain Long-term Obligations

In fiscal year 1990, the changes in long-term obligations other than for bonds were as follows:

	<u>Balance June 30, 1989</u>	<u>Additions</u>	<u>Deletions</u>	<u>Balance June 30, 1990</u>
		(in thousands)		
Capital lease obligations	\$ 488,695	\$ —	\$ 42,634	\$ 446,061
Real estate tax refunds	155,000	119,647	74,141	200,506
Judgments and claims	2,300,000	59,062	179,062	2,180,000
Vacation and sick leave, net (1)	1,360,000	172,146	—	1,532,146
Deferred wages	30,992	—	30,992	—
Pension liability	2,760,905	—	19,571	2,741,334
Totals	<u>\$7,095,592</u>	<u>\$350,855</u>	<u>\$346,400</u>	<u>\$7,100,047</u>

(1) The detail amount of additions and deletions is not readily available.

H. INTERFUND RECEIVABLE AND PAYABLE BALANCES

At June 30, 1990, individual fund interfund receivable and payable balances were:

	<u>Interfund receivable</u>	<u>Interfund payable</u>
	(in thousands)	
General Fund	\$ 985,866	\$ 150,383
Capital Projects Fund	66,664	829,962
Debt Service Funds:		
General Debt Service Funds	182,364	1,443
Enterprise Funds:		
Off-Track Betting Corporation	—	828
Housing Development Corporation	—	183,551
New York City Water Board	3,615	5,678
Municipal Water Finance Authority	—	66,664
Totals	<u>\$1,238,509</u>	<u>\$1,238,509</u>

I. SEGMENT INFORMATION FOR ENTERPRISE FUNDS

Due to their nonhomogeneous nature, the City has presented separate columns for HHC, OTB, the Housing and Economic Development Funds and the Water and Sewer System in the Combined Statement of Revenues, Expenses and Changes in Fund Equity and the Combined Statement of Cash Flows. The following segment information is provided for the assets, liabilities and fund equities for HHC, OTB, the Housing and Economic Development Funds and the Water and Sewer System at June 30, 1990:

NOTES TO FINANCIAL STATEMENTS, Continued

	<u>Health and Hospitals Corporation</u>	<u>Off-Track Betting Corporation</u>	<u>Housing and Economic Development Funds</u>	<u>Water and Sewer System</u>	<u>Total</u>
	(in thousands)				
Assets:					
Current	\$ 635,999	\$13,875	\$1,117,192	\$ 234,936	\$ 2,002,002
Mortgage and interest receivable.....	—	—	1,739,961	—	1,739,961
Land.....	37,871	—	—	—	37,871
Buildings and leasehold improvements.....	635,507	13,702	15,556	—	664,765
Equipment	1,520,061	10,496	—	9,330,271	10,860,828
Less accumulated depreciation.....	(1,143,160)	(8,636)	(4,306)	(2,271,230)	(3,427,332)
Other	—	2,884	31,734	480,904	515,522
Total assets	<u>\$1,686,278</u>	<u>\$32,321</u>	<u>\$2,900,137</u>	<u>\$7,774,881</u>	<u>\$12,393,617</u>
Liabilities:					
Current	\$ 371,407	\$20,539	\$ 420,834	\$ 106,301	\$ 919,081
Long-term	147,301	11,782	2,074,112	2,237,992	4,471,187
Total liabilities	<u>518,708</u>	<u>32,321</u>	<u>2,494,946</u>	<u>2,344,293</u>	<u>5,390,268</u>
Equity	<u>1,167,570</u>	<u>—</u>	<u>405,191</u>	<u>5,430,588</u>	<u>7,003,349</u>
Total liabilities and equity	<u>\$1,686,278</u>	<u>\$32,321</u>	<u>\$2,900,137</u>	<u>\$7,774,881</u>	<u>\$12,393,617</u>

J. NEW YORK CITY HEALTH AND HOSPITALS CORPORATION (HHC)

General

HHC, a public benefit corporation, assumed responsibility for the operation of the City's municipal hospital system in 1970. HHC's financial statements include the accounts of HHC and its wholly-owned subsidiaries, HHC Nurse Referrals, Inc. and Outpatient Pharmacies, Inc. All significant intercompany accounts and transactions have been eliminated.

The City provides HHC with support for care given to uninsured indigent patients, members of the uniformed services and prisoners and for other costs not covered by other payors. The City's Annual Expense Budget determines the support to HHC on a cash-flow basis. In addition, the City pays HHC's cost for settlements of claims for medical malpractice, negligence and other miscellaneous torts and contracts as well as certain other HHC costs including pensions, utilities, and interest on capital acquisitions including those acquired through lease purchase arrangements. HHC does not reimburse the City for such costs; accordingly, HHC records both a revenue and an expense in an amount equal to expenditures made on its behalf by the City.

Fluctuations in HHC's excess (deficiency) of revenues over expenses occur because of differences between the cash-flow basis used by the City and the accrual basis used by HHC. These differences relate primarily to depreciation expense, the net change in receivable/payable balances, and the cash provided by (used in) operations as determined by the City's Annual Expense Budget. For fiscal years 1990 and 1989, the City's cash subsidy was \$250 million and \$389 million, respectively.

Revenues

Patient service accounts receivable and revenues are reported at estimated collectible amounts. Substantially, all direct patient service revenue is derived from third-party payors. Generally, revenues from these sources are based upon cost reimbursement principles and are subject to routine audit by applicable payors. HHC records adjustments resulting from audits and from appeals when the amount is reasonably determinable. Included in operating revenues are certain payments made and other services rendered by the City on behalf of HHC of \$481 million and \$626 million for fiscal years 1990 and 1989, respectively, and included in other revenues are transfers from donor restricted funds of \$33 million and \$25 million in fiscal years 1990 and 1989, respectively.

Fund Accounting

HHC maintains separate accounts in its financial records to assure compliance with specific restrictions imposed by the City and other grantors or contributors.

Plant and Equipment

All facilities and equipment are leased from the City at \$1 per year. In addition, HHC operates certain facilities which are financed by the New York State Housing Finance Agency (HFA) and leased to the City on behalf of HHC. HHC records as revenue and as expense the interest portion of such lease purchase obligations paid by the City. Because HHC is responsible for the control and maintenance of all plant and equipment, and because depreciation is a significant cost of operations, HHC capitalizes plant and equipment at cost or estimated cost based on appraisals. Depreciation is computed for financial statement purposes using the straight-line method based upon estimated useful lives averaging 10 years. As a result of modernizing programs and changes in service requirements, HHC has closed certain facilities and portions of facilities during the past several years. It is the policy of HHC to reflect the financial effect of the closing of facilities or portions thereof in the financial statements when a decision has been made as to the disposition of such assets. HHC records construction in process that it controls. Costs associated with facilities under construction by HFA are recorded when the facilities are placed in service.

Donor Restricted Assets

Contributions which are restricted as to use are recorded as donor restricted funds.

Pensions

Substantially all HHC employees are eligible to participate in NYCERS (see Note Q). The provisions for pension costs were actuarially determined and amounted to \$72 million and \$71 million for fiscal years 1990 and 1989, respectively. These amounts were fully funded.

Affiliation Expenses

Affiliation expenses represent contractual expenses incurred by affiliated institutions and charged to HHC for participation in patient service programs at HHC's facilities.

Debt Service

HHC has outstanding revenue bonds, Series A, secured by letters of credit, collateralized by non-medicare/nonmedicaid revenues.

NOTES TO FINANCIAL STATEMENTS, Continued

The following table summarizes future debt service requirements as of June 30, 1990:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
	(in thousands)		
Fiscal year ending June 30:			
1991	\$ 7,445	\$ 3,194	\$10,639
1992	7,965	2,673	10,638
1993	8,540	2,099	10,639
1994	9,175	1,467	10,642
1995	9,870	770	10,640
Total	<u>\$42,995</u>	<u>\$10,203</u>	<u>\$53,198</u>

The interest rates on the bonds as of June 30, 1990 range from 7.0% to 7.8%.

Changes in Fund Balance

Presented below are the changes in fund balance for the fiscal years ended June 30, 1989 and 1990:

	<u>Unreserved Fund Balance</u>	<u>Contributed Capital Plant and Equipment Funds</u>	<u>Donor Reserved Funds</u>	<u>Total Fund Equity</u>
	(in thousands)			
Balances, June 30, 1988	\$164,679	\$ 898,864	\$13,161	\$1,076,704
Excess of expenses over revenues	(64,899)	—	—	(64,899)
Reduction in bonds payable	(6,560)	6,560	—	—
Additions to plant and equipment funded by:				
The City of New York	—	114,585	—	114,585
HHC	(30,477)	30,477	—	—
Donor restricted fund activity:				
Grants and other increases	—	—	26,221	26,221
Transfers to statement of revenues and expenses to support related activities	—	—	(25,496)	(25,496)
Depreciation charged to plant and equipment leased	<u>105,471</u>	<u>(105,471)</u>	<u>—</u>	<u>—</u>
Balances, June 30, 1989	168,214	945,015	13,886	1,127,115
Excess of expenses over revenues	(108,292)	—	—	(108,292)
Reduction in bonds payable	(6,980)	6,980	—	—
Additions to plant and equipment funded by:				
The City of New York	—	149,054	—	149,054
HHC	(22,520)	22,520	—	—
Donor restricted fund activity:				
Grants and other increases	—	—	32,605	32,605
Transfers to statement of revenues and expenses to support related activities	—	—	(32,912)	(32,912)
Depreciation charged to plant and equipment leased	<u>116,285</u>	<u>(116,285)</u>	<u>—</u>	<u>—</u>
Balances, June 30, 1990	<u>\$146,707</u>	<u>\$1,007,284</u>	<u>\$13,579</u>	<u>\$1,167,570</u>

K. NEW YORK CITY OFF-TRACK BETTING CORPORATION (OTB)

General

OTB was established in 1970 as a public benefit corporation to operate a system of off-track betting in the City. OTB earns (i) revenues on its betting operations ranging between 17% and 25% of wagers handled, depending on the type of wager; (ii) a 5% surcharge and surcharge breakage on pari-mutuel winnings; and (iii) breakage, the revenue resulting from the rounding down of winning payoffs. Pursuant to State law, OTB (i) distributes various portions of the surcharge and surcharge breakage to other localities in the State, (ii) allocates various percentages of wagers handled to the racing industry, and (iii) allocates various percentages of wagers handled and breakage together with all uncashed pari-mutuel tickets to the State. All remaining net revenue is distributable to the City. In addition, OTB acts as a collection agent for the City with respect to surcharge and surcharge breakage due from other community off-track betting corporations.

Property and Equipment

Property and equipment is recorded at cost. Depreciation and amortization is computed using the straight-line method based upon estimated useful lives ranging from three to ten years. Leasehold improvements are amortized principally over the term of the lease.

Rental expense for leased property for the years ended June 30, 1990 and 1989 was approximately \$12.0 million and \$10.6 million, respectively. As of June 30, 1990, OTB had future minimum rental obligations on noncancellable operating leases as follows:

	<u>Amount</u> (in thousands)
Fiscal year ending June 30:	
1991	\$10,488
1992	9,441
1993	8,340
1994	6,914
1995	6,059
Thereafter until 2000	<u>17,787</u>
Total	<u>\$59,029</u>

Pensions

Substantially all full-time employees of OTB are members of the NYCERS (see Note Q). The provisions for pension costs were actuarially determined and amounted to \$5.0 million and \$4.8 million, for fiscal years 1990 and 1989, respectively. These amounts were fully funded.

Note Payable

In connection with an assignment of a lease in fiscal year 1987, OTB issued a promissory note for \$2 million payable in sixty monthly installments with interest at 9% per annum. The outstanding note payable at June 30, 1990 was \$697 thousand.

NOTES TO FINANCIAL STATEMENTS, Continued

L. HOUSING AND ECONOMIC DEVELOPMENT ENTERPRISE FUNDS

General

The Housing and Economic Development Enterprise Funds are comprised of seven separate public corporations: the New York City Housing Development Corporation (HDC), the New York City Rehabilitation Mortgage Insurance Corporation (REMIC), the New York City Public Development Corporation (PDC), the Financial Services Corporation of New York City (FSC), the Brooklyn Navy Yard Development Corporation (BNYDC), the Business Relocation Assistance Corporation (BRAC) and the New York City Industrial Development Agency (IDA), the largest of which is HDC.

BNYDC had deficit fund balances of \$5.8 and \$7.3 million, respectively, for fiscal years 1990 and 1989.

HDC

HDC was established in 1971 to encourage private housing development by providing low interest mortgage loans. The combined financial statements include the accounts of HDC and its wholly-owned subsidiaries, Housing Assistance Corporation and Housing New York Corporation. HDC finances multiple dwelling mortgages substantially through issuance of HDC bonds and notes, and also intermediates the sale and refinancing of certain City multiple dwelling mortgages. HDC has a fiscal year ending October 31.

HDC is authorized to issue bonds and notes for any corporate purpose in a principal amount outstanding, exclusive of refunding bonds and notes, not to exceed \$2.8 billion and certain other limitations.

HDC is supported by service fees, investment income and interest charged to mortgagors and has been self-sustaining. Mortgage loans are carried at cost. Mortgage loan interest income, fees, charges and interest expense are recognized on the accrual basis. HDC maintains separate funds in its financial records to assure compliance with specific restrictions of its various bond and note resolutions.

Substantially all HDC employees are eligible to participate in NYCERS. The provisions for pension costs were actuarially computed, determined and funded by HDC.

The future debt service requirements on HDC bonds and notes payable at October 31, 1989, its most recent fiscal year-end, were as follows:

	<u>Principal</u>	<u>Interest</u> (in thousands)	<u>Total</u>
Fiscal year ending October 31:			
1990	\$ 30,978	\$ 149,428	\$ 180,406
1991	20,049	148,108	168,157
1992	26,674	146,576	173,250
1993	28,907	144,647	173,554
1994	31,242	142,543	173,785
Thereafter until 2030	<u>1,933,615</u>	<u>2,891,122</u>	<u>4,824,737</u>
Total	<u>\$2,071,465</u>	<u>\$3,622,424</u>	<u>\$5,693,889</u>

The bonds and notes will be repaid from assets and future earnings of the assets. The interest rates on the bonds and notes as of October 31, 1989 range from 1.0% to 11.125%.

HDC had \$292.7 million of General Obligation bonds and notes outstanding at October 31, 1989 for which HDC is required to maintain a capital reserve fund equal to one year's debt service. State law in effect provides

NOTES TO FINANCIAL STATEMENTS, Continued

that the City shall make up any deficiency in such fund. There have not been any capital reserve fund deficiencies.

The following is a summary of bond transactions of HDC for the year ended October 31, 1989:

	<u>Balance November 1, 1988</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance October 31, 1989</u>
	(in thousands)			
General Obligation.....	\$ 295,675	\$ —	\$ 3,005	\$ 292,670
Revenue	<u>1,768,619</u>	<u>385,588</u>	<u>375,412</u>	<u>1,778,795</u>
Total	<u>\$2,064,294</u>	<u>\$385,588</u>	<u>\$378,417</u>	<u>\$2,071,465</u>

M. WATER AND SEWER SYSTEM

General

The Water and Sewer System, consisting of two legally separate and independent entities, the New York City Municipal Water Finance Authority (Water Authority) and the New York City Water Board (Water Board), was established on July 1, 1985. The Water and Sewer System provides for water supply and distribution, and sewage collection, treatment and disposal for the City. The Water Authority was established to issue debt to finance the cost of capital improvements to the water and sewer system. The Water Board was established to lease the water and sewer system from the City and to establish and collect fees, rates, rents, and other service charges for services furnished by the system to produce cash sufficient to pay debt service on the Water Authority's bonds and to place the Water and Sewer System on a self-sustaining basis.

Under the terms of the Water and Sewer System General Revenue Bond Resolution, which covers all outstanding bonds of the Water Authority, operations are required to be balanced on a cash basis. At June 30, 1990, the Water Authority has a cumulative deficit of \$313 million which is more than offset by a surplus in the Water Board.

Financing Agreement

As of July 1, 1985, the City, the Water Board and the Water Authority entered into a Financing Agreement. The Agreement, as amended, provides that the Water Authority will issue bonds to finance the cost of capital investment in the water and sewer system serving the City. It also sets forth the funding of the debt service costs of the Water Authority, operating costs of the water and sewer system and the rental payment to the City.

Lease Agreement

As of July 1, 1985, the City entered into a long-term lease with the Water Board which transferred all the water and sewer related real and personal property to the Water Board for the term of the lease. The City administers, operates and maintains the water and sewer system. The lease provides for payments to the City to cover the City's cost for operation and maintenance, capital costs not otherwise reimbursed, rent and for other services provided.

Contributed Capital

Pursuant to the lease, the City transferred its water and sewer related assets valued at historical cost, net of depreciation and all work-in-progress, at cost, to the Water Board at July 1, 1985. City financed additions for the

NOTES TO FINANCIAL STATEMENTS, Continued

years ended June 30, 1990 and 1989 amounted to \$153.5 million and \$218.9 million, respectively, and are recorded by the Water Board as contributed capital.

Utility Plant-in-Service

All water and sewer related assets leased by the Water Board from the City are recorded at actual and estimated historical cost, net of depreciation. All additions to utility plant-in-service are recorded at cost. Depreciation is computed on all utility plant-in-service using the straight-line method based upon estimated useful lives as follows:

	<u>Years</u>
Buildings	40-50
Water supply and wastewater treatment systems	15-50
Water distribution and sewage collection systems	15-75
Equipment	5-35

Depreciation on contributed utility plant-in-service is allocated to contributed capital after the computation of net income.

Debt Service

During fiscal year 1990, the Water Authority issued Series A revenue bonds in the aggregate amount of \$313.5 million and Series B revenue bonds in the aggregate amount of \$173.5 million, which reflects capital appreciation bonds at the matured value. Outstanding revenue bonds at June 30, 1990 and 1989 were \$2.5 billion and \$2.1 billion, respectively, reflecting capital appreciation bonds at their matured value.

The following table summarizes future debt service requirements as of June 30, 1990:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
	(in thousands)		
Fiscal year ending June 30:			
1991	\$ 37,985	\$ 154,071	\$ 192,056
1992	40,310	150,678	190,988
1993	46,865	148,124	194,989
1994	49,935	145,054	194,989
1995	53,300	141,694	194,994
Thereafter until 2020	2,291,814	2,079,314	4,371,128
Total	\$2,520,209	\$2,818,935	\$5,339,144

The interest rates on the outstanding bonds as of June 30, 1990 and 1989 ranged from 5.0% to 9.0% and from 4¾% to 9.0%, respectively.

The following is a summary of revenue bond transactions of the Water Authority for the year ended June 30, 1990:

	<u>Balance</u>				<u>Balance</u>
	July 1, 1989	<u>Issued</u>	<u>Retired</u>		June 30, 1990
	(in thousands)				
Revenue bonds	\$2,059,824	\$487,005	\$26,620		\$2,520,209

In fiscal year 1987, the Water Authority defeased in substance \$162.2 million of revenue bonds. As of June 30, 1990, none of the defeased bonds had been retired from the assets of the escrow account.

Restricted Assets

Proceeds from the issuance of debt and funds set aside for the operation and maintenance of the water and sewer system are classified as restricted assets since their use is limited by applicable bond indentures.

Changes in Contributed Capital

Changes in contributed capital for the fiscal years ended June 30, 1990 and 1989 are as follows:

	<u>1990</u>	<u>1989</u>
	(in thousands)	
Balances, July 1	\$5,140,995	\$4,991,411
Plant and equipment contributed	153,543	218,913
Allocation of depreciation to contributed capital	<u>(70,426)</u>	<u>(69,329)</u>
Balances, June 30	<u>\$5,224,112</u>	<u>\$5,140,995</u>

Operating Revenues

Revenues are based on billings at rates imposed by the Water Board that are applied to customers' consumption of water and sewer service and include accruals based upon estimated usage not billed during the fiscal year.

Commitments and Contingencies

Legal Contingencies

The City is a defendant in a number of lawsuits pertaining to the Water and Sewer System. As of June 30, 1990, claims in excess of \$3.4 billion were outstanding against the City for which the City estimates its potential future liability to be \$276 million. Accordingly, this amount is included in the City's General Long-term Obligations Account Group.

Construction

The Water and Sewer System has contractual commitments of approximately \$1.2 billion at June 30, 1990, for water and sewer projects.

N. EXPENDABLE TRUST FUNDS

The New York Police Department maintains the Police Officers' Variable Supplements Fund and the Police Superior Officers' Variable Supplements Fund. These Funds operate pursuant to the provisions of Title 13, Chapter 2, of the Administrative Code of The City of New York beginning fiscal year 1971.

The Police Officers' Variable Supplements Fund provides supplemental benefits to police officers who are service retirees of the New York Police Department Pension Fund—Article 1 or Article 2, and who retired on or after October 1, 1968.

The Police Superior Officers' Variable Supplements Fund provides supplemental benefits to any member of the uniformed force of the New York Police Department holding the rank of sergeant or higher, or detective, and is a service retiree of the New York Police Department Pension Fund—Article 1 or Article 2, and retired on or after October 1, 1968.

NOTES TO FINANCIAL STATEMENTS, Continued

The New York Fire Department maintains the Firefighters' Variable Supplements Fund and the Fire Officers' Variable Supplements Fund. These Funds operate pursuant to the provisions of Title 13, Chapter 3, of the Administrative Code of The City of New York beginning fiscal year 1971.

The Firefighters' Variable Supplements Fund provides supplemental benefits to firefighters who are service retirees of the New York Fire Department Pension Fund—Article 1 or Article 1-B, and who retired on or after October 1, 1968.

The Fire Officers' Variable Supplements Fund provides supplemental benefits to all members of the uniformed force holding the rank of lieutenant or higher and all pilots and marine engineers (uniformed) who are service retirees of the New York Fire Department Pension Fund—Article 1 or Article 1-B, and who retired on or after October 1, 1968.

The Administrative Code provides that the New York Police Department Pension Fund—Article 2 and the New York Fire Department Pension Fund—Article 1-B pay to the respective variable supplements funds an amount equal to any cumulative hypothetical gain on equity investments. The cumulative hypothetical gain is the earnings on equity investments which exceeds what the earnings might have been had such funds been invested in fixed income investments, less any cumulative hypothetical deficiencies. For fiscal year 1990, there were cumulative hypothetical gains on equity investments for the New York Police Department Pension Fund—Article 2 and the New York Fire Department Pension Fund—Article 1-B. The June 30, 1990 cumulative hypothetical gains on equity investments are as follows:

	<u>Amount</u> (in millions)
Police Superior Officers' Variable Supplements Fund	\$15.8
Police Officers' Variable Supplements Fund	2.2
Fire Officers' Variable Supplements Fund	9.4
Firefighters' Variable Supplements Fund	<u>17.3</u>
Total	<u>\$44.7</u>

As a result of labor negotiations, legislation effective July 1, 1988 pertaining to the Police Officers' Variable Supplements Fund and the Firefighters' Variable Supplements Fund provides, among other things, for a fixed annual supplemental benefit payment and a change in the way hypothetical gains or losses are computed and thus the payments to the funds will be affected. The revisions to these variable supplements funds will initiate a City guaranteed payment which is estimated to be offset over time by future hypothetical gains. The present value of accumulated benefits as of June 30, 1990 is as follows:

	<u>Amount</u> (in millions)
Police Officers' Variable Supplements Fund	\$620
Firefighters' Variable Supplements Fund	<u>283</u>
Total	<u>\$903</u>

In addition, the legislation establishing the fixed annual benefit required a transfer of 15% of the assets of the Police Officers' Variable Supplements Fund and the Firefighters' Variable Supplements Fund as of July 1, 1988, but not exceeding the sum of \$75 million and \$27 million, respectively, to the General Fund. Accordingly, these amounts were recognized in the Expendable Trust Funds, and General Fund for fiscal year 1989, and were transferred.

NOTES TO FINANCIAL STATEMENTS, Continued

O. DEFERRED COMPENSATION PLAN FOR EMPLOYEES OF THE CITY OF NEW YORK AND RELATED AGENCIES AND INSTRUMENTALITIES (DCP)

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. DCP is available to certain employees of The City of New York and related agencies and instrumentalities. It permits them to defer a portion of their salary until future years. The compensation deferred is not available to employees until termination, retirement, death, or unforeseen emergency (as defined by the Internal Revenue Service).

All amounts of compensation deferred, all property and rights purchased with those amounts, and all income attributable to those amounts, are (until paid or made available to the employee or beneficiary) solely the property and rights of the City (without being restricted to the provisions of benefits under DCP), subject to the claims of the City's general creditors. Participants' rights under the DCP are equal to the fair market value of the deferred account for each participant.

It is the opinion of the City's legal counsel that the City has no liability for losses under the DCP but does have the duty of due care that would be required of an ordinary prudent investor. The City believes that it is unlikely that it will use the assets to satisfy the claims of general creditors in the future.

Investments are managed by the DCP's trustee under one of four investment options or a combination thereof. The choices of the investment options are made by the participants.

The following is a summary of the increases and decreases of the fund for the year ended June 30, 1990:

	<u>Amount</u> (in thousands)
Fund assets at July 1, 1989	\$195,295
Deferrals of compensation	118,776
Earnings and adjustment to market value	26,065
Payments to eligible participants and beneficiaries	(10,395)
Administrative expenses	<u>(1,133)</u>
Fund assets at June 30, 1990	<u>\$328,608</u>

P. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

The City's OPEB provides basic medical and hospitalization (health care) benefits to eligible retirees and dependents at no cost to the participants. To qualify, retirees must: (i) have worked for the City with at least five years of credited service as a member of an approved pension system, (ii) have been employed by the City or a City related agency prior to retirement, (iii) have worked regularly for at least twenty hours a week prior to retirement and (iv) be receiving a pension check from a retirement system maintained by the City or another system approved by the City. The City's OPEB expense is recorded on a pay-as-you-go basis.

The amount expended for health care benefits for fiscal years 1990 and 1989 is as follows:

	1990		1989	
	<u>Active</u>	<u>Retired</u>	<u>Active</u>	<u>Retired</u>
Number of employees	329,830	140,835	322,897	143,731
Cost of health care (in thousands)	\$719,468	\$216,948	\$619,049	\$207,353

Q. PENSION SYSTEMS

Plan Descriptions

The City sponsors or participates in pension systems providing benefits to its employees. The pension systems function in accordance with existing State statutes and City laws. Each system combines features of a defined benefit pension plan with those of a defined contribution pension plan. Contributions are made by the employers and the employees.

The majority of City employees are members of one of the following five major actuarial pension systems:

1. New York City Employees' Retirement System (NYCERS), a cost-sharing multiple-employer public employee retirement system, for employees of the City not covered by one of the other pension systems and employees of certain component units of the City and certain other government units.

2. New York City Teachers' Retirement System-Qualified Pension Plan (TRS), a cost-sharing multiple-employer public employee retirement system for teachers in the public schools of the City and certain other specified school and college members.

3. New York City Board of Education Retirement System-Qualified Pension Plan (BERS), a single employer public employee retirement system, for nonpedagogical employees of the Board of Education.

4. New York Police Department Pension Fund—Article 2 (POLICE), a single employer public employee retirement system, for full-time uniformed employees of the Police Department.

5. New York Fire Department Pension Fund—Article 1-B (FIRE), a single employer public employee retirement system, for full-time uniformed employees of the Fire Department.

At June 30, 1990, the pension systems membership consisted of:

	<u>NYCERS</u>	<u>TRS</u>	<u>BERS</u>	<u>POLICE</u>	<u>FIRE</u>	<u>TOTAL</u>
Retirees and beneficiaries currently receiving benefits	114,018	38,826	4,257	28,726	10,853	196,680
Terminated but not receiving benefits	4,718	1,559	102	65	6	6,450
Total	<u>118,736</u>	<u>40,385</u>	<u>4,359</u>	<u>28,791</u>	<u>10,859</u>	<u>203,130</u>
Current employees:						
Vested	71,213	46,728	3,119	6,744	4,483	132,287
Nonvested	125,188	41,735	18,693	19,509	7,346	212,471
Total	<u>196,401</u>	<u>88,463</u>	<u>21,812</u>	<u>26,253</u>	<u>11,829</u>	<u>344,758</u>

The pension systems provide pension benefits to retired employees based on salary and length of service. In addition, the pension systems provide cost-of-living and other supplemental pension benefits to certain retirees and beneficiaries. In the event of disability during employment, participants may receive retirement allowances based on satisfaction of certain service requirements and other provisions. The pension systems also provide death benefits.

Subject to certain conditions, members become fully vested as to benefits upon the completion of 10 or 15 years of service. Permanent, full-time employees are required to become members of the pension systems upon employment with the exception of NYCERS. Permanent full-time employees who are eligible to participate in NYCERS are required to become members within six months of their employment but may elect to become members earlier. Other employees who are eligible to participate in NYCERS may become members at their

NOTES TO FINANCIAL STATEMENTS, Continued

option. Upon termination of employment before retirement, certain members are entitled to refunds of their own contributions including accumulated interest less any loans outstanding.

The City's annualized covered and total annualized covered payroll for each system at June 30, 1990 are as follows:

	City's Annualized Covered Payroll	Total Annualized Covered Payroll
	(in millions)	
NYCERS	\$3,131	\$ 5,821
TRS	2,826	2,944
BERS	418	418
POLICE	1,242	1,242
FIRE	592	592
Total	<u>\$8,209</u>	<u>\$11,017</u>

The annualized covered payrolls were reduced by excluding all pending withdrawals (five year outs, et al.). In addition, salaries were increased for some members to reflect overtime earnings. No salaries are included for other members not on the payroll at June 30, 1990, who are valued for accrued benefits only.

Funding Status and Progress

The amount shown as "pension benefit obligation" (PBO) is a standardized disclosure measure of the present value of pension benefits, adjusted for the effects of projected salary increases, estimated to be payable in the future as a result of employee service-to-date. The measure is the actuarial present value of credited projected benefits, prorated on service, and is intended to help users assess the pension systems' funding status on a going-concern basis, assess progress made in accumulating sufficient assets to pay benefits when due, and make comparisons among public employee retirement systems. The measure is independent of the actuarial funding method used to determine contributions to the pension systems.

An actuarial valuation, including a review of the continued reasonableness of the actuarial assumptions, is performed annually as of June 30, for each of the five major actuarial systems. The latest valuation to determine the pension benefit obligation was made as of June 30, 1990.

The more significant assumptions used in the June 30, 1990 and June 30, 1989, calculations of the pension benefit obligations are as follows:

Assumed rate of return on investments	8.25% (4% for benefits payable under the variable annuity programs).
Mortality basis	Tables based on current experience.
Turnover	Tables based on current experience.
Retirement	Tables based on current experience, varies from earliest age a member is eligible to retire until age at end of tables.
Asset Valuation	For NYCERS, POLICE and FIRE, the asset valuation method for the entire portfolio (equities and fixed income) is a typical five-

NOTES TO FINANCIAL STATEMENTS, Continued

year average market value method. However, if the asset value calculated in this manner exceeds 120% or is less than 80% of market value on the valuation date, then it is lowered or raised to 120% or 80% of market value, respectively. The deferred charge account was also eliminated. For TRS and BERS, the asset valuation method for funds other than those of the variable annuity programs is the same as above. For assets of the variable annuity funds, current market value is used.

Salary In general, merit and promotion component averages 1% per year plus assumed general wage increase of 5.5% per year (for BERS, the assumed general wage increase is 6.0% per year as of June 30, 1989 and 5.5% per year as of June 30, 1990).

Unfunded actuarial accrued liabilities A portion of the frozen initial actuarial accrued liability as of June 30, 1975 remaining unfunded as of June 30, 1980, is being amortized over a 35-year period beginning July 1, 1980. Other components of the unfunded actuarial accrued liability are being amortized over 10 to 40 years.

The following is a comparison of the pension benefit obligation and net assets available for benefits for the five major actuarial pension systems as of June 30, 1990:

	Retirees and beneficiaries currently receiving benefits and terminated vested participants not yet receiving benefits	Current Employees			Total pension benefit obligation	Net assets available for benefits	Unfunded pension benefit obligation
		Accumulated employee contributions including allocated investment income	Employer-financed vested	Employer-financed nonvested			
(in millions)							
NYCERS	\$ 9,520.9	\$1,349.0	\$ 4,902.4	\$3,416.4	\$19,188.7	\$17,648.8	\$1,539.9
TRS	5,638.3	1,400.0	5,688.0	2,531.8	15,258.1	13,789.4	1,468.7
BERS	287.1	74.0	203.7	129.8	694.6	597.6	97.0
POLICE	4,621.6	320.0	1,500.5	1,451.9	7,894.0	6,235.4	1,658.6
FIRE	2,036.5	76.0	905.8	751.5	3,769.8	2,437.1	1,332.7
Total	<u>\$22,104.4</u>	<u>\$3,219.0</u>	<u>\$13,200.4</u>	<u>\$8,281.4</u>	<u>\$46,805.2</u>	<u>\$40,708.3</u>	<u>\$6,096.9</u>

Investments in marketable fixed income securities are recorded at cost or amortized cost, plus accrued interest. Securities purchased pursuant to agreements to resell are carried at the contract price, exclusive of interest, at which the securities will be resold. Marketable equity securities are carried at market. Realized gains or losses on sales of securities are based on the average cost of securities.

NOTES TO FINANCIAL STATEMENTS, Continued

The market value of net assets available for benefits as of June 30, 1990 is as follows:

	<u>Amount</u>
	(in millions)
NYCERS.....	\$17,701.1
TRS	13,819.0
BERS	598.4
POLICE.....	6,244.6
FIRE.....	2,440.9
Total	<u>\$40,804.0</u>

The pension benefit obligation for the active participants is based on current salaries with projected increases to retirement.

The City also has three pension systems closed to active members, whose retirees and beneficiaries are not covered by any of the five major actuarial pension systems. The pension benefit obligation for these three pension systems as of June 30, 1990 is approximately \$411 million. These three pension systems are funded by the City on a pay-as-you-go basis. The City's contribution for these three pension systems for fiscal year 1990 amounted to \$91 million.

The net assets for benefits shown in the City's financial statements exclude the accrued pension contribution of \$2.741 billion for amortization of the two-year payment lag reported in the General Long-term Obligations Account Group, \$120 million reported in the Enterprise Funds and \$408 million from other government units. Prior to fiscal year 1981, pension contributions had been made on a statutory basis which reflected pension costs incurred two years earlier and a phase-in of certain actuarial assumptions. The City's liability resulting from the two-year lag is being amortized over 40 years. The City's expenditure for pension costs for the year ended June 30, 1990, included the ninth contribution to amortize this liability resulting from the two-year lag.

Contributions Required and Contributions Made

The City's funding policy is to provide for periodic employer contributions at actuarially determined rates that, expressed as percentages of annualized covered payroll, are designed to accumulate sufficient assets to pay benefits when due.

The frozen entry age actuarial cost method of funding with 35-year amortization of revised unfunded frozen initial accrued liabilities (reduced by unfunded accrued liability adjustments amortized over periods ranging from 10 to 30 years) is utilized by the pension systems' actuary to calculate the contributions from the employers. Under this method, the excess of the actuarial present value of projected benefits over the sum of the actuarial value of assets plus the unfunded frozen actuarial accrued liability is allocated over future earnings. Contributions are accrued by the pension systems and are funded by the employers on a current basis and amounted to \$2.0 billion and \$2.1 billion at June 30, 1990 and 1989, respectively.

Actuarial assumptions used to compute the pension benefit obligation are the same as those used to compute the contribution requirements.

The City's expenditures for pension costs, for the years ended June 30, 1990 and 1989 were approximately \$1.8 billion and were equal to the amounts recommended by the pension systems' actuary.

NOTES TO FINANCIAL STATEMENTS, Continued

The City's pension expenditures recommended by the actuary for June 30, 1990, were as follows:

	Expenditures for		Expenditures as a percentage of City annualized covered payroll
	Normal cost	Amortization of actuarial accrued liability (in millions)	
NYCERS	\$289.4	\$211.9	\$ 501.3*
TRS	242.0	184.5	426.5*
BERS	23.2	11.8	35.0
POLICE	292.2	185.2	477.4
FIRE	130.7	122.4	253.1
OTHER	NA	NA	112.6
Total			<u>\$1,805.9</u>

* NYCERS and TRS are cost-sharing multiple-employer public employee retirement systems. The City's total actuarially determined contributions as a percent of contributions for all employers to NYCERS and TRS were 60.12% and 96.08%, respectively.

NA: Not Available.

Included in the above total is approximately \$48.7 million of payments (net of revenue received from the State as reimbursement) for State employees in the City's pension systems and payments made on behalf of certain employees in the New York City Transit Authority and the New York City Housing Authority. These payments and the related reimbursements are recorded as either expenditures or revenues in individual program categories rather than as pension expenditures in the Combined Statement of Revenues, Expenditures and Changes in Fund Balance.

Other pension expenditures represent contributions to other actuarial and pay-as-you-go pension systems for certain employees, retirees and beneficiaries not covered by any of the five major actuarial pension systems. The City also contributes per diem amounts into certain union-administered annuity funds. Employee contributions for the current year amounted to:

	Employee Contributions (in thousands)	Employee contributions as a percentage of total annualized covered payroll
NYCERS	\$112,455	1.9%
TRS	57,203	1.9
BERS	7,475	1.8
POLICE	15,994	1.3
FIRE	11,812	2.0
Total	<u>\$204,939</u>	

In fiscal year 1988, legislation was enacted to create four variable supplements funds for the Housing Police and the Transit Police to be funded by a percentage of the cumulative hypothetical gain from NYCERS. The cumulative hypothetical gain is the earnings on equity investments which exceeds what the earnings might have been had such funds been invested in fixed income investments, less any cumulative hypothetical deficiencies.

NOTES TO FINANCIAL STATEMENTS, Continued

In fiscal year 1990, the percentage of the cumulative hypothetical gains on equity investments was \$8.9 million.

Trend Information

Trend information for the three years ended June 30, 1990, 1989 and 1988 is as follows:

	<u>1990</u>	<u>1989</u>	<u>1988</u>
Net assets available for benefits as a percentage of pension benefit obligation(a):			
NYCERS	92.0%	88.4%	83.2%
TRS	90.4	91.9	90.6
BERS	86.0	83.9	82.1
POLICE	79.0	74.9	69.4
FIRE	64.6	62.5	56.4
Unfunded pension benefit obligation as a percentage of total annualized covered payroll(a):			
NYCERS	26.5%	38.2%	55.9%
TRS	49.9	41.7	43.9
BERS	23.2	35.8	57.3
POLICE	133.5	159.0	179.9
FIRE	225.0	227.1	249.9
Employer contributions (all made in accordance with actuarially determined requirements) as a percentage of total annualized covered payroll:			
NYCERS	14.3%	15.1%	16.2%
TRS	15.1	15.6	18.6
BERS	8.4	9.8	14.6
POLICE	38.4	45.1	41.7
FIRE	42.7	46.3	40.8

(a) The PBO is the actuarial present value of credited projected benefits produced by the credited projected benefit attribution approach prorated on service as required by GASB Statement No. 5.

Ten-year historical trend information is presented in the pension systems' separately issued publicly available financial statements. The information is presented to enable the reader to assess the progress made by the pension systems in accumulating sufficient assets to pay pension benefits as they become due. Selected ten-year historical trend information on the pension systems is also presented in the statistical section of the City's Comprehensive Annual Financial Report.

On August 1, 1975, Women in City Government United, representing all retired and active female employees of the City and certain Covered Organizations, commenced a class action in the United States District Court for the Southern District of New York (the "Southern District") against the City, NYCERS and its officers and trustees and others. Plaintiffs alleged that certain retirement plans discriminate against female employees in violation of the United States Constitution and certain Federal statutes and regulations. On April 24, 1981, the Southern District granted plaintiffs' motion for summary judgment in regard to liability on their Federal statutory claim, but deferred judgment, pending a trial, as to appropriate relief to be granted. Through a combination of state legislation, administrative action and a court-approved consent decree, all claims of class members who retired on or after August 1, 1983 were settled, and mortality tables were revised to achieve gender neutrality and to reflect modern mortality experience. However, certain other issues concerning class members who retired prior

to August 1, 1983 remained pending. The 1985 Consent Decree applied only to NYCERS members who retired on or after August 1, 1983, because that was the effective date of a decision by the Supreme Court of the United States holding that Title VII of the Civil Rights Act of 1964 requires employer-sponsored pension plans to provide equal benefits for male and female employees (*Arizona v. Norris*). By Stipulation of Settlement and Dismissal signed January 9, 1989, the parties settled the remainder of the case (*i.e.*, all issues concerning plaintiffs who retired on or before July 31, 1983) for the sum of \$19 million. The Stipulation was approved by the Court, following distribution and notice of the settlement agreement and a hearing, on December 12, 1989. Final Judgment was entered on April 25, 1990. The settlement fund, including interest, was paid by the City (not NYCERS) in September 1990 to a settlement administrator, which will distribute it to the individual retirees and their estates pursuant to a complex formula approved by the Court. The issue of payment of attorneys' fees to plaintiffs' attorneys remains to be resolved.

R. CONTRACTUAL COMMITMENTS

At June 30, 1990, uncompleted contracts relating to projects of the Capital Projects Fund amounted to approximately \$5.2 billion.

Capital Requirements

To address the need for significant infrastructure and public facility capital investments, the City has prepared a ten-year capital spending program which contemplates expenditures of \$57.3 billion over fiscal years 1989 through 1998. To help meet its capital spending program, the City borrowed \$2.6 billion in the public credit markets in fiscal year 1990. The City plans to increase its public borrowings to \$4.3 billion (including water and sewer financing) in fiscal year 1991.

APPENDIX C

B R O W N & W O O D

**ONE WORLD TRADE CENTER
NEW YORK, N.Y. 10048**

555 CALIFORNIA STREET
SAN FRANCISCO, CA. 94104
TELEPHONE 415-398-3909
FACSIMILE 415-397-4621

TELEPHONE: 212-839-5300
FACSIMILE: 212-839-5599

815 CONNECTICUT AVENUE, N.W.
WASHINGTON, D.C. 20006
TELEPHONE: 202-223-0220
FACSIMILE: 202-223-0485

10900 WILSHIRE BOULEVARD
LOS ANGELES, CA. 90024
TELEPHONE 213-208-4343
FACSIMILE 213-208-5740

BLACKWELL HOUSE
GUILDHALL YARD
LONDON EC2V 5AB
TELEPHONE: 071-606-1888
FACSIMILE: 071-796-1807

June 13, 1991

**HONORABLE ELIZABETH HOLTZMAN
Comptroller
The City of New York
Municipal Building
New York, New York 10007**

Dear Comptroller Holtzman:

We have acted as bond counsel in connection with the issuance on this date by The City of New York (the "City"), a municipal corporation of the State of New York (the "State"), of \$675,000,000 General Obligation Bonds, Fiscal 1991 Series F (the "Bonds"). The City purposes for which some of the Tax-Exempt Bonds identified below are being issued are to be accomplished through voluntary organizations that are described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Organizations"), selected by the City and engaged in providing housing facilities (the "Projects").

The Bonds are issued pursuant to the provisions of the Constitution of the State, the Local Finance Law of the State, and the Charter of the City, and in accordance with a certificate of the Deputy Comptroller for Finance of the City dated the date hereof.

Based on our examination of existing law, such legal proceedings and such other documents as we deem necessary to render this opinion, we are of the opinion that:

1. The Bonds have been duly authorized, executed and issued in accordance with the Constitution and statutes of the State and the Charter of the City and constitute valid and legally binding obligations of the City for the payment of which the City has validly pledged its faith and credit, and all real property within the City subject to taxation by the City is subject to the levy by the City of ad valorem taxes, without limit as to rate or amount, for payment of the principal of and interest on the Bonds.

2. Interest on the Bonds is exempt from personal income taxes imposed by the State or any political subdivision thereof, including the City.

3. Except as provided in the following sentence, interest on the Bonds identified below (the "Tax-Exempt Bonds") is not includable in the gross income of the owners of the Tax-Exempt Bonds for purposes of Federal income taxation under existing law. Interest on the Tax-Exempt Bonds will be includable in the gross income of the owners thereof retroactive to the date of issue of the Tax-Exempt Bonds (a) in the event of a failure by the City or any of the Organizations to comply with applicable requirements of the Internal Revenue Code of 1986, as amended (the "Code"), and covenants regarding use, expenditure and investment of bond proceeds and the

timely payment of certain investment earnings to the United States Treasury or (b) with respect to each Organization, in the event that the \$150,000,000 limitation imposed by the Code on outstanding tax-exempt nonhospital bonds is exceeded within three years of the later of the date a Project is placed in service and the date of issue of the Bonds. The Organizations have covenanted, among other things, not to take any action that would cause interest on the Tax-Exempt Bonds to be includable in the gross income of the owners thereof. In rendering this opinion, we have relied upon the representations made by the Organizations with respect to material facts within the knowledge of the Organizations and upon the accompanying opinions of their counsel and we have made no independent investigation thereof.

Tax-Exempt Bonds

<u>Maturity</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Maturity</u>	<u>Amount</u>	<u>Interest Rate</u>
1992	\$23,000,000	7.20%	2007	\$17,335,000	8.40%
1993	23,000,000	7.70	2008	19,660,000	8.40
1994	23,000,000	7.80	2009	20,000,000	8.40
1995	23,000,000	8	2010	26,000,000	8¼
1997	20,455,000	8	2011	26,000,000	10
1998	20,455,000	8.10	2013	3,000,000	8¼
1999	30,675,000	8.10	2014	3,000,000	8¼
2000	30,680,000	3	2015	26,000,000	8¼
2001	8,065,000	8¼	2016	26,000,000	8¼
2002	17,335,000	8¼	2017	26,000,000	8¼
2003	17,335,000	8.20	2018	26,000,000	8¼
2004	17,335,000	8.20	2019	26,000,000	8¼
2005	17,335,000	8.40	2020	26,000,000	8¼
2006	17,335,000	8.40			

4. Interest on the Tax-Exempt Bonds is not a specific preference item for purposes of the Federal individual or corporate alternative minimum tax. The Code contains other provisions that could result in tax consequences, upon which we render no opinion, as a result of ownership of such Bonds or the inclusion in certain computations (including without limitation those related to the corporate alternative minimum tax and environmental tax) of interest that is excluded from gross income.

5. The difference between the principal amount of the Tax-Exempt Bonds maturing in 1994, 1997 through 2010, inclusive, and 2013 and thereafter, and the initial offering price of such Bonds to the public represents original issue discount which is excluded from gross income for Federal income tax purposes to the same extent as interest on the Tax-Exempt Bonds. The Code further provides that such original issue discount excluded as interest accrues in accordance with a constant interest method based on the compounding of interest, and that a holder's adjusted basis for purposes of determining a holder's gain or loss on disposition of such Bonds will be increased by the amount of such accrued interest.

The rights of the owners of the Bonds and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted, to the extent constitutionally applicable, and the enforcement of related contractual and statutory covenants of the City and the State may also be subject to the exercise of the State's police powers and of judicial discretion in appropriate cases.

Very truly yours,

NEW YORK CITYSAVERS

\$53,097,777.78 Coupon New York CitySavers, Series D
\$26,000,000.00 Principal New York CitySavers, Series D

The Underwriters intend to offer the New York CitySavers (the “New York CitySavers”) in book-entry form, as described below under “DTC Book-Entry Only System”. New York CitySavers are custodial receipts evidencing ownership of, and the right to receive a single specific interest (“Coupon New York CitySavers”) or principal (“Principal New York CitySavers”) payment with respect to, the non-callable, tax-exempt bonds (the “Bonds”) identified on the Cover Page of the Official Statement as being reoffered as New York CitySavers. The New York CitySavers are offered subject to prior sale, when, as and if delivered by the Underwriters, subject to rejection of orders in whole or in part, and subject to certain other conditions.

The Coupon New York CitySavers maturing on November 15, 1991 will be offered in minimum authorized denominations of \$4,222.22 (maturity value) for Coupon New York CitySavers or any integral multiple thereof. All other New York CitySavers will be offered in minimum authorized denominations of \$5,000 (maturity value) for Coupon New York CitySavers and \$5,000 (maturity value) for Principal New York CitySavers or any integral multiple thereof. The New York CitySavers will not be redeemable prior to their maturities.

\$53,097,777.78 Coupon New York CitySavers

<u>Maturity</u>	<u>Amount Payable at Maturity</u>	<u>Yield</u>	<u>Maturity</u>	<u>Amount Payable at Maturity</u>	<u>Yield</u>
November 15, 1991	\$1,097,777.78	7 %	May 15, 2002	\$1,300,000.00	8.40%
May 15, 1992	1,300,000.00	7.20	November 15, 2002	1,300,000.00	8.40
November 15, 1992	1,300,000.00	7.20	May 15, 2003	1,300,000.00	8.45
May 15, 1993	1,300,000.00	7.70	November 15, 2003	1,300,000.00	8.45
November 15, 1993	1,300,000.00	7.70	May 15, 2004	1,300,000.00	8.45
May 15, 1994	1,300,000.00	7.85	November 15, 2004	1,300,000.00	8.45
November 15, 1994	1,300,000.00	7.85	May 15, 2005	1,300,000.00	8.45
May 15, 1995	1,300,000.00	8	November 15, 2005	1,300,000.00	8.45
November 15, 1995	1,300,000.00	8	May 15, 2006	1,300,000.00	8.45
May 15, 1996	1,300,000.00	8.05	November 15, 2006	1,300,000.00	8.45
November 15, 1996	1,300,000.00	8.05	May 15, 2007	1,300,000.00	8.45
May 15, 1997	1,300,000.00	8.10	November 15, 2007	1,300,000.00	8.45
November 15, 1997	1,300,000.00	8.10	May 15, 2008	1,300,000.00	8.45
May 15, 1998	1,300,000.00	8.20	November 15, 2008	1,300,000.00	8.45
November 15, 1998	1,300,000.00	8.20	May 15, 2009	1,300,000.00	8.45
May 15, 1999	1,300,000.00	8.25	November 15, 2009	1,300,000.00	8.45
November 15, 1999	1,300,000.00	8.25	May 15, 2010	1,300,000.00	8.45
May 15, 2000	1,300,000.00	8.30	November 15, 2010	1,300,000.00	8.45
November 15, 2000	1,300,000.00	8.30	May 15, 2011	1,300,000.00	8.45
May 15, 2001	1,300,000.00	8.35	November 15, 2011	1,300,000.00	8.45
November 15, 2001	1,300,000.00	8.35			

\$26,000,000.00 Principal New York CitySavers

<u>Maturity</u>	<u>Amount Payable at Maturity</u>	<u>Yield</u>
November 15, 2011	\$26,000,000	8.45%

The Bonds will be deposited, at or prior to the delivery of the related New York CitySavers, with Chemical Bank, N.A., as Custodian (the "Custodian") for the benefit of the owners of New York CitySavers, pursuant to a Custody Agreement to be dated as of June 13, 1991 (the "Custody Agreement") between the Custodian and Goldman, Sachs & Co., acting on behalf of itself and the Underwriters, as depositor (the "Depositor"). The Bonds underlying the New York CitySavers will be deposited with the Custodian by the Depositor in book-entry form and will be held for the Custodian by DTC in the DTC book-entry only system. The Bonds and all money received as interest and principal shall be kept in special accounts separate from the general assets of the Custodian.

Each Coupon New York CitySaver represents the right to receive a single payment of the face amount of such New York CitySaver at the date of the semiannual interest payment on the underlying Bond represented thereby. Each Principal New York CitySaver represents the right to receive a single payment of the face amount of such New York CitySaver at the maturity date of the underlying Bond. The person in whose name a New York CitySaver is recorded (the "Holder") will be the beneficial owner of all or a portion of the underlying Bond and will have all the rights and privileges of owners of such Bond, including the right to receive principal of and/or interest on such Bond, except that, in the absence of a default on such Bond, the Custodian will be required to hold the Bond on behalf of the Holder. Holders of New York CitySavers, as the beneficial owners, will have the right, upon default by the City in making required interest or principal payments on the underlying Bonds, to proceed directly and individually against the City, in whatever manner is deemed appropriate. In such event the Holder will not be required to act in concert with other Holders or through the Custodian. The Custodian will not be authorized to assert the rights and privileges of the Holders of New York CitySavers upon a default and will have no duty to do so, except as specified in "DESCRIPTION OF NEW YORK CITYSAVERS—Default".

Coupon New York CitySavers and Principal New York CitySavers will be offered at substantial discounts from their face amounts. See "INCOME TAX CONSIDERATIONS" for a discussion of certain Federal income tax consequences.

Neither the Custodian nor the Depositor will be responsible for the payments due on the New York CitySavers, except that the Custodian is obligated to apply all payments received in respect of Bonds held in custody to the New York CitySavers to which such payments relate without making any deductions, other than any applicable tax withholding or governmental charges required to be withheld from such payment by the Custodian and to compensate the Custodian for certain expenses incurred to determine the ownership of disputed payments in the event of a default. See "DESCRIPTION OF NEW YORK CITYSAVERS—Default".

DTC BOOK-ENTRY ONLY SYSTEM

DTC will act as securities depository (the "DTC Book-Entry Only System") for the New York CitySavers (the "Depository BEOs") and will hold the New York CitySavers of DTC Participants, which include securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations. For further information concerning DTC and the DTC Participants, see "Section II: THE BONDS—Book-Entry Only System" in the Official Statement.

The New York CitySavers will be issued as registered New York CitySavers. One New York CitySaver in the aggregate face amount of each maturity of Coupon New York CitySavers and Principal New York CitySavers will be registered in the name of Cede & Co., as nominee for DTC. DTC Participants will be credited in the records of DTC with the amount of such Participants' interests in the New York CitySavers. The ownership interest of each beneficial owner of the New York CitySavers will be recorded, directly or indirectly, through the records of the DTC Participants. Transfers of Depository BEOs will be accomplished, directly or indirectly, by book entries made by DTC Participants. Beneficial owners will not receive certificates representing their New York CitySavers, except upon termination of the DTC Book-Entry Only System or otherwise as may be specifically provided in the Custody Agreement.

Payments on the Depository BEOs will be made by the Custodian to DTC. Upon receipt of moneys, DTC's current practice is to credit the accounts of the DTC Participants in accordance with

their respective holdings shown on the records of DTC. Payments by DTC Participants to beneficial owners will be governed by standing instructions and customary practices, as is now the case with municipal securities held for the accounts of customers in bearer form or registered in "street name", and will be the responsibility of such DTC Participants and not of DTC or the Custodian, subject to any statutory and regulatory requirements as may be in effect from time to time.

If DTC determines that it is unwilling or unable to discharge its responsibilities, the Custodian and DTC will cooperate to arrange for a substitute securities depository or to make available New York CitySavers certificates to the beneficial owners of the Depository BEOs in the manner described in the Custody Agreement. If the Depositor determines it to be in the best interests of the beneficial owners of Depository BEOs that they be able to obtain New York CitySavers certificates, the Custodian and DTC shall cooperate to make such New York CitySavers certificates available in accordance with the terms of the Custody Agreement. Under such circumstances, payments of Coupon New York CitySavers and Principal New York CitySavers will be made as described under "DESCRIPTION OF NEW YORK CITYSAVERS—Payment of Coupon New York CitySavers and Principal New York CitySavers", and transfers and exchanges of New York CitySavers will be made as described under "DESCRIPTION OF NEW YORK CITYSAVERS—Transfer and Exchange of New York CitySavers when held as Physical Certificates".

DESCRIPTION OF NEW YORK CITYSAVERS

Sale and Delivery of New York CitySavers

The purchase price of each New York CitySaver will be at a discount from the face amount. For purposes of calculating the yield on the New York CitySavers being offered hereby, the payment of the face amount to be received on each such New York CitySaver at its stated due date will represent repayment of the initial purchase price plus interest compounded semiannually on such investment over the life of such New York CitySaver.

The New York CitySavers will be made available to investors in minimum authorized denominations or any integral multiple thereof in book-entry form through DTC.

Secondary Market

There is no assurance that a secondary market will develop and be maintained for New York CitySavers.

The purchase at a discount of obligations not bearing current interest, such as the New York CitySavers, will likely result in greater price volatility than the purchase of an obligation bearing current interest.

Payment of Coupon New York CitySavers and Principal New York CitySavers

There will not be any periodic interest payments on Coupon New York CitySavers or Principal New York CitySavers. Each New York CitySaver represents the right to receive a single payment in the face amount of such New York CitySaver at its maturity or scheduled payment.

Payments on New York CitySavers in book-entry form will be made through DTC. See "DTC BOOK-ENTRY ONLY SYSTEM". Upon surrender of New York CitySavers issued in certificate form at maturity at the office of the Custodian located at 55 Water Street, New York, New York (the "Corporate Trust Office"), the Custodian shall pay to the Holder thereof, in lawful money of the United States of America, the entire amount of the related payment received by the Custodian, less any taxes or governmental charges required to be withheld from such payment by the Custodian.

Transfer and Exchange of New York CitySavers when held as Physical Certificates

The Custodian shall maintain a register of the Holders of New York CitySavers issued in certificate form. The Coupon New York CitySavers maturing on November 15, 1991 will be issued in minimum authorized denominations of \$4,222.22 (maturity value) for Coupon New York CitySavers or any

integral multiple thereof. All other New York CitySavers will be issued in minimum authorized denominations of \$5,000 (maturity value) for the Coupon New York CitySavers and \$5,000 (maturity value) for Principal New York CitySavers or any integral multiple thereof. New York CitySavers issued in certificate form will be transferable only on the books of the Custodian upon presentation at its Corporate Trust Office.

At the option of the Holder, New York CitySavers issued in certificate form may be exchanged for New York CitySavers of like aggregate face amounts and maturities in different authorized denominations upon surrender of the New York CitySavers to be exchanged at the Corporate Trust Office of the Custodian.

All New York CitySavers delivered upon any transfer or exchange will evidence the same obligations and will be entitled to the same rights and privileges as the New York CitySavers surrendered.

Upon any transfer or exchange of New York CitySavers issued in certificate form, the Custodian may require payment by the Holder requesting such action of a sum sufficient to cover any tax or governmental charge that may be imposed in connection with such transfer or exchange. Upon any exchange of New York CitySavers issued in certificate form, the Custodian may require payment by the Holder requesting such action of the then applicable service charge of the Custodian.

Withdrawal of Underlying Bonds

Any Holder of New York CitySavers representing the principal of and all unmatured interest on any of the Bonds may withdraw the Bond evidenced thereby by surrendering such New York CitySavers at the Custodian's Corporate Trust Office. The Bond shall be delivered to such Holder by book-entry credit or in such manner as may be permitted by the City, as issuer of the Bond. If the Bond is no longer available through the DTC Book-Entry Only System, the Custodian shall request the City to deliver to the Custodian in certificate form the Bond evidenced by the New York CitySavers so surrendered for withdrawal. If the requested Bond is received within a reasonable time, the Custodian shall deliver such Bond to such Holder without unreasonable delay or, if the requested Bond is not received within a reasonable time, the Custodian shall redeliver the surrendered New York CitySavers to such Holder.

Delivery of a Bond in certificate form, or redelivery of any New York CitySavers pursuant to the preceding paragraph, shall be made by the Custodian at its Corporate Trust Office, except that, at the request, risk and expense of the Holder surrendering such New York CitySavers, and for the account of the Holder thereof, such delivery may be made at such other place as may be designated by such Holder.

Upon any withdrawal of a Bond or Bonds, the Custodian may require payment of a service charge by the Holder, as well as a sum sufficient to cover any tax or governmental charge that may be imposed in connection therewith.

Default

If the Custodian receives written notice of a default in the payment of any interest or principal which is evidenced by a New York CitySaver, the Custodian shall promptly give notice to DTC and the Holders thereof. The notice to DTC shall be in the form required by the Custody Agreement, and the notice to other Holders shall set forth (a) the identity of the series of Bonds, (b) the date and nature of such default, (c) the face amount of principal or interest in default, (d) the numbers of the New York CitySavers evidencing the interest or principal in default and (e) any other information which the Custodian may deem appropriate.

Upon default on the payment of a Bond to which a New York CitySaver relates, the Holder, as the real party in interest, shall have the right to proceed against the City, as issuer of the Bond. Neither the Custodian nor the Depositor is authorized to assert the rights and privileges of the Holder to proceed against the City on any Bond in the event of a default or to assert the rights and privileges of Holders of New York CitySavers nor has any duty to do so.

In the event of receipt of moneys or other property after default, the Custodian shall promptly give notice to the Holders of affected New York CitySavers. Such notice shall state that, not later than ninety (90) days after the receipt of such moneys or other property, the Custodian shall distribute such moneys or other property in accordance with the characterization given such payment by the City, as issuer of the Bonds. Unless otherwise specified by the City, interest shall be allocated to Coupon New York CitySavers in order of maturity and pro rata within a maturity. Principal shall be allocated to Principal New York CitySavers, pro rata. If no characterization is made or the characterization is not clear, the Custodian shall bring an action in a court of competent jurisdiction within the State of New York seeking to have such court determine the relative rights of the Holders of New York CitySavers to any such payments. The expenses of such action incurred by the Custodian shall be paid by the Holders of such New York CitySavers to the extent of the payments received by the Custodian.

THE CUSTODIAN AND THE CUSTODY AGREEMENT

The following is a description of certain provisions of the Custody Agreement.

The Bonds will be held by the Custodian on behalf of the Holders of the related New York CitySavers pursuant to the Custody Agreement. The Custodian will establish a separate custody account for the Bonds underlying the New York CitySavers. The Bonds will be held for the Custodian in the DTC Book-Entry Only System with DTC, except as otherwise provided in the Custody Agreement.

Neither the Custodian nor the Depositor is responsible for the payments due on the New York CitySavers. The Custodian will apply all payments received in respect of the Bonds to the Holders of the related New York CitySavers in accordance with the Custody Agreement without making any deductions other than any applicable tax withholding or governmental charges required to be withheld from such payment by the Custodian and certain expenses incurred to determine the ownership of disputed payments in the event of a default. See “DESCRIPTION OF NEW YORK CITYSAVERS—Default” and “INCOME TAX CONSIDERATIONS”.

Custody accounts established for the Bonds relating to each series of New York CitySavers and moneys received as interest and principal thereon will be special accounts separate from the general assets of the Custodian. Such Bonds and money will not be subject to any right, charge, security interest, lien or claim of any kind in favor of the Custodian or any person claiming through it, except as described in “DESCRIPTION OF NEW YORK CITYSAVERS—Default”, and the Custodian will not have the power or authority to assign, transfer, pledge or otherwise dispose of any of the assets of the custody accounts to any person, except to Holders in accordance with the Custody Agreement and except as described in “DESCRIPTION OF NEW YORK CITYSAVERS—Default”.

New York CitySavers deposited in the DTC Book-Entry Only System will be transferred in accordance with procedures described in “DTC BOOK-ENTRY ONLY SYSTEM”. The New York CitySavers in certificate form will be registered on the books of the Custodian, and transfers may be effected only by surrender of a New York CitySavers certificate at the office of the Custodian.

In the event of any action requiring a vote of the holders of any Bonds, the Custodian shall deliver to the Holders of Principal New York CitySavers related to such Bonds its proxy for such vote, returnable to the Custodian, who shall vote solely in accordance with such proxies. The Custodian shall not take any action as the nominal holder or owner of any of the Bonds without the affirmative direction of the holders of a majority in interest of the face amount of the Principal New York CitySavers related thereto after notifying such Holders of such action.

The Custodian will maintain a fidelity bond in such reasonable form and amount as shall protect the Holders against losses resulting solely from the custody arrangements described in the Custody Agreement, including losses due to dishonest or fraudulent action by its employees. Such fidelity bond will not protect against the risk of Bond defaults.

The Custody Agreement provides that the Depositor shall compensate the Custodian, pay its reasonable expenses and indemnify the Custodian against any liabilities or losses, except where incurred due to the negligence of the Custodian arising out of the Custody Agreement.

The Custodian and the Depositor may amend the Custody Agreement without the consent of the Holders to cure any ambiguity; to provide for issuance at a future date of New York CitySavers in bearer form, if and when the U.S. tax laws so permit; to correct or supplement any provision contained therein which may be defective or inconsistent with any provision therein; or to make or implement any other provision with respect to matters or questions arising under the Custody Agreement which shall not adversely affect the interests of any Holder.

The Custodian may at any time resign as Custodian, such resignation to take effect upon the appointment of a successor Custodian and its acceptance of such appointment, subject to the terms and conditions of the Custody Agreement. If no successor Custodian has been appointed within 30 days after the Custodian has given written notice of its election to resign to the Depositor, the Custodian may petition any court of competent jurisdiction for the appointment of a successor Custodian.

The Depositor may at any time remove the Custodian for cause under the Custody Agreement by written notice of its election to do so, delivered to the Custodian, and such removal shall take effect upon the appointment of a successor Custodian and its acceptance of such appointment, subject to the terms and conditions of the Custody Agreement.

In the event that the Custodian becomes incapable of acting, or is adjudged to be bankrupt or insolvent, or a receiver of the Custodian or of its property is appointed, or any public officer takes charge or control of the Custodian or of its property or affairs for the purpose of rehabilitation, conservation or liquidation, then the Custodian may be removed by court action instituted by any Holder of a New York CitySaver who has been a Holder for six months or by Holders of 10% of the face amount of New York CitySavers outstanding at such time.

The resignation or removal of the Custodian shall take effect only upon written acceptance by a successor Custodian of the rights and obligations of the Custodian under the Custody Agreement.

Any successor Custodian will be a commercial bank with trust powers or a trust company organized and doing business under the laws of the United States of America or the laws of the State of New York, having a combined capital and surplus of at least \$100,000,000, subject to supervision or examination by Federal or State authority and having its principal office and place of business in the City.

RATINGS

Standard & Poor's has rated the New York CitySavers A-. Moody's has rated the New York CitySavers Baa1. Such ratings reflect only the views of Standard & Poor's and Moody's from which an explanation of the significance of such ratings may be obtained. There is no assurance that either or both of such ratings will continue for any given period of time or that either or both will not be revised downward or withdrawn entirely. Any such downward revision or withdrawal could have an adverse effect on the market prices of the New York CitySavers. For additional information concerning the rating history of the City, see "SECTION IX: OTHER INFORMATION—Ratings" in the Official Statement.

INCOME TAX CONSIDERATIONS

The following summary is based on laws, regulations, and decisions now in effect, all of which are subject to change. Certain provisions of the Internal Revenue Code of 1986, as amended (the "Code") that may be applicable to this transaction were enacted or substantially modified in 1986 and 1988. Because no final regulations, revenue rulings, or judicial decisions have been issued that provide definite interpretations of these provisions in this context, substantial uncertainty exists in the application of these provisions to the New York CitySavers and, especially, to New York CitySavers purchased in the secondary market. Purchasers should be aware that changes in, or clarifications of, the tax law that may be applicable to New York CitySavers, including the adoption of regulations under Code Section 1286, may occur after initial distribution of the New York CitySavers and may apply to holders of New York CitySavers at any time.

Further, this summary does not address all Federal income tax consequences of an investment in New York CitySavers applicable to particular categories of investors (such as dealers in securities), some of which may be subject to special rules. Potential investors should consult their tax advisors in determining the Federal, state, or local tax consequences to them of the purchase, ownership and disposition of New York CitySavers.

Characterization

The Bonds are part of a larger issue of City bonds (the “Fiscal 1991 Series F Bonds”) that are being offered by the Official Statement. As part of the initial offering of the Fiscal 1991 Series F Bonds to the public, the principal amount of the Bonds due at maturity and each of the semiannual interest payments on the Bonds up to and including the interest payment dates upon which the Bonds mature, are being sold separately to the public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of underwriters or wholesalers (the “underwriters”)), as the Principal New York CitySavers and Coupon New York CitySavers offered hereby. The Principal New York CitySavers and the Coupon New York CitySavers are being offered at prices that are less than the stated redemption price at maturity and the amounts payable on the due dates of the interest payments, respectively. If such offering is deemed to be the initial offering of the principal amount of the Bonds due at maturity and each of the semiannual interest payments on the Bonds to the public (excluding underwriters), the difference between the stated redemption price at maturity (or the amount payable on the due date of the interest) and the initial public offering prices to the public (excluding underwriters) at which a substantial amount of each maturity of the Principal New York CitySavers and Coupon New York CitySavers were sold, constitutes original issue discount, which will be excludable from gross income for Federal income tax purposes to the same extent as is the interest on the Tax-Exempt Bonds as described in the Official Statement. See “SECTION IX: OTHER INFORMATION—Tax Exemption” in the Official Statement for a discussion of the tax consequences of Tax-Exempt OID Bonds.

Because no final regulations, revenue rulings or judicial decisions have been issued that provide definitive interpretations of the original issue discount rules, there is substantial uncertainty as to the application of these provisions to the New York CitySavers and whether such offering should be treated as an initial public offering of the Bonds. The Depositor may be treated as having initially purchased the Bonds and subsequently separated the ownership interests in the Bonds and the interest payments thereon, in which case the stripped bond rules of Section 1286 of the Code will apply to the New York CitySavers.

The following discussion sets forth the tax consequences if the stripped bond rules of Section 1286 of the Code were to apply to the New York CitySavers. If the stripped bond rules of Section 1286 of the Code were to apply, a purchaser of a New York CitySaver would be treated, solely for purposes of applying the original issue discount rules of the Code, as if such purchaser had purchased an obligation issued on the purchase date having original issue discount equal to the excess of its face amount over its purchase price. The portions of such original issue discount allocable to the days on which such purchaser holds a New York CitySaver, as discussed below, will represent interest income excludable from gross income for Federal income tax purposes to the same extent as is interest on the Tax-Exempt Bonds as described in the Official Statement, but only to the extent of the excess of the face amount of the New York CitySaver over the greater of (i) the purchase price of the New York CitySaver, or (ii) an issue price that would produce a yield to maturity on the New York CitySaver as of the purchase date equal to the stated rate of interest on (or, at the election of such purchaser, the original yield to maturity of) the related Bonds (the “tax-exempt original issue discount”). The excess, if any, of the total original issue discount over the amount of the original issue discount that is tax-exempt would be treated as taxable original issue discount.

Taxable original issue discount must be included in the gross income of the purchaser of the New York CitySaver in an amount equal to the sum of the daily portions of the original issue discount, as discussed below, for each day during the taxable year on which the purchaser held the New York CitySaver. Under certain conditions, the purchaser of the New York CitySaver may be required to report taxable income from the New York CitySaver in excess of the cash received. Investors should

consult their own tax advisors concerning the Federal income tax treatment of a New York CitySaver and the impact of such tax treatment on the after-tax yield of a New York CitySaver.

Original Issue Discount

As described in the Official Statement, the tax-exempt original issue discount on a New York CitySaver will accrue in accordance with a constant interest method based on the compounding of interest over the term to maturity of the New York CitySaver. If the purchaser of a New York CitySaver is deemed to have acquired a stripped bond or coupon, the original issue discount (taxable as well as tax-exempt) will be allocated to each six-month period (or shorter period from the purchase date) ending on each date during which such New York CitySaver is outstanding that corresponds to the maturity date of such New York CitySaver or a date six months prior to such date (an "accrual period"). The amount of original issue discount allocable to each accrual period will equal the product of (i) the purchase price of the New York CitySaver, increased by the amount of original issue discount allocated to prior accrual periods during which the purchaser held the New York CitySaver and (ii) the yield to maturity of such New York CitySaver, calculated assuming compounding at the end of each accrual period and based on its amount payable at maturity and its purchase price. The resulting amount of original issue discount will then be divided by the number of days in the accrual period to determine the daily portions of original issue discount for that period. For purposes of this calculation, in the case of a short first accrual period, the yield to maturity of the New York CitySaver will be reduced to reflect the length of the accrual period.

In the case of a New York CitySaver maturing within one year of its purchase date, the purchaser may allocate original issue discount as described above or under a constant yield method based on a yield calculated as described above but with daily, rather than semiannual, compounding.

Gain or Loss

A Holder's tax basis in a New York CitySaver will equal its purchase price increased by the sum of the daily portions of original issue discount for all days such Holder held such New York CitySaver. Any gain or loss on sale or at maturity of such New York CitySaver, equal to the difference between the amount realized on such sale or at maturity and the holder's tax basis at the time of sale or at maturity, will be taxable capital gain or loss.

Alternative Minimum Tax and Superfund Tax; Certain Collateral Tax Consequences

Original issue discount on New York CitySavers will, to the same extent as interest on the Bonds, not be a specific preference item for purposes of the Federal individual or corporate alternative minimum tax. Corporate owners of any New York CitySavers should be aware that the accrual of original issue discount in each year may result in an alternative minimum tax liability or an environmental tax liability although such owner has not received cash attributable to such original issue discount in such year. The Code contains other provisions that could result in tax consequences, upon which Brown & Wood renders no opinion, as a result of ownership of New York CitySavers or the inclusion in certain computations (including without limitation those related to the corporate alternative minimum tax and environmental tax) of interest or original issue discount that is excluded from gross income. See "LEGAL MATTERS".

Ownership of New York CitySavers may result in collateral tax consequences to certain taxpayers, including, without limitation, financial institutions, property and casualty insurance companies, certain foreign corporations doing business in the United States, certain S Corporations with excess passive income, individual recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations. Prospective purchasers of the New York CitySavers should consult their tax advisors as to applicability of any such collateral consequences.

All taxpayers, in addition to having to report taxable interest, are required to report annually to the Internal Revenue Service tax-exempt interest, including accruals of tax-exempt discount, earned during such taxable year.

State and Local Taxes

The exclusion from gross income for Federal income tax purposes of interest on the Bonds does not necessarily result in a similar exclusion of such interest for state or local income or other tax purposes. In addition, a state or locality may not follow the Code in treating all or a portion of the discount at which New York CitySavers are purchased in the same manner as interest on the related Bonds. Purchasers of New York CitySavers are advised to consult their tax advisors regarding the state and local tax treatment of an investment in New York CitySavers.

The personal income tax laws of New York are consistent with the Code in that tax-exempt original issue discount accruing on New York CitySavers will be excluded from gross income for New York State and New York City personal income tax purposes to the same extent that interest on the Bonds would be excluded.

Federal Tax Exemption of Interest on the Bonds

The Bonds when issued were accompanied by an opinion of bond counsel to the effect that, based on laws in effect on the date of issuance, interest on the Bonds was not includable in the gross income for Federal income tax purposes of the owner of the Bonds. Such opinion was conditioned upon the City's compliance with covenants in the Bond proceedings, violation of which might cause interest on the Bonds to lose its tax exemption from the date the Bonds were issued. The Custodian has not independently verified, and does not assume any responsibility for, the correctness of the opinions of bond counsel relating to the tax exemption of interest on the Bonds, as of the date of issuance of such opinions or as of any later date.

LEGAL MATTERS

Certain legal matters with regard to the New York CitySavers are being passed upon for the Depositor by Rogers & Wells, 200 Park Avenue, New York, New York 10166, and certain tax matters with regard to the New York CitySavers are being passed upon for the City by Brown & Wood, One World Trade Center, New York, New York 10048.

FEDERAL SECURITIES LAWS

In the opinion of Rogers & Wells, the New York CitySavers are exempt from the registration requirements of the Securities Act of 1933 and the Investment Company Act of 1940.

MISCELLANEOUS

The summaries of certain provisions of the Custody Agreement contained herein do not purport to be complete and are subject to and are qualified in their entirety by reference to the Custody Agreement. A copy of the Custody Agreement may be inspected at the office of the Custodian, Chemical Bank, N.A., 55 Water Street, New York, New York 10041.

JUN 10 1991

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FULL NAME OF ISSUER AND DESCRIPTION OF ISSUE : THE CITY OF NEW YORK
GENERAL OBLIGATION BONDS, FISCAL 1991 SERIES F
560,000,000 TAX-EXEMPT BONDS
115,000,000 TAXABLE BONDS

21054-122607
21068

STATE : NY, NY, NY, NY
CITY/COUNTY :
PAR VALUE OF ISSUE : 675,000,000
DATE OF FINAL MATURITY : 11/15/2020
DATED DATE : 05/15/1991, 05/15/1991, 06/13/1991, 06/13/1991

CUSIP NUMBERS (and corresponding maturity dates)

- 649646B21 - 11/15/1991 C
- 649646B47 - 05/15/1992 C
- 649646B39 - 11/15/1992 A
- 649646B54 - 11/15/1992 C
- 649647YU2 - 05/15/1993 C
- 649647YQ1 - 11/15/1993 A
- 649647YR9 - 11/15/1993 B
- 649647YP3 - 11/15/1993 C
- 649647YV0 - 05/15/1994 C
- 649647YT5 - 11/15/1994 A
- 649647YS7 - 11/15/1994 C
- 649648XV9 - 05/15/1995 C
- 649648XS6 - 11/15/1995 A
- 649648XR8 - 11/15/1995 C
- 649648XW7 - 05/15/1996 C
- 649648XU1 - 11/15/1996 B
- 649648XT4 - 11/15/1996 C
- 649649VE7 - 05/15/1997 C
- 649649VB3 - 11/15/1997 A
- 649649VA5 - 11/15/1997 C
- 649649VF4 - 05/15/1998 C
- 649649VD9 - 11/15/1998 A
- 649649VC1 - 11/15/1998 C
- 649650PY8 - 05/15/1999 C
- 649650PV4 - 11/15/1999 A
- 649650PU6 - 11/15/1999 C
- 649650PZ5 - 05/15/2000 C
- 649650PX0 - 11/15/2000 A
- 649650PW2 - 11/15/2000 C
- 649651KR6 - 05/15/2001 C
- 649651KM7 - 11/15/2001 A
- 649651KN5 - 11/15/2001 B
- 649651KL9 - 11/15/2001 C
- 649651KS4 - 05/15/2002 C
- 649651KQ8 - 11/15/2002 A
- 649651KP0 - 11/15/2002 C
- 649652JU9 - 05/15/2003 C
- 649652JR6 - 11/15/2003 A
- 649652JQ8 - 11/15/2003 C
- 649652JV7 - 05/15/2004 C
- 649652JT2 - 11/15/2004 A

649652JS4 - 11/15/2004 C
649653JD5 - 05/15/2005 C
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649657ET6 - 11/15/2013 B
649657EU3 - 11/15/2014 A
649657EV1 - 11/15/2014 B
649658DH1 - 11/15/2015 A
649658DJ7 - 11/15/2016 A
649659CW7 - 11/15/2017 A
649659CX5 - 11/15/2018 A
649660HB6 - 11/15/2019 A
649660HC4 - 11/15/2020 A

MANAGING UNDERWRITER :

Goldman, Sachs & Co



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