

**SUPPLEMENT TO OFFICIAL STATEMENT OF THE CITY
OF NEW YORK, DATED MAY 20, 1992, RELATING TO
GENERAL OBLIGATION BONDS, FISCAL 1992 SERIES H AND I**

The following should be inserted on Page 8 in lieu of the first sentence under the caption *AMBAC Insured Bonds*:

AMBAC Indemnity has made a commitment to issue a municipal bond insurance policy (the "AMBAC Policy") relating to the Series I Bonds maturing on August 1 in 2003 (the "AMBAC Insured Bonds"), effective as of the date of issuance of the AMBAC Insured Bonds.

The following should be inserted on Page 10 in lieu of the first sentence under the caption *Financial Security Insured Bonds*:

Concurrently with the issuance of the Series I Bonds maturing on August 1 in 1998 through 2002, inclusive (the "Financial Security Insured Bonds"), Financial Security will issue its Municipal Bond Insurance Policy for the Financial Security Insured Bonds (the "Financial Security Policy").

THE DATE OF THIS SUPPLEMENT IS MAY 27, 1992.

NEW ISSUE

In the opinion of Bond Counsel, interest on the Bonds will be exempt from personal income taxes imposed by the State of New York or any political subdivision thereof, including the City, and assuming continuing compliance with the provisions of the Internal Revenue Code of 1986, as amended, as described herein, interest on the Bonds will not be includable in the gross income of the owners thereof 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 Bonds for certain Bondholders.

\$1,039,198,000*
The City of New York
General Obligation Bonds, Fiscal 1992 Series H and I

\$750,000,000 CURRENT INTEREST BONDS, SERIES H

\$201,500,000 CURRENT INTEREST BONDS, SERIES I

\$87,698,000* CAPITAL APPRECIATION BONDS, SERIES I

Dated: Date of Delivery

Due: As shown inside this cover page

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. See "SECTION II: THE BONDS—Bond Certificates".

Interest on the Current Interest Bonds will be payable semi-annually, beginning February 1, 1993 and on each August 1 and February 1 thereafter. The Capital Appreciation Bonds do not bear interest and the principal amount is payable only at maturity. See "SECTION II: THE BONDS—Bond Certificates". The aggregate initial offering price of the Capital Appreciation Bonds is \$87,698,000*. The Current Interest Bonds are subject to redemption prior to maturity as described in "SECTION II: THE BONDS—Optional Redemption" and certain maturities will be insured by one of **AMBAC Indemnity Corporation, Financial Security Assurance Inc. and Municipal Bond Investors Assurance Corporation**. The Capital Appreciation Bonds are not subject to redemption prior to maturity. *A detailed schedule of the Bonds is set forth inside this cover page.*

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, and Barnes, McGhee, Neal, Poston & Segue, 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, and Wood, Williams, Rafalsky & Harris, New York, New York. It is expected that the Bonds will be available for delivery in New York, New York, on or about June 1, 1992.

Goldman, Sachs & Co.

Bear, Stearns & Co. Inc.

Lehman Brothers

Artemis Capital Group, Inc.

Chemical Securities, Inc.

Donaldson, Lufkin & Jenrette Securities Corporation

First Chicago Capital Markets, Inc.

Kidder, Peabody & Co. Incorporated

J.P. Morgan Securities Inc.

PaineWebber Incorporated

Pryor, McClendon, Counts & Co., Inc.

Muriel Siebert & Co., Inc.

The First Boston Corporation

Merrill Lynch & Co.

BT Securities Corporation

Dillon, Read & Co. Inc.

First Albany Corporation

Grigsby Brandford & Co. Inc.

WR Lazard, Laidlaw & Mead Incorporated

Morgan Stanley & Co.

Prudential Securities Incorporated

Samuel A. Ramirez & Co., Inc.

Smith Barney, Harris Upham & Co. Inc.

Dean Witter Reynolds Inc.

May 20, 1992

*Actual amount is set forth inside this cover page.

\$750,000,000 General Obligation Bonds, Fiscal 1992 Series H

<u>February 1</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Yield</u>
1994	\$20,000,000	5.30%	5.35%
1995	20,000,000	5.70	5.75
1996	30,000,000	6	6.10
1997	30,000,000	6.20	6.30
1998	20,000,000	6.40	6.50
1999	20,000,000	6%	6.70
2000	20,000,000	6.80	6.85
2001	20,000,000	6.90	6.95
2002	20,000,000	6%	7.00
2003	20,000,000	6%	7.00
2004	20,000,000	6%	7.05
2005	20,000,000	7	7.10
2006	20,000,000	7	7.10
2007	20,000,000	7	7.15
2008	30,000,000	7	7.15
2009	30,000,000	7.10	7.20
2010	30,000,000	7.10	7.20
2011	30,000,000	7.10	7.20
2012	30,000,000	7.10	7.20
2013	30,000,000	7.20	7.28
2014	30,000,000	7.20	7.28
2015	30,000,000	7.20	7.28
2016	30,000,000	7	7.26
2017	30,000,000	7	7.26
2018	30,000,000	7	7.26
2019	30,000,000	7	7.26
2020	30,000,000	7	7.26
2021	30,000,000	7	7.26
2022	30,000,000	7	7.26

\$326,310,000 General Obligation Bonds, Fiscal 1992 Series I

<u>August 1</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Price or Yield</u>
1992	\$20,500,000†	0 %	3.25%
1993	20,000,000	4.40	100
1994	25,000,000	5.30	5.35
1995	30,000,000	5.70	5.75
1996	30,000,000	6	6.10
1997	30,000,000	6.20	6.30
1998	26,080,000(1)†	0	5.60
1999	26,080,000(1)†	0	5.75
2000	26,075,000(1)†	0	5.90
2001	26,075,000(1)†	0	6.00
2002	28,500,000(1)	6	100
2003	23,675,000(2)	6	6.05
2004	14,325,000(3)	6	6.05

† Aggregate maturity amount of Capital Appreciation Bonds. See table below.

(1) Insured by Financial Security Assurance Inc. ("Financial Security"). See "SECTION II: THE BONDS—Bond Insurance".

(2) Insured by AMBAC Indemnity Corporation ("AMBAC Indemnity"). See "SECTION II: THE BONDS—Bond Insurance".

(3) Insured by Municipal Bond Investors Assurance Corporation ("MBIA"). See "SECTION II: THE BONDS—Bond Insurance".

Capital Appreciation General Obligation Bonds, Fiscal 1992 Series I

<u>Maturity</u>	<u>Aggregate Initial Offering Price</u>	<u>Initial Offering Price Per \$5000 Maturity Amount</u>	<u>Approximate Yield to Maturity</u>
1992	\$20,389,505.00	\$4,973.05	3.25%
1998	18,552,008.00	3,556.75	5.60
1999	17,372,409.60	3,330.60	5.75
2000	16,217,867.75	3,109.85	5.90
2001	15,166,002.25	2,908.15	6.00
	<u>\$87,697,792.60*</u>		

* The aggregate maturity amount of the Capital Appreciation Bonds is \$124,810,000. See table above.

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 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 by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth in Appendix E has been obtained from the Underwriters and the City makes no representation as to the accuracy or adequacy of such information. The information set forth in Appendix F has been supplied by the Insurers and the Underwriters and the City make no representation as to the accuracy or adequacy of such information. 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 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 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
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IN CONNECTION WITH THIS OFFERING, THE UNDERWRITERS MAY OVER-ALLOT OR EFFECT TRANSACTIONS WHICH STABILIZE OR MAINTAIN MARKET PRICES OF THE BONDS 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 \$1,039,198,000* aggregate issuance amount of the City's General Obligation Bonds, Fiscal 1992 Series H and I (the "Series H Bonds" and the "Series I Bonds", respectively, and collectively, the "Bonds") consisting of \$750,000,000 of tax-exempt current interest bonds (the "Series H Current Interest Bonds"), \$201,500,000 of tax-exempt current interest bonds (the "Series I Current Interest Bonds" and, together with the Series H Current Interest Bonds, the "Current Interest Bonds") and \$87,698,000* issuance amount of tax-exempt capital appreciation bonds (the "Capital Appreciation Bonds" and, collectively with the Current Interest Bonds, the "Bonds").

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 a significant portion of the City's total employment earnings. Additionally, the City is the nation's leading tourist destination. The City's manufacturing activity is conducted primarily in apparel and printing.

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 1992 calendar year with a recovery early in the 1993 calendar year. The Mayor is responsible for preparing the City's four-year financial plan, including the City's current financial plan for the 1993 through 1996 fiscal years (the "1993-1996 Financial Plan" or "Financial Plan"). 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 Financial Plan. See "SECTION I: RECENT FINANCIAL DEVELOPMENTS" and "SECTION VII: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Certain Reports".

For each of the 1981 through 1991 fiscal years, the City achieved balanced operating results as reported in accordance with generally accepted accounting principles ("GAAP"), and expects to achieve balanced operating results for the 1992 fiscal year. During its 1991 fiscal year, as a result of the recession, the City experienced significant shortfalls from its July 1990 projections in virtually every major category of tax revenues. The City was required to close substantial budget gaps in its 1990 and 1991 fiscal years in order to maintain balanced operating results. 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 years 1991 and 1992. 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—1987-1991 Statement of Operations".

Pursuant to the laws of the State, the City prepares a four-year annual 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: 1992 MODIFICATION AND 1993-1996 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

* Actual amount is set forth on the inside cover page.

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 certain powers, including 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. As a result of the national and regional economic recession, the State's projections of tax revenues for its 1991 and 1992 fiscal years were substantially reduced. For its 1993 fiscal year, the State, before taking any remedial action reflected in the State budget enacted by the State Legislature on April 2, 1992, reported a potential budget deficit of \$4.8 billion (after providing for repayment of \$531 million of short-term deficit notes as described below). If the State experiences revenue shortfalls or spending increases beyond its projections during its 1993 fiscal year or subsequent years, such developments could result in 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 adverse effects on the City's cash flow and additional City expenditures as a result of such delays. For information concerning recent revisions to the State budget, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS".

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 are described throughout this Official Statement and include the timing of any regional and local economic recovery, the absence of wage increases in excess of the increases assumed in the Financial Plan, employment growth, provision of State and Federal aid and mandate relief, State legislative approval of future State budgets, levels of education expenditures as may be required by State law, adoption of City budgets by the New York City Council, and approval by the Governor or the State Legislature of, and the cooperation of the Municipal Assistance Corporation For The City of New York ("MAC") with respect to, various other actions proposed in the Financial Plan.

The City's projections are also subject to the City's ability to implement necessary service and personnel reduction programs successfully. The Financial Plan submitted to the Control Board on May 7, 1992 contains substantial proposed expenditure cuts for the 1993 through 1996 fiscal years. The proposed expenditure reductions will be difficult to implement because of their size and the substantial expenditure reductions already imposed on City operations in the past two years. See "SECTION I: RECENT FINANCIAL DEVELOPMENTS".

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 financing program for fiscal years 1992 through 1996 contemplates the issuance of \$17.2 billion of general obligation bonds to reconstruct and rehabilitate the City's infrastructure and physical assets and to make capital investments. The Financial Plan includes transitional funding from the refunding of certain City bonds held by MAC which would require the issuance of an additional \$393 million of general obligation bonds in the 1994 fiscal year. A significant portion of the City's financing program 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 staff 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. See "SECTION VII: 1992 MODIFICATION AND 1993-1996 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

Fiscal Years 1991 and 1992

The City achieved balanced operating results as reported in accordance with GAAP for the 1991 fiscal year. During the 1990 and 1991 fiscal years, the City implemented various actions to offset a projected budget deficit of \$3.2 billion for the 1991 fiscal year, which resulted from declines in City revenue sources and increased public assistance needs due to the recession. Such actions included \$822 million of tax increases and substantial expenditure reductions. For further information, see "SECTION VI: FINANCIAL OPERATIONS".

The most recent quarterly modification to the City's financial plan submitted to the Control Board on May 7, 1992 (the "1992 Modification") projects a balanced budget in accordance with GAAP for the 1992 fiscal year after taking into account a discretionary transfer of \$455 million to the 1993 fiscal year as the result of a 1992 fiscal year surplus. In order to achieve a balanced budget for the 1992 fiscal year, during the 1991 fiscal year, the City proposed various actions for the 1992 fiscal year to close a projected gap of \$3.3 billion in the 1992 fiscal year. This \$3.3 billion gap resulted from, among other things, additional projected tax revenue shortfalls of approximately \$1.4 billion in the 1992 fiscal year, due primarily to weaknesses in personal income tax withholding and sales tax receipts; proposed State aid for the City which was \$564 million less than the amount projected by the City; approximately \$400 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 measures for the 1992 fiscal year proposed during the 1991 fiscal year, and outlined in the City's financial plan for fiscal years 1992 through 1995 submitted to the Control Board on July 12, 1991 included receipt of \$605 million from tax increases, including increases in the real property tax and personal income tax; \$184 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 measures totaling \$250 million.

1993-1996 Financial Plan

On May 7, 1992, the City submitted to the Control Board the Financial Plan for the 1993 through 1996 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 1993 fiscal year (the "Executive Budget"). The Executive Budget and the 1993-1996 Financial Plan project revenues and expenditures for the 1993 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 1993-1996 Financial Plan sets forth actions to close a previously projected gap of approximately \$1.3 billion in the 1993 fiscal year. The gap-closing actions for the 1993 fiscal year include \$455 million of discretionary transfers from a City surplus in the 1992 fiscal year and \$100 million to be made available by MAC. The \$555 million of gap-closing actions replace \$350 million of transitional

funding resulting from the refunding by the City of certain City bonds held by MAC and \$200 million in increased Federal assistance previously proposed by the City for the 1993 fiscal year. Additional gap-closing actions include \$189 million of reduced costs or increased revenues resulting from productivity initiatives; other revenue actions totaling \$141 million, including an increase in the non-residential earnings tax and certain excise taxes and the imposition of new City taxes on wine and tobacco products (other than cigarettes) and on certain carbon fuels, which are subject to approval by the Governor and the State Legislature; administrative overhead reductions totaling \$46 million; service reductions totaling \$222 million; reduced debt service costs of \$10 million resulting from a reduction in the City's capital program; and an additional \$129 million in savings from restructuring the delivery of City services.

In addition to the gap-closing actions described above, the City has identified a \$125 million contingency program, which could be implemented in the event that certain of the actions contained in the Financial Plan are not fully achieved. This proposed program includes a reduction in the number of City employees.

The City Comptroller had issued a report prior to the submission of the Executive Budget that projected a potential budget gap in fiscal year 1993. The City Comptroller is expected to issue a report in the near future identifying certain risks in the Executive Budget. See "SECTION VII: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Certain Reports".

The Financial Plan also sets forth projections and outlines a proposed gap-closing program for the 1994 through 1996 fiscal years to close projected budget gaps of \$1.3 billion, \$1.2 billion and \$1.7 billion, respectively, in the 1994 through 1996 fiscal years. These actions include \$300 million of transitional funding in the 1994 fiscal year from the refundings of certain City bonds held by MAC; \$200 million in increased Federal assistance in the 1994 fiscal year; a continuation of the personal income tax surcharge, resulting in revenues of \$120 million, \$385 million, and \$408 million in the 1994 through 1996 fiscal years, respectively; savings from the Governor's proposed State cost containment and assumption of Medicaid costs program, the proposed "New York, New York" program involving various mandate relief measures and the reallocation of State education aid among various localities, aggregating \$364 million, \$508 million and \$571 million in the 1994 through 1996 fiscal years, respectively; and increased revenues and reduced expenditures resulting from productivity initiatives, administrative and overhead reductions, service reductions, reduced debt service costs and savings from restructuring the delivery of City services.

Various actions proposed in the Financial Plan, including the proposed continuation of the personal income tax surcharge, the Medicaid and "New York, New York" programs and the proposed reallocation of State aid, are subject to approval by the Governor and approval by the State Legislature, and the proposed increase in Federal aid is subject to approval by Congress and the President. In addition, MAC has set conditions upon its cooperation in the City's realization of the proposed \$300 million in transitional funding contained in the Financial Plan for the 1994 fiscal year. If these actions cannot be implemented, the City will be required to take other actions to decrease expenditures or increase revenues to maintain a balanced financial plan. See "SECTION VII: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Certain Reports" and "SECTION IX: OTHER INFORMATION—Ratings".

The City Comptroller had issued a report prior to the publication of the Financial Plan that projected potential budget gaps in fiscal years 1994 through 1996 that are greater than those identified in the Financial Plan. Such report also identified certain additional risks. The City Comptroller is expected to issue a report in the near future updating her estimates of potential budget gaps in fiscal years 1994 through 1996. See "SECTION VII: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Certain Reports".

Collective Bargaining Agreements

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 other smaller unions, which cover approximately

70% of the City's workforce for the 1991 fiscal year and a portion of the 1992 fiscal year. The collective bargaining agreements included total increases of between 5.0% and 5.8%, a portion of which was funded from funds previously allocated for collective bargaining 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 Modification and the 1993-1996 Financial Plan incorporate 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 for the 1991 fiscal year, the 1992 Modification and the 1993-1996 Financial Plan include funds for an incremental 1.5% increase in the 1992 fiscal year and a 1.5% increase carried forward from the 1991 fiscal year, with no increase in the 1993 and 1994 fiscal years and a 1.5% increase in each of the 1995 and 1996 fiscal years. In addition, the Financial Plan assumes no additional wage increases for UFT, District Council 37, Local 237, CWA and other employees whose unions have settled following the expiration of their respective agreements with the City in fiscal year 1992 until the 1995 and 1996 fiscal years for which a 1.5% increase is assumed, and that any wage increases in fiscal years 1993 and 1994 would be funded through "gain-sharing" agreements at no additional cost to the City. 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 \$82 million in fiscal year 1992 and \$145 million in each of the 1993 through 1996 fiscal years above the amounts provided for in the 1992 Modification and the 1993-1996 Financial Plan. These additional costs assume that all employees whose unions have not reached collective bargaining agreements with the City for the 1991 fiscal year 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 and CWA.

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 and CWA and the wage and benefit increases set forth in such agreements, the impasse award with respect to the Patrolmen's Benevolent Association (the "PBA") and the City, subsequent agreements between the City and each of the Transit Authority Police Benevolent Association (the "TAPBA"), the Housing Authority Patrolmen's Benevolent Association (the "HAPBA") and United Sanitationmen's Association (the "USA"), and the City's request for the appointment of an impasse panel covering its negotiations with the Uniformed Firefighters Association (the "UFA"), see "SECTION VII: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—1. Personal Service Costs".

The State

As a result of the national and regional economic recession, the State's projections of tax revenues for its 1991 and 1992 fiscal years were substantially reduced. In addition, the Governor's Executive Budget for the State's 1993 fiscal year commencing April 1, 1992, identified a potential budgetary imbalance for the State's 1993 fiscal year of \$4.8 billion (after providing for repayment of \$531 million of short-term deficit notes). Consequently, the State took various actions for its 1992 and 1993 fiscal years, which included reductions in State aid to localities. If additional revenue shortfalls or spending increases occur during the State's 1993 fiscal year or subsequent years beyond current projections, such developments could result in reductions in State aid to localities, including the City. For further information concerning the State, see "SECTION VII: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Assumptions".

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") and in accordance with a certificate (the "Certificate") of the Deputy Comptroller for Finance. The Bonds will mature and bear interest as

described on the cover and the inside 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.

The Capital Appreciation Bonds do not bear interest and the principal amount is payable only at maturity. A table of hypothetical accreted values for the Capital Appreciation Bonds is contained in Appendix E.

Market Risk of Capital Appreciation Bonds

The Capital Appreciation Bonds may not be suitable for all investors. The purchase at a discount of obligations not bearing interest, such as the Capital Appreciation Bonds, may result in greater price volatility than the purchase of an obligation bearing current interest. In addition, there is no assurance that a secondary market will develop and be maintained for the Capital Appreciation Bonds. See "SECTION IX: OTHER INFORMATION—Tax Exemption".

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). While the statutory formula has recently resulted in retention of sufficient real estate taxes to comply with the City Covenants (as defined in "SECTION II: THE BONDS—Certain Covenants and Agreements"), the statutory formula may not necessarily result in retention of sufficient real estate taxes to comply with the City Covenants, in part 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. The General Municipal Law currently provides that the maximum rate of interest which may be authorized by a court of law on a judgment or accrued claim against a municipality is 9%. 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 City will further covenant to comply with the financial reporting requirements of the Act, as in effect from time to time.

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 Series H Bonds 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 Series H Bonds will be subject to redemption at the option of the City on or after February 1, 2002, in whole or in part, by lot within each maturity, on any 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>
February 1, 2002 through January 31, 2003	101½%
February 1, 2003 through January 31, 2004	100¾
February 1, 2004 and thereafter.....	100

The Series I Current Interest Bonds will be subject to redemption at the option of the City on or after August 1, 2002, in whole or in part, by lot within each maturity, on any 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>
August 1, 2002 through July 31, 2003	101½%
August 1, 2003 through July 31, 2004	100¾
August 1, 2004 and thereafter	100

The Capital Appreciation Bonds will not be subject to redemption prior to maturity.

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

On and after any redemption date, interest will cease to accrue on the Bonds called for redemption.

Use of Proceeds

The proceeds from the sale of the Series H Bonds will be used for various municipal capital purposes. For further information concerning the City's capital projects, see "SECTION V: CITY SERVICES AND EXPENDITURES—Capital Expenditures" and "SECTION VII: 1992 MODIFICATION AND 1993-1996 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.

The proceeds from the sale of the Series I Bonds will be used for refunding purposes. The proceeds from the sale of such Bonds are expected to be used to refund the bonds identified in Appendix C hereto by providing for the payment of the principal, redemption premium, if any, and interest on such bonds to the extent and to the payment dates shown. The proposed refunding is subject to the delivery of the Bonds.

Bond Insurance

The following information pertaining to AMBAC Indemnity, Financial Security and MBIA has been supplied by AMBAC Indemnity, Financial Security and MBIA, respectively. The City makes no representation as to the accuracy or adequacy of such information or as to the absence of material adverse changes in such information subsequent to the dates indicated. Summaries of or references to the insurance policies to be issued by AMBAC Indemnity, Financial Security and MBIA are made subject to all the detailed provisions thereof to which reference is hereby made for further information and do not purport to be complete statements of any or all of such provisions. See "APPENDIX F—SPECIMEN INSURANCE POLICIES".

AMBAC Insured Bonds

AMBAC Indemnity has made a commitment to issue a municipal bond insurance policy (the "AMBAC Policy") relating to the Series I Bonds maturing on August 1 in 1998 through 2002, inclusive (the "AMBAC Insured Bonds"), effective as of the date of issuance of the AMBAC Insured Bonds. Under the terms of the AMBAC Policy, AMBAC Indemnity will pay to the United States Trust Company of New York, in New York, New York, or any successor thereto (the "Insurance Trustee") that portion of the principal of and interest on the AMBAC Insured Bonds which shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer (as such terms are defined in the AMBAC Policy). AMBAC Indemnity will make such payments to the Insurance Trustee on the later of the date on which such principal and interest becomes Due for Payment within one business day following the date on which AMBAC Indemnity shall have received notice of Nonpayment from the City's Fiscal Agent. The insurance will extend for the term of the AMBAC Insured Bonds and, once issued, cannot be cancelled by AMBAC Indemnity.

The AMBAC Policy will insure payment only on stated maturity dates, in the case of principal, and on stated dates for payment, in the case of interest. In the event of any acceleration of the principal of the Bonds, the insured payments will be made at such times and in such amounts as would have been made had there not been an acceleration.

In the event the City's Fiscal Agent has notice that any payment of principal of or interest on an AMBAC Insured Bond which has become Due for Payment and which is made to a Bondholder by or on behalf of the City has been deemed a preferential transfer and therefore recovered from its registered owner pursuant to the United States Bankruptcy Code in accordance with a final, nonappealable order of a court of competent jurisdiction, such registered owner will be entitled to payment from AMBAC Indemnity to the extent of such recovery if sufficient funds are not otherwise available.

The AMBAC Policy does not insure any risk other than Nonpayment, as defined in the AMBAC Policy. Specifically, the AMBAC Policy does not cover:

1. payment on acceleration, as a result of a call for redemption or as a result of any other advancement of maturity.
2. payment of any redemption, prepayment or acceleration premium.
3. nonpayment of principal or interest caused by the insolvency or negligence of any Trustee or Paying Agent, if any.

If it becomes necessary to call upon the AMBAC Policy, payment of principal requires surrender of AMBAC Insured Bonds to the Insurance Trustee together with an appropriate instrument of assignment so as to permit ownership of such AMBAC Insured Bonds to be registered in the name of AMBAC Indemnity to the extent of the payment under the AMBAC Policy. Payment of interest pursuant to the AMBAC Policy requires proof of Bondholder entitlement to interest payments and an appropriate assignment of the Bondholder's right to payment to AMBAC Indemnity.

Upon payment of the insurance benefits, AMBAC Indemnity will become the owner of the AMBAC Insured Bond or right to payment of principal or interest on such AMBAC Insured Bond and will be fully subrogated to the surrendering Bondholder's rights to payment. Reference is made to Appendix F for a specimen of the AMBAC Policy.

In cases where the AMBAC Insured Bonds are issuable in book entry form, the Insurance Trustee shall disburse principal and interest to a Bondholder only upon evidence satisfactory to the Insurance Trustee and AMBAC Indemnity that the ownership interest of the Bondholder in the right to payment of such principal and interest has been effectively transferred to AMBAC Indemnity on the books maintained for such purpose. AMBAC Indemnity shall be fully subrogated to all of the Bondholders' rights to payment to the extent of the insurance disbursements so made.

The insurance provided by the AMBAC Policy is not covered by the property/casualty insurance security fund specified by the insurance laws of the State.

AMBAC Indemnity is a Wisconsin-domiciled stock insurance corporation regulated by the Office of the Commissioner of Insurance of the State of Wisconsin and licensed to do business in 50 states, the District of Columbia and the Commonwealth of Puerto Rico, with admitted assets of approximately \$1,436,000,000 (unaudited) and statutory capital of approximately \$826,000,000 (unaudited) as of March 31, 1992. Statutory capital consists of AMBAC Indemnity's policyholders' surplus and statutory contingency reserve. AMBAC Indemnity is a wholly owned subsidiary of AMBAC Inc., a 100% publicly-held company. Moody's and Standard & Poor's have both assigned a triple-A claims-paying ability rating to AMBAC Indemnity.

Copies of AMBAC Indemnity's financial statements prepared in accordance with statutory accounting standards are available from AMBAC Indemnity. The address of AMBAC Indemnity's administrative offices and its telephone number are One State Street Plaza, 17th Floor, New York, New York, 10004 and (212) 668-0340.

AMBAC Indemnity has entered into pro rata share reinsurance agreements under which a percentage of the insurance underwritten pursuant to certain municipal bond insurance programs of AMBAC Indemnity has been and will be assumed by a number of foreign and domestic unaffiliated reinsurers.

AMBAC Indemnity has obtained a ruling from the Internal Revenue Service to the effect that the insuring of an obligation by AMBAC Indemnity will not affect the treatment for federal income tax purposes of interest on such obligation and that insurance proceeds representing maturing interest paid by AMBAC Indemnity under policy provisions substantially identical to those contained in its AMBAC Policy shall be treated for federal income tax purposes in the same manner as if such payments were made by the issuer of the Bonds.

AMBAC Indemnity makes no representation regarding the AMBAC Insured Bonds or the advisability of investing in the AMBAC Insured Bonds and makes no representation regarding, nor has it participated in the preparation of, this Official Statement other than the information supplied by AMBAC Indemnity and presented under the heading "AMBAC Insured Bonds".

Financial Security Insured Bonds

Concurrently with the issuance of the Series I Bonds maturing on August 1 in 2003 (the "Financial Security Insured Bonds"), Financial Security will issue its Municipal Bond Insurance Policy for the Financial Security Insured Bonds (the "Financial Security Policy"). Reference is made to Appendix F for a specimen of the Financial Security Policy. The Financial Security Policy unconditionally guarantees the payment of that portion of the principal of and interest on the Financial Security Insured Bonds that has become due for payment, but shall be unpaid by reason of nonpayment by the City. On the later of the day on which such principal and interest is due or on the business day next following the business day on which Financial Security shall have received notice by telephone or teletype, subsequently confirmed in a signed writing, or written notice by registered or certified mail, from an Owner of Financial Security Insured Bonds or the City's Fiscal Agent, of the nonpayment of such amount by the City, Financial Security will disburse such amount due on any Financial Security Insured Bond to the City's Fiscal Agent, for the benefit of the Owners or, at the election of Financial Security, directly to each Owner, in either case upon receipt by Financial Security in form reasonably satisfactory to it of (a) evidence of the Owner's right to receive payment of the principal and interest that is due for payment and (b) evidence, including any appropriate instruments of assignment, that all of such Owner's rights to payment of such principal and interest shall be vested in Financial Security. The term "nonpayment" in respect of a Financial Security Insured Bond includes any payment of principal or interest insured by Financial Security made to an Owner of a Financial Security Insured Bond that has been recovered from such Owner pursuant to the United States Bankruptcy Code by a trustee in bankruptcy in accordance with a final, nonappealable order of a court having competent jurisdiction.

The Financial Security Policy is non-cancellable and the premium will be fully paid at the time of delivery of the Financial Security Insured Bonds. The Financial Security Policy covers failure to pay principal of the Financial Security Insured Bonds on their respective stated maturity dates, and not on any other date on which the Financial Security Insured Bonds may have been called for redemption, acceleration or other advancement of maturity, unless Financial Security shall elect, in its sole discretion, to pay such principal due upon acceleration together with any interest accrued to the date of acceleration, and covers the failure to pay an installment of interest on the stated date for its payment. Payment by Financial Security of principal due upon acceleration and interest accrued to the accelerated maturity date (to the extent unpaid by the City) shall fully discharge Financial Security's obligations under the Financial Security Policy.

Financial Security may appoint a fiscal agent ("Financial Security's Fiscal Agent") for purposes of the Policy by giving written notice to the City's Fiscal Agent specifying the name and notice address of Financial Security's Fiscal Agent. From and after the date of receipt of such notice by the City's Fiscal Agent, (i) copies of all notices required to be delivered to Financial Security pursuant to the Financial Security Policy shall be simultaneously delivered to Financial Security's Fiscal Agent and to Financial Security and shall not be deemed received until received by both and (ii) all payments required to be made by Financial Security under the Policy may be made directly by Financial Security or by Financial Security's Fiscal Agent on behalf of Financial Security. Financial Security's Fiscal Agent is the agent of Financial Security only and Financial Security's Fiscal Agent shall in no event be liable to Owners of the Financial Security Insured Bonds for any acts of Financial Security's Fiscal Agent or any failure of Financial Security to deposit or cause to be deposited sufficient funds to make payments due under the Financial Security Policy.

Under the Policy, Financial Security will, to the extent permitted by applicable law, waive, only for the benefit of the Owners of Financial Security Insured Bonds, all rights and defenses that might otherwise have been available to Financial Security to avoid payment of its obligations under the Financial Security Policy in accordance with its terms.

THE POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW.

Financial Security is approximately 91.6% owned by U S WEST, Inc. and 8.4% owned by The Tokio Marine and Fire Insurance Co. Ltd. ("Tokio Marine"). Neither U S WEST, Inc. nor Tokio Marine is obligated to pay the debts of or the claims against Financial Security. Financial Security is domiciled in the State of New York and is subject to regulation by the State of New York Insurance Department. As of March 31, 1992, the total policyholders' surplus and contingency reserves and the total unearned

premium reserve, respectively, of Financial Security and its consolidated subsidiaries were, in accordance with statutory accounting principles, approximately \$423,635,000 and \$213,403,000 and the total shareholders' equity and the total unearned premium reserve, respectively, of Financial Security and its consolidated subsidiaries were, in accordance with generally accepted accounting principles, approximately \$580,712,000 and \$198,433,000. Copies of Financial Security's financial statements may be obtained by writing to Financial Security at 350 Park Avenue, New York, New York 10022, Attention: Communications Department. Financial Security's telephone number is (212) 826-0100.

Other than with respect to information concerning Financial Security contained under the caption "Financial Security Insured Bonds" herein, none of the information in this Official Statement has been supplied or verified by Financial Security and Financial Security makes no representation or warranty, express or implied, as to (i) the accuracy or completeness of such information; (ii) the validity of the Bonds; or (iii) the tax exempt status of the interest on the Bonds.

MBIA Insured Bonds

The Series I Bonds maturing on August 1 in 2004 will be insured by MBIA (the "MBIA Insured Bonds"). The following information has been furnished by MBIA for use in this Official Statement and is applicable only to the MBIA Insured Bonds. Reference is made to Appendix F for a specimen of the MBIA policy. The description below reflects the terms of the MBIA policy. It is understood that certain provisions of the MBIA policy relating to mandatory redemption and acceleration may not be applicable to the MBIA Insured Bonds.

The MBIA policy unconditionally and irrevocably guarantees the full and complete payment required to be made by or on behalf of the City to the City's Fiscal Agent or its successor of an amount equal to (i) the principal of (either at the stated maturity or by an advancement of maturity pursuant to a mandatory sinking fund payment) and interest on MBIA Insured Bonds as such payments shall become due but shall not be so paid (except that in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the payments guaranteed by the MBIA policy shall be made in such amounts and at such times as such payments of principal would have been due had there not been any such acceleration); and (ii) the reimbursement of any such payment which is subsequently recovered from any owner of the MBIA Insured Bonds pursuant to a final judgment by a court of competent jurisdiction that such payment constitutes an avoidable preference to such owner within the meaning of any applicable bankruptcy law (a "Preference").

The MBIA policy does not insure against loss of any prepayment premium which may at any time be payable with respect to any MBIA Insured Bond. The MBIA policy does not, under any circumstance, insure against loss relating to: (i) optional or mandatory redemptions (other than mandatory sinking fund redemptions); (ii) any payments to be made on an accelerated basis; (iii) payments of the purchase price of Bonds upon tender by an owner thereof; or (iv) any Preference relating to (i) through (iii) above. The MBIA policy also does not insure against nonpayment of principal of or interest on the MBIA Insured Bonds resulting from the insolvency, negligence or any other act or omission of the City's Fiscal Agent or any other paying agent for the MBIA Insured Bonds.

Upon receipt of telephonic or telegraphic notice, such notice subsequently confirmed in writing by registered or certified mail, or upon receipt of written notice by registered or certified mail, by MBIA from the City's Fiscal Agent or any owner of an MBIA Insured Bond the payment of an insured amount for which is then due, that such required payment has not been made, MBIA on the due date of such payment or within one business day after receipt of notice of such nonpayment, whichever is later, will make a deposit of funds, in an account with Citibank, in New York, New York, or its successor, sufficient for the payment of any such insured amounts which are then due. Upon presentment and surrender of such MBIA Insured Bonds or presentment of such other proof of ownership of the MBIA Insured Bonds, together with any appropriate instruments of assignment to evidence the assignment of the insured amounts due on the MBIA Insured Bonds as are paid by MBIA, and appropriate instruments to effect the appointment of MBIA as agent for such owners of the MBIA Insured Bonds in any legal proceeding related to payment of insured amounts on the MBIA Insured Bonds, such instruments being in a form satisfactory to Citibank, Citibank shall disburse to such owners or the City's

Fiscal Agent payment of the insured amounts due on such MBIA Insured Bonds, less any amount held by the City's Fiscal Agent for the payment of such insured amounts and legally available therefor.

MBIA is the principal operating subsidiary of MBIA Inc., a New York Stock Exchange listed company. MBIA Inc. is not obligated to pay the debts of or claims against MBIA. MBIA is a limited liability corporation rather than a several liability association. MBIA is domiciled in the State of New York and licensed to do business in all 50 states, the District of Columbia and the Commonwealth of Puerto Rico.

As of December 31, 1990, MBIA had admitted assets of \$1.8 billion (audited), total liabilities of \$1.2 billion (audited), and total capital and surplus of \$579 million (audited) prepared in accordance with statutory accounting practices prescribed or permitted by insurance regulatory authorities. As of December 31, 1991, MBIA had admitted assets of \$2.0 billion (unaudited), total liabilities of \$1.4 billion (unaudited), and total capital and surplus of \$647 million (audited) determined in accordance with statutory accounting practices prescribed or permitted by insurance regulatory authorities. Copies of MBIA's year end financial statements prepared in accordance with statutory accounting practices are available from MBIA. The address of MBIA is 113 King Street, Armonk, New York 10504.

Moody's rates all bond issues insured by MBIA "Aaa" and short term loans "MIG 1", both designated to be of the highest quality.

Standard & Poor's rates all new issues insured by MBIA "AAA" Prime Grade.

The Moody's rating of MBIA should be evaluated independently of the Standard & Poor's rating of MBIA. No application has been made to any other rating agency in order to obtain additional ratings on the MBIA Insured Bonds. The ratings reflect the respective rating agency's current assessment of the creditworthiness of MBIA and its ability to pay claims on its policies of insurance. Any further explanation as to the significance of the above ratings may be obtained only from the applicable rating agency.

The above ratings are not recommendations to buy, sell or hold the MBIA Insured Bonds, and such ratings may be subject to revision or withdrawal at any time by the rating agencies. Any downward revision or withdrawal of either or both ratings may have an adverse effect on the market price of the MBIA Insured Bonds.

This policy is not covered by the Property/Casualty Insurance Security Fund specified in Article 76 of the New York Insurance Law.

Bond Certificates

Book-Entry Only System

The Depository Trust Company ("DTC"), New York, New York, will act as securities depository for the Bonds. The Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC's partnership nominee). One fully-registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount (which is the maturity amount with respect to the Capital Appreciation Bonds) of such maturity, and will be deposited with DTC.

DTC is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, 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. DTC holds securities that its participants ("Participants") deposit with DTC. DTC also facilitates the settlement among Participants of securities transactions, such as transfers and pledges, in deposited securities through electronic computerized book-entry changes in Participants' accounts, thereby eliminating the need for physical movement of securities certificates. Direct Participants include securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is owned by a number of its Direct Participants and by the New York Stock Exchange, Inc., the American Stock Exchange, Inc., and the National Association of Securities Dealers, Inc. Access to the DTC system is also available to others such as securities brokers and dealers, banks, and trust companies that clear through or maintain a custodial relationship with a Direct Participant,

either directly or indirectly (“Indirect Participants”). The Rules applicable to DTC and its Participants are on file with the Securities and Exchange Commission.

Purchases of Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds on DTC’s records. The ownership interest of each actual purchaser of each Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase, but Beneficial Owners are expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Bonds are to be accomplished by entries made on the books of Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds deposited by Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co. The deposit of Bonds with DTC and their registration in the name of Cede & Co. effect no change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds are credited, which may or may not be the Beneficial Owners. The Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to Cede & Co., if less than all of the Bonds within an issue are being redeemed. DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. will consent or vote with respect to Bonds. Under its usual procedures, DTC mails an omnibus proxy (the “Omnibus Proxy”) to the City as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.’s consenting or voting rights to those Direct Participants to whose accounts the Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal, redemption premium, if any, and interest payments on the Bonds will be made to DTC. DTC’s practice is to credit Direct Participants’ accounts on the payable date in accordance with their respective holdings shown on DTC’s records unless DTC has reason to believe that it will not receive payment on the payable date. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC, the Fiscal Agent, or the City, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal, redemption premium, if any, and interest to DTC is the responsibility of the City or the Fiscal Agent, disbursement of such payments to Direct Participants shall be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners shall be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Bonds at any time by giving reasonable notice to the City or the Fiscal Agent. Under such circumstances, in the event that a successor securities depository is not obtained, Bond certificates are required to be printed and delivered.

The City may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, Bond certificates will be printed and delivered.

The information in this section concerning DTC and DTC’s book-entry system has been obtained from sources that the City believes to be reliable, but the City takes no responsibility for the accuracy thereof.

Payments and Transfers

No assurance can be given by the City that DTC will make prompt transfer of payments to the Participants or that Participants will make prompt transfer of payments to Beneficial Owners. The City is not responsible or liable for payment by DTC or Participants or for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or 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.

Discontinuance of the Book-Entry Only System

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., if by hand, One Chase Manhattan Plaza—Level 1B, New York, New York 10081, Attn: Municipal Bond Redemption Window; if by mail, 4 Chase Metrotech Center, Brooklyn, New York 11245, Attn: Box 2020, 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 fifteenth 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. 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.

—*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 has powers and responsibilities relating to land use and City contracts and 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.

—*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 51 members elected for two-year terms commencing January 1, 1992, and four-year terms thereafter 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. The City Council has powers and responsibilities relating to franchises and land use.

—*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 disability of the Mayor or a vacancy in the office. 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.

On November 6, 1990, the voters of the borough 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.

On April 28, 1992, the New York State Senate approved a bill, which, if enacted into law, would give voters of the borough of Queens the opportunity to vote in a referendum to establish a charter commission for the purpose of proposing a charter under which Queens would secede from The City of New York to become a separate City of Queens. Enactment of the bill would require the approval of the New York State Assembly and signature by the Governor. If, after such enactment, Queens voters should vote to establish a charter commission, the same procedures and approvals and possible legal challenge described above for secession by Staten Island would apply to a secession by Queens.

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 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 approximately 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 1992 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: 1992-1996 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 1990 fiscal year, which includes, among other things, the City's financial statements for the 1990 fiscal year, has received the GFOA award of the Certificate of Achievement for Excellence in Financial Reporting, the eleventh 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 GAAP. The City has completed eleven consecutive fiscal years with a General Fund surplus when reported in accordance with GAAP. The Governmental Accounting Standards Board issued Statement No. 11, *Measurement Focus and Basis of Accounting—Governmental Fund Operating Statements*, in May 1990. Statement No. 11 is scheduled to take effect in the City's 1995 fiscal year. The City has not yet completed the analysis required to estimate the financial statement impact of Statement No. 11. See "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Note A. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES—Pronouncements Issued But Not Yet Effective".

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.

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 were 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 end 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 for The City of New York (“OSDC” or “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 monies 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 1991, while unrestricted Federal aid has been sharply reduced. The City projects that local revenues will provide approximately 68.2% of total revenues in the 1992 fiscal year while Federal aid, including categorical grants, will provide 10.9%, and State aid, including unrestricted aid and categorical grants, will provide 20.9%. 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: 1992 MODIFICATION AND 1993-1996 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 45.1% of its total tax revenues and 26.3% of its total revenues for the 1992 fiscal year from the real estate tax. For information concerning tax revenues and total revenues of the City for prior fiscal years, see "SECTION VI: FINANCIAL OPERATIONS—1987-1991 Statement of Operations".

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 payments 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 the 1988 and 1989 fiscal years, increased in fiscal year 1990, decreased in fiscal year 1991 and increased again in fiscal year 1992. The most recent calculation of the operating limit does not reflect the current downturn in the real estate market, which could substantially lower the operating limit in the future.

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

Fiscal Year	Total Levy(1)	Levy Within Operating Limit	Debt Service Levy(2)	Percent of Debt Service Levy to Total Levy	Operating Limit	Percent of Levy Within Operating Limit to Operating Limit	Rate Per \$100 of Full Valuation(3)	Weighted Average Tax Rate Per \$100 Assessed Valuation
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(4)	7,681.3	6,154.7	1,526.6	19.9	9,109.3	67.6	2.11	10.25
1992	8,318.8	6,262.8	2,056.0	24.7	10,631.8	58.9	1.96	10.64

(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.

(4) Does not include supplemental levy of \$61 million raised in mid-year for the Criminal Justice Fund.

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 dollar of full valuation for the 1987 through 1992 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 recent surveys. Ratios, and therefore full values, may be revised when new surveys are completed. The ratios and full values used to compute the 1992 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. For information concerning litigation asserting that the special equalization ratios calculated by the State Board in the 1991 calendar year violate state law because they substantially overestimate the full value of City real estate for the purposes of calculating the operating limit for the 1992 fiscal year, and that the City's real estate tax levy

for operating purposes in the 1992 fiscal year exceeds the State Constitutional limit, see "SECTION IX: OTHER INFORMATION—Litigation —*Taxes*".

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>
1988	\$59,316,861,486		.1902		311,865,728,107
1989	64,342,267,379		.1779		361,676,601,343
1990	70,252,467,843		.1698		413,736,559,735
1991	76,528,438,709		.1605		476,812,702,237
1992	78,660,903,551		.1399		562,265,214,803

- (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 1992 fiscal year, the billable assessed value of real estate categorized by the City as exempt is \$56 billion, or 41.8% of the \$134 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, 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 was empowered to make discretionary annual adjustments of up to five percent in any class' share of the total tax levy. Beginning in fiscal year 1992 and every year thereafter, the class shares are 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 1992 fiscal year for the thirteenth 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 increased approximately 2.8% in fiscal year 1992 over the \$76.5 billion final valuation for fiscal year 1991. Actual assessed valuation decreased approximately 8.6% 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 9% 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 18% 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. The City believes that delinquent real estate taxes have increased recently compared to prior fiscal years as a result of the recession and the deterioration of the real estate market. The City anticipates that delinquent real estate taxes will decrease as the City's economy and real estate market recover. A substantial taxpayer, which is expected to pay approximately \$145 million in real estate taxes to the City in the 1993 fiscal year, is experiencing financial difficulties which could result in the delay or nonpayment of its real estate taxes in the 1993 fiscal year or in subsequent fiscal years.

**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	96.4	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
1991(4)	7,681.3	223.4	7,195.2	93.7	262.6	3.42
1992(5)	8,318.8	136.0	7,870.0	94.6	312.8	3.76

- (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.
- (4) Does not include supplemental levy of \$61 million raised in mid-year for the Criminal Justice Fund.
- (5) Forecast.

Other Taxes

The City expects to derive approximately 53.8% of its total tax revenues for the 1992 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 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. For further information concerning the City's authority to impose real property taxes, see "SECTION IV: SOURCES OF CITY REVENUE—Real Estate Taxes". 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, reserve fund requirements and operating expenses, with the balance, if any, payable to the City.

Revenues from other taxes in the 1991 fiscal year increased by only \$129 million or approximately 1.5% over the 1990 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 1987 through 1991 fiscal years.

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
	(In Millions)				
Personal Income.....	\$2,163	\$2,089	\$2,445	\$2,538	\$2,798
General Corporation	1,169	1,256	1,263	1,123	1,125
Banking Corporation	307	333	285	196	256
Unincorporated Business Income	302	315	356	357	370
Sales	2,044	2,223	2,330	2,431	2,354
Commercial Rent.....	525	584	651	685	718
Real Property Transfer	245	216	207	215	147
Mortgage Recording.....	253	201	213	154	137
Utility	170	145	168	184	184
All Other(1)	571	582	536	630	553
Total	<u>\$7,749</u>	<u>\$7,944</u>	<u>\$8,454</u>	<u>\$8,513</u>	<u>\$8,642</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 1987 through 1991 fiscal years.

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
	(In Millions)				
Licenses, Permits and Franchises	\$ 177	\$ 231	\$ 193	\$ 189	\$ 201
Interest Income	128	129	194	194	167
Charges for Services.....	241	253	286	299	337
Water and Sewer Payments(1)	438	435	546	571	596
Rental Income	188	202	187	207	169
Fines and Forfeitures.....	247	265	297	310	366
Other	228	186	367	464	426
Total	<u>\$1,647</u>	<u>\$1,701</u>	<u>\$2,070</u>	<u>\$2,234</u>	<u>\$2,262</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 the New York City Educational Construction Fund ("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 the New York State Housing Finance Agency ("HFA"). The increase in miscellaneous revenues for the 1991 fiscal year was due primarily to a sale of property by the City to the Federal Government for \$104 million and transfers of surplus funds from the Public Development Corporation and the New York City Housing Development Corporation ("HDC") amounting to \$62 million.

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: 1992 MODIFICATION AND 1993-1996 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 1987 through 1991 fiscal years.

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
	(In Millions)				
Federal Revenue Sharing Aid	\$ 46	\$ —	\$ —	\$ —	\$ —
State Per Capita Aid	535	535	535	535	535
State Shared Taxes(1)	47	47	47	47	20
Other(2)	49	71	131	105	145
Total	\$ 677	\$ 653	\$ 713	\$ 687	\$ 700

(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. Beginning on April 1, 1982, these payments were replaced by funds appropriated pursuant to the Consolidated Local Highway Assistance Program, known as "CHIPS".

(2) Included in the 1987, 1988, 1989, 1990 and 1991 fiscal years are \$44 million, \$44 million, \$50 million, \$58 million and \$69 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: 1992 MODIFICATION AND 1993-1996 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 1987 through 1991 fiscal years.

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
	(In Millions)				
Federal					
JTPA	\$ 92	\$ 85	\$ 76	\$ 74	\$ 73
Community Development(1)	201	214	223	234	227
Welfare	1,434	1,433	1,531	1,634	1,842
Education	431	453	512	611	667
Other	241	279	269	320	338
Total	\$2,399	\$2,464	\$2,611	\$2,873	\$3,147
State					
Welfare	\$1,255	\$1,283	\$1,350	\$1,482	\$1,620
Education	2,227	2,472	2,791	3,072	3,285
Higher Education	98	100	110	111	119
Health and Mental Health	174	195	218	244	237
Other	218	242	247	263	250
Total	\$3,972	\$4,292	\$4,716	\$5,172	\$5,511

(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 the CUCF. For information regarding expenditures for City services, see "SECTION VI: FINANCIAL OPERATIONS—1987-1991 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. Aid to Families with Dependent Children ("AFDC") supports approximately 72.1% 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 1991-1992 school year is 972,146. Through fiscal year 1991, 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 1988 and 1992, the percentage of the City's total budget allocated to BOE has remained relatively stable at approximately 25.3%; in fiscal year 1993 the percentage of the City's total budget allocated to BOE is projected to be 25.1%. See "SECTION VII: 1992 MODIFICATION AND 1993-1996 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 35.3% 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, 1991, 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.

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 1987 through 1991 fiscal years.

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
Education	80,421	82,441	84,754	86,224	86,071
Police	33,962	34,077	33,414	32,976	34,401
Social Services.....	25,859	27,080	29,227	31,491	31,404
Higher Education.....	3,876	3,872	3,828	3,843	3,864
Environmental Protection and Sanitation	17,539	17,454	17,812	18,300	17,366
Fire	13,599	13,306	13,321	12,769	12,679
All Other	49,982	53,752	56,027	57,487	57,423
Total.....	<u>225,238</u>	<u>231,982</u>	<u>238,383</u>	<u>243,090</u>	<u>243,208</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 1987 through 1991 fiscal years.

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
Transit Authority	51,631	52,498	52,315	51,471	49,035
Housing Authority.....	14,655	15,241	14,747	15,253	15,106
HHC	44,209	44,473	45,115	46,194	45,717
Total(2)	<u>110,495</u>	<u>112,212</u>	<u>112,177</u>	<u>112,918</u>	<u>109,858</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.

In the 1991 fiscal year, unions representing approximately 70% of the City's work force reached collective bargaining agreements with the City with terms of between twelve and fifteen months. These agreements expired between September and December 1991. Approximately 30% of the City's work force, primarily uniformed employees, had been without collective bargaining agreements since various times in the 1991 fiscal year. In September 1991, an impasse panel held hearings concerning the collective bargaining impasse between the City and the Police Benevolent Association (the "PBA") which represents approximately 18,000 police officers. The panel issued its binding award on

November 15, 1991. Subsequent to such award, the City reached agreement with the TAPBA, the HAPBA and the USA.

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 collective bargaining agreements and the arbitration award to the PBA, as well as assumptions with respect to the cost of future labor settlements and related effects on the 1993-1996 Financial Plan, see "SECTION VII: 1992 MODIFICATION AND 1993-1996 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: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Long-Term Capital and Financing Program" and "APPENDIX A—ECONOMIC AND SOCIAL FACTORS".

On April 23, 1992, the City announced an update to the Ten-Year Capital Strategy for fiscal years 1992 through 2001 (the "Updated Ten-Year Capital Strategy"). The Updated Ten-Year Capital Strategy totals \$47.1 billion, of which approximately 92% will be financed with City funds. The Ten-Year Capital Strategy was updated and reduced to reflect decreases in the capital program required by lower forecast tax revenue for the ten-year period. The Updated Ten-Year Capital Strategy includes an assumption that the debt service cost relating to \$700 million of the educational capital program in fiscal years 1993 and 1994 will be paid from incremental building aid payments from the State, to which the City will be entitled as a result of the scope of its capital program authorized for educational facilities. This aid requires an annual allocation and an appropriation by the State. In addition, the Updated Ten-Year Capital Strategy assumes that the debt service cost relating to approximately \$600 million of the future capital program for HHC through the 1996 fiscal year will be paid from incremental third party reimbursement to HHC as a result of capital improvements coming into service during the period. \$1 billion of the Capital Program was authorized relying on the benefit of lower estimated debt service costs during the Financial Plan period resulting from more refined forecasting of such costs.

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 through 2001 totalling \$67.0 billion,

of which approximately 70% was to be financed with City funds. The Updated Ten-Year Capital Strategy includes: (i) \$7.4 billion to construct new schools and improve existing educational facilities; (ii) \$4.8 billion for expanding and upgrading the City's housing stock; (iii) \$1.7 billion for reconstruction or resurfacing more than 11,500 lane miles of City streets; (iv) \$2.0 billion for continued City-funded investment in mass transit; (v) \$3.1 billion for the continued reconstruction of all four East River bridges and over 293 other bridge structures; (vi) \$1.7 billion for the major reconstruction of Elmhurst, Kings County, Queens and Coney Island Hospitals; (vii) \$984 million to expand current jail capacity; and (viii) \$781 million for construction and improvement of court facilities. The Ten-Year Capital Strategy included \$17.1 billion in non-City funding for the TA's capital program. This funding is not included in the Updated Ten-Year Capital Strategy, pending State approval of the Metropolitan Transportation Authority's (the "MTA") 1992-1996 Capital Program.

Those programs in the Updated Ten-Year Capital Strategy financed with City funds are currently expected to be funded primarily from the issuance of general obligation bonds. The Financial Plan includes a reduction in debt service costs totalling \$250 million annually by the 1996 fiscal year. Such reduction is achieved in part by a decrease in the portion of the capital program projected to be funded with City general obligation bonds by 12%, or approximately \$2.0 billion through the 1996 fiscal year. These reductions will decrease total capital commitments by 10% through the 1996 fiscal year. In the context of a 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: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Long-Term Capital and Financing Program".

The City's capital expenditures, including expenditures funded by State and Federal grants, totaled \$15.3 billion during the 1987 through 1991 fiscal years. City-funded expenditures, which have been financed through the issuance of City and Water Authority bonds, totaled \$13.4 billion during the 1987 through 1991 fiscal years. The following table summarizes the major categories of capital expenditures in the past five fiscal years.

	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>Total</u>
	(In Millions)					
Education	\$ 139	\$ 147	\$ 208	\$ 380	\$ 694	\$ 1,568
Environmental Protection	562	567	622	637	826	3,214
Transportation	231	249	422	392	399	1,693
Transit Authority(1)	138	229	472	360	381	1,580
Housing	71	201	367	572	689	1,900
Hospitals	75	110	118	148	195	646
Sanitation	165	141	210	223	172	911
All Other(2)	526	587	724	1,039	877	3,753
Total Expenditures(3)	<u>\$1,907</u>	<u>\$2,231</u>	<u>\$3,143</u>	<u>\$3,751</u>	<u>\$4,233</u>	<u>\$15,265</u>
City-funded Expenditures(4)	<u>\$1,526</u>	<u>\$2,039</u>	<u>\$2,690</u>	<u>\$3,213</u>	<u>\$3,946</u>	<u>\$13,414</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 1987 through 1991 fiscal years include City, State and Federal funding and represent amounts which include an accrual for work-in-progress. The figures for the 1987 through 1991 fiscal years 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.

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. The City expects to release a report in the near future showing that the funds required to bring the assets covered by the inventory into a state of good repair are substantially greater than the amount provided for in the Financial Plan.

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, 1991, 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—1987-1991 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 1992 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.

1987-1991 Statement of Operations

The following table sets forth the City's results of operations for its 1987 through 1991 fiscal years reported in accordance with GAAP. The information regarding the 1987 through 1991 fiscal years 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 1990 and 1991 financial statements included in "APPENDIX B—FINANCIAL STATEMENTS". The 1987 through 1989 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)				
	1987	1988	1989	1990	1991
	(In Millions)				
Revenues and Transfers					
Real Estate Tax(2)	\$ 4,976	\$ 5,382	\$ 5,943	\$ 6,543	\$ 7,251
Other Taxes(3)	7,749	7,944	8,454	8,513	8,642
Miscellaneous Revenues	1,647	1,701	2,070	2,234	2,262
Unrestricted Federal and State Aid	677	653	713	687	700
Federal Categorical Grants	2,399	2,464	2,611	2,873	3,147
State Categorical Grants	3,972	4,292	4,716	5,172	5,511
Less: Disallowances Against Categorical Grants	(30)	(10)	(18)	(85)	(32)
Total Revenues and Transfers	\$21,390	\$22,426	\$24,489	\$25,937	\$27,481
Expenditures and Transfers					
Social Services	\$ 4,916	\$ 5,015	\$ 5,355	\$ 5,932	\$ 6,686
Board of Education	4,802	5,285	5,786	6,377	6,694
City University	243	259	266	299	313
Public Safety and Judicial	2,632	2,920	3,174	3,523	3,494
Health Services	1,260	971	1,337	1,395	1,463
Pensions	1,675	1,753	1,742	1,693	1,479
Debt Service(3)	1,249	1,224	1,324	1,205	1,503
MAC Debt Service Funding(3)	550	428	515	522	449
All Other	4,055	4,561	4,984	4,986	5,395
Total Expenditures and Transfers	\$21,382	\$22,416	\$24,483	\$25,932	\$27,476
Surplus(4)	\$ 8	\$ 10	\$ 6	\$ 5	\$ 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) Real Estate Tax for the 1991 fiscal year includes \$56 million of Criminal Justice Fund revenues.
- (3) 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".
- (4) The General Fund surplus is the surplus after discretionary transfers and expenditures. The City had General Fund operating surpluses of \$27 million, \$253 million, \$409 million, \$225 million and \$567 million before discretionary transfers and expenditures for the 1991, 1990, 1989, 1988 and 1987 fiscal years, respectively.

Forecast of 1992 Results

The following table compares the forecast for the 1992 fiscal year contained in the financial plan submitted to the Control Board on July 12, 1991 (the "July 1991 Forecast") with the 1992 Modification to the Control Board on May 7, 1992 (the "May 1992 Forecast"). These forecasts were prepared on a basis consistent with GAAP.

	July 1991 Forecast	May 1992 Forecast	Increase (Decrease) from July 1991 Forecast
	(In Millions)		
REVENUES			
Taxes			
General Property Tax	\$ 7,694	\$ 7,740	\$ 46 (1)
Other Taxes	8,554	8,624	70 (2)
Tax Audit Revenue	501	526	25
Criminal Justice Fund	168	135	(33)(3)
Miscellaneous Revenues	2,841	2,873	32 (4)
Unrestricted Intergovernmental Aid	764	891	127 (5)
Inter-Fund Revenues	221	223	2
Less: Intra-City Revenues	(499)	(496)	3
Disallowances Against Categorical Grants	(15)	(15)	—
Total City Funds	<u>\$20,229</u>	<u>\$20,501</u>	<u>\$272</u>
Federal Categorical Grants	3,042	3,454	412 (6)
State Categorical Grants	5,246	5,503	257 (6)
Total Revenues	<u>\$28,517</u>	<u>\$29,458</u>	<u>\$941</u>
EXPENDITURES			
Personal Service	\$14,348	\$14,414	\$ 66 (7)
Other Than Personal Service	11,976	12,582	606 (7)
Debt Service	2,002	2,378	376 (8)
MAC Debt Service Funding	540	540	—
General Reserve	150	40	(110)
	<u>\$29,016</u>	<u>\$29,954</u>	<u>\$938</u>
Less: Intra-City Expenses	(499)	(496)	3
Total Expenditures	<u>\$28,517</u>	<u>\$29,458</u>	<u>\$941</u>
GAP TO BE CLOSED	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>

- (1) The increase in the General Property Tax forecast is primarily due to the collection of payments against prior year levies.
- (2) The forecasted increase of \$70 million in Other Taxes is primarily due to increased collections for the personal income tax of \$160 million, the banking corporation tax of \$54 million and the stock transfer tax of \$34 million. Decreased collections are forecasted for the sales tax of \$114 million, the general corporation tax of \$33 million and the commercial rent tax of \$29 million.
- (3) The forecasted decrease in the Criminal Justice Fund is due to a delayed start in the City lottery and the impact of the recession on game sales.
- (4) The increase in the forecast for Miscellaneous Revenues is \$35 million exclusive of the changes in Intra-City Revenues. This change is primarily due to an increase in private grants of \$22 million, a one-time payment from AT&T of \$14 million, a tuition increase in the Community Colleges expected to yield \$18 million, an increase in rental income of \$15 million, and additional revenue from fines of \$9 million. Water and Sewer revenue is expected to decline by \$48 million.
- (5) The increase in Unrestricted Intergovernmental Aid of \$127 million is primarily due to an adjustment in prior fiscal year revenue accruals of \$75 million, \$115 million in Federal disproportionate share revenue and \$11 million in SSI payments. This is offset by reductions in anticipated State aid of \$82 million.
- (6) 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.
- (7) The increase in both the Personal Service and OTPS forecast reflect in part expenditure adjustments associated with Federal and State Categorical budget modifications and other expenditure increases included in the Financial Plan and budget modifications processed from July through March. The OTPS forecast also reflects \$100 million of subsidy payment adjustments between the 1992 and 1993 fiscal years.
- (8) The increase of \$376 million in Debt Service is primarily due to \$355 million of discretionary adjustments in debt service funding between fiscal years 1992 and 1993.

SECTION VII: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN

The following table sets forth the City's projected operations on a basis consistent with GAAP for the 1992 through 1996 fiscal years as contained in the 1992 Modification and the 1993-1996 Financial Plan. This table should be read in conjunction with the accompanying notes, "Actions to Close the Gaps" and "Assumptions", below. For information regarding recent developments, see "SECTION I—RECENT FINANCIAL DEVELOPMENTS".

	1992-1996 Fiscal Years(1)(2)				
	1992	1993	1994	1995	1996
	(In Millions)				
REVENUES					
Taxes					
General Property Tax(3)	\$ 7,740	\$ 7,781	\$ 7,872	\$ 7,996	\$ 8,263
Other Taxes(3)(4)	8,624	8,575	8,682	8,909	9,455
Tax Audit Revenue	526	500	500	500	500
Criminal Justice Fund(3)	135	290	400	437	455
Tax Program—City	—	115	297	562	595
—Governor	—	7	9	10	11
Miscellaneous Revenues	2,873	3,095	2,999	2,961	2,946
Unrestricted Intergovernmental Aid	891	673	769	767	774
Reserve for State Budget Reductions	—	—	(150)	(100)	(50)
Inter-Fund Revenues(5)	223	231	231	231	231
Less: Intra-City Revenues	(496)	(496)	(505)	(545)	(548)
Disallowances Against Categorical Grants	(15)	(15)	(15)	(15)	(15)
Total City Funds	\$20,501	\$20,756	\$21,089	\$21,713	\$22,617
Federal Categorical Grants	3,454	3,216	3,267	3,305	3,331
State Categorical Grants(6)	5,503	5,527	5,802	5,901	6,037
Total Revenues(7)	<u>\$29,458</u>	<u>\$29,499</u>	<u>\$30,158</u>	<u>\$30,919</u>	<u>\$31,985</u>
EXPENDITURES					
Personal Service(8)	\$14,414	\$14,637	\$14,909	\$15,308	\$15,903
Other Than Personal Service	12,582	12,848	13,530	14,021	14,527
Debt Service(4)	2,378	1,990	2,830	3,047	3,321
MAC Debt Service Funding(4)	540	370	554	59	287
General Reserve	40	150	150	200	200
	\$29,954	\$29,995	\$31,973	\$32,635	\$34,238
Less: Intra-City Expenses	(496)	(496)	(505)	(545)	(548)
Total Expenditures(7)	<u>\$29,458</u>	<u>\$29,499</u>	<u>\$31,468</u>	<u>\$32,090</u>	<u>\$34,690</u>
GAP TO BE CLOSED	<u>\$ —</u>	<u>\$ —</u>	<u>(\$ 1,310)</u>	<u>(\$ 1,171)</u>	<u>(\$ 1,705)</u>
GAP-CLOSING PROGRAM					
City Actions	\$ —	\$ —	\$ 746	\$ 678	\$ 1,134
State Actions Including Mandate Relief	—	—	364	508	571
Federal Actions	—	—	200	—	—
Reserve for Service Enhancements, Tax Reductions and Other Contingencies	—	—	—	(15)	—
TOTAL GAP-CLOSING PROGRAM	<u>\$ —</u>	<u>\$ —</u>	<u>\$ 1,310</u>	<u>\$ 1,171</u>	<u>\$ 1,705</u>

(1) The four-year financial plan for the 1991 through 1994 fiscal years, as submitted to the Control Board on July 11, 1990, contained the following projections for the 1991-1994 fiscal years: (i) for 1991, total revenues of \$27.922 billion and total expenditures of \$27.922 billion; (ii) for 1992, total revenues of \$29.142 billion and total expenditures of \$30.112 billion with a gap to be closed of \$970 million; (iii) for 1993, total revenues of \$30.705 billion and total expenditures of \$31.516 billion with a gap to be closed of \$811 million; and (iv) for 1994, total revenues of \$32.308 billion and total expenditures of \$33.180 billion with a gap to be closed of \$872 million.

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.

- (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 1992 fiscal year is reported on a cash basis and is not balanced in accordance with GAAP.
- (3) Criminal Justice Fund revenues comprise \$130 million, \$130 million, \$150 million, \$150 million and \$150 million from general property tax receipts projected for the 1992 through 1996 fiscal years, respectively; \$5 million, \$50 million, \$50 million, \$120 million and \$120 million projected to be received from the City lottery for the 1992 through 1996 fiscal years, respectively; and \$110 million, \$200 million, \$167 million and \$185 million projected to be received from personal income tax for the 1993 through 1996 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 1993 fiscal year are forecast at a level consistent with the State budget for the State's 1992-1993 fiscal year. For the 1993 through 1996 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 1993. See "SECTION VII: 1992 MODIFICATION AND 1993-1996 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 1993-1996 Financial Plan reflects a program of proposed actions by the City, State and Federal governments to close the gaps between projected revenues and expenditures for the 1994, 1995 and 1996 fiscal years.

City gap-closing actions total \$746 million in the 1994 fiscal year, \$678 million in the 1995 fiscal year and \$1.134 billion in the 1996 fiscal year. These actions for the 1994 fiscal year include \$112 million of reduced costs or increased revenues resulting from productivity initiatives; \$300 million of proposed transitional funding resulting from the refunding by the City of certain City bonds held by MAC; service reductions totaling \$66 million; an additional \$112 million in savings from restructuring the delivery of City services and \$155 million in other unspecified City actions. The proposed City gap-closing program for the 1995 and 1996 fiscal years includes increased revenues and expenditure reductions from the continuation of the gap-closing initiatives for the 1994 fiscal year, other than the transitional funding, and new service reduction initiatives for the 1995 and 1996 fiscal years.

State actions proposed in the gap-closing program total \$364 million, \$508 million and \$571 million in each of the 1994, 1995 and 1996 fiscal years, respectively. These actions include savings from the Governor's proposed State cost containment and assumption of Medicaid costs program, the Governor's

proposed “New York, New York” program involving various mandate relief measures, the reallocation of State education aid among various localities and other actions.

The Federal action proposed in the gap-closing program is \$200 million in increased Federal assistance in fiscal year 1994.

Various actions proposed in the Financial Plan, including the Medicaid and “New York, New York” programs and the proposed reallocation of State aid, are subject to approval by the Governor and approval by the State Legislature and the proposed increase in Federal aid is subject to approval by Congress and the President. In addition, MAC has set conditions upon its cooperation in the City’s realization of the proposed \$300 million in transitional funding contained in the Financial Plan for the 1994 fiscal year. If these measures cannot be implemented, the City will be required to take other actions to decrease expenditures or increase revenues to maintain a balanced financial plan. See “SECTION VII: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Certain Reports” and “SECTION IX: OTHER INFORMATION—Ratings”.

The City’s projected budget gaps for the 1995 and 1996 fiscal years do not reflect the savings expected to result from prior years’ programs to close the gaps set forth in the Financial Plan. Thus, for example, recurring savings anticipated from the actions which the City proposes to take to balance the 1994 budget are not taken into account in projecting the budget gaps for the 1995 and 1996 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: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Assumptions”.

Although the City has maintained balanced budgets in each of its last eleven 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 1992 Modification and the 1993-1996 Financial Plan are based on numerous assumptions, including the ending of the national recession in the beginning of the 1992 calendar year; declines in City employment in the 1992 calendar year; and the recovery of the City’s and the region’s economy early in calendar year 1993. The 1992 Modification and the 1993-1996 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 1996 fiscal years; continuation of the 9% interest earnings assumptions for pension fund assets affecting the City’s required pension fund contributions; 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 of MAC to cooperate with respect to the refunding of certain City bonds held by MAC the result of which will be to provide transitional funding in the 1994 fiscal year; 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 proposed continuation of the personal income tax surcharge 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; the level of funding required to comply with the Americans with Disabilities Act of 1990; 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: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Certain Reports”. For further information concerning certain legislation requiring minimum levels of funding for education, see “SECTION VII:

1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—2. Other than Personal Service Costs—*Board of Education*”.

As a result of the national and regional economic recession, the State's projections of tax revenues for its 1991 and 1992 fiscal years were substantially reduced. Consequently, the State took various actions for its 1992 fiscal year, which included increases in certain State taxes and fees, substantial decreases in certain expenditures from previously projected levels, including cuts in State operations and reductions in State aid to localities, and the sale of \$531 million of short-term deficit notes prior to the end of the State's 1992 fiscal year. The Governor's Executive Budget for the State's 1993 fiscal year commencing April 1, 1992, identified a potential budgetary imbalance for the State's 1993 fiscal year of \$4.8 billion (after providing for repayment of \$531 million of short-term deficit notes). To eliminate this potential imbalance, the Executive Budget proposed reducing disbursements by \$3.5 billion and increasing revenues by \$1.3 billion. The proposed revenue increases included a proposed freeze in the scheduled reduction in the personal income tax and business tax surcharge, thereby avoiding tax cuts that would otherwise cost the State \$730 million and \$270 million, respectively, in its 1993 fiscal year. The major actions proposed in the Executive Budget included \$1.16 billion of Medicaid costs containment measures and social services program reductions or revenue actions, \$1.0 billion of State operations cuts, \$715 million of reductions in State aid to localities and reduced expenditures in the capital program totaling \$352 million. In addition to the changes proposed in the Executive Budget, the 1993 State budget, as enacted by the Legislature on April 2, 1992, increased new revenues by an additional \$35 million, increased the Medicaid cost reductions and social service program cost reductions or revenue actions by \$38 million, and increased school aid and other education programs by \$218 million, but reduced spending for State operations, fringe benefits and debt service.

The State's issuance of its \$531 million of short-term deficit notes has been declared unconstitutional by a State Supreme Court because a balanced budget for the State's 1993 fiscal year had not been adopted at the time the deficit notes were issued. An appeal has been filed.

The State has noted that its forecasts of tax receipts have been subject to variance in recent fiscal years. In addition, the State has noted that forecasts for its 1993 fiscal year contain significant reductions in expenditures from previously projected levels, and that the State's ability to achieve a balanced budget could depend on its ability to implement those and other proposed expenditure reductions. As a result of these uncertainties and other factors, actual results could differ materially and adversely from the State's current projections and the State's projections could be materially and adversely changed from time to time. On January 13, 1992, Standard & Poor's reduced its ratings on the State's general obligation bonds from A to A- and, in addition, reduced its ratings on the State's moral obligation, lease purchase, guaranteed and contractual obligation debt. Standard & Poor's also continued its negative rating outlook assessment on State general obligation debt. On January 6, 1992, Moody's reduced its ratings on outstanding limited-liability State lease purchase and contractual obligations from A to Baa1. On February 3, 1992, Moody's reconfirmed its A rating on the State's general long-term indebtedness.

If additional revenue shortfalls or spending increases occur during the State's 1993 fiscal year or subsequent years beyond current projections, such developments could result in reductions in State aid to localities, including the City. Moreover, the delay in the adoption of the State's budget beyond the statutory April 1 deadline and the resultant delay in the State's Spring borrowing has in prior years delayed the projected receipt by the City of State aid, and there can be no assurance that State budgets in future fiscal years will be adopted by the April 1 statutory deadline.

The projections and assumptions contained in the 1992 Modification and the 1993-1996 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 March 1992. 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 1992 calendar year with a recovery early in the 1993 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 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 Financial Plan. See "SECTION VII: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Certain Reports".

The following table presents a forecast of the key economic indicators for the calendar years 1991 through 1996. This forecast is based upon information available in March 1992.

FORECAST OF KEY ECONOMIC INDICATORS

<u>U.S. ECONOMY</u>	<u>Calendar Years</u>					
	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
<i>Economic Activity and Income</i>						
Real GDP (\$ billions of 1987 dollars).....	4,849.9	4,922.6	5,075.2	5,233.3	5,414.1	5,593.7
Percent Change	(0.7)	1.5	3.1	3.1	3.5	3.3
Pre-tax Corporate Profits (\$ billions).....	312.7	332.7	372.3	415.1	483.2	520.4
Percent Change	(5.9)	6.4	11.9	11.5	16.4	7.7
Personal Income (\$ billions).....	4,835.3	5,053.9	5,377.3	5,735.1	6,113.8	6,531.5
Percent Change	3.3	4.5	6.4	6.7	6.6	6.8
Nonagricultural Employment (millions).....	109.0	109.3	111.5	113.9	116.2	118.5
Change From Prior Year	(1.0)	0.4	2.2	2.4	2.3	2.3
Unemployment Rate	6.7	7.3	6.9	6.3	5.9	5.9
CPI-All Urban (1982-84=100)	136.3	140.7	145.6	151.2	157.1	163.7
Percent Change	4.2	3.3	3.4	3.9	3.9	4.1
3 Month T-Bill Rate	5.4	4.4	5.2	6.1	6.3	6.2
<u>CITY ECONOMY</u>						
Personal Income (\$ billions).....	163.0	166.0	174.0	182.7	192.7	203.4
Percent Change	(1.0)	1.8	4.8	5.0	5.5	5.5
Nonagricultural Employment (thousands).....	3,372.5	3,254.9	3,244.3	3,245.5	3,261.2	3,280.2
Change From Prior Year	(193.7)	(117.7)	(10.6)	1.2	15.7	19.1
Retail Sales (\$ billions)	35.1	34.6	36.3	38.3	40.6	43.0
Percent Change	(3.3)	(1.5)	5.0	5.4	6.0	6.1
CPI-All Urban NY-NJ Area (1982-84=100).....	144.8	149.4	154.2	160.2	167.1	174.7
Percent Change	4.5	3.2	3.2	3.9	4.3	4.6

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 and projected growth in the operating limit. See "SECTION IV: SOURCES OF CITY REVENUES—Real Estate Tax".

The delinquency rate for the 1991 fiscal year was 3.42%. The 1992 Modification and the 1993-1996 Financial Plan project delinquency rates of 3.76%, 3.59%, 3.28%, 3.23% and 2.57%, respectively, for the 1992 through 1996 fiscal years. 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 1992 Modification and the 1993-1996 Financial Plan. The amounts set forth below include projected tax program revenues and excludes the Criminal Justice Fund revenues.

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
	(In Millions)				
Personal Income	\$3,219	\$3,035	\$2,984	\$2,951	\$3,137
General Corporation	884	912	978	1,035	1,097
Banking Corporation	265	273	276	278	279
Unincorporated Business Income	348	372	398	423	453
Sales	2,258	2,327	2,395	2,523	2,687
Commercial Rent	667	661	673	696	726
Real Property Transfer	125	129	134	144	157
Mortgage Recording	117	121	126	136	151
Utility	181	185	190	195	203
All Other(1)	560	560	528	528	565
Total	<u>\$8,624</u>	<u>\$8,575</u>	<u>\$8,682</u>	<u>\$8,909</u>	<u>\$9,455</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 \$114 million in the 1992 and 1993 fiscal years and is \$82.7 million in the 1994 through 1996 fiscal years.

The 1992 Modification and the 1993-1996 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 1992 fiscal year, except for the securities industry, and moderate growth thereafter; (iii) with respect to the banking corporation tax, improved earnings in fiscal years 1992 and 1993 as a result of wide interest rate spreads, leveling off in the 1994 through 1996 fiscal years as an improving economy causes spreads to narrow; (iv) with respect to the unincorporated business tax, moderate growth in fiscal year 1992 with a rebound in the securities industry, partially offset by continued declines in the service sector, and continued improvement in fiscal year 1993; (v) with respect to the sales tax, growth below the rate of inflation until the 1994 fiscal year based on the projections for local employment and personal income; (vi) with respect to the mortgage recording and real property transfer taxes, a sluggish recovery in residential market activity and continued decline in the commercial market through the 1992 fiscal year, marginal growth in fiscal year 1993 due to greater housing affordability and a slow recovery in the 1994 fiscal year; (vii) with respect to the commercial rent tax, declines in asking rental rates and negotiated contract rents for office space due to the glut of available space resulting from business relocations, failures, mergers and general downsizing; and (viii) with respect to the All Other category, the current general economic forecast and a decrease in the State's appropriation to the City in lieu of the stock transfer tax payment to the City in the 1994 through 1996 fiscal years. The 1992 Modification and the

1993-1996 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, 1993, and the City intends to seek extensions through the 1996 fiscal year.

4. MISCELLANEOUS REVENUES

The following table sets forth amounts of miscellaneous revenues projected to be received by the City in the 1992 Modification and the 1993-1996 Financial Plan.

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
	(In Millions)				
Licenses, Permits and Franchises.....	\$ 205	\$ 208	\$ 210	\$ 208	\$ 210
Interest Income.....	115	90	115	136	155
Charges for Services.....	376	367	368	365	364
Water and Sewer Payments(1).....	705	832	799	790	798
Rental Income.....	164	135	123	118	110
Fines and Forfeitures.....	407	451	469	431	406
Other.....	405	516	410	368	355
Intra-City Revenues.....	496	496	505	545	548
Total.....	<u>\$2,873</u>	<u>\$3,095</u>	<u>\$2,999</u>	<u>\$2,961</u>	<u>\$2,946</u>

(1) Received from the Water Board. For further information regarding the Water Board, see "1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Long-Term Capital and Financing Program".

The 1992 Modification and the 1993-1996 Financial Plan project that aggregate miscellaneous revenues will remain relatively stable with offsetting increases and declines in Interest Income, Water and Sewer Payments, Rental Income and Other. The growth in interest income reflects projected increases in interest rates. 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 through 1996 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 the 1992 fiscal year include \$30 million from proposed transfers of reserves from HDC, the Economic Development Corporation and the Rehabilitation Mortgage Insurance Corporation. Other Revenues in the 1993 fiscal year include \$55 million for the proposed restructuring of the Off-Track Betting Corporation and \$23 million for the sale of the prison barge "Resolution".

5. UNRESTRICTED INTERGOVERNMENTAL AID

The following table sets forth amounts of unrestricted intergovernmental aid projected to be received by the City in the 1992 Modification and the 1993-1996 Financial Plan.

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
	(In Millions)				
State Revenue Sharing.....	\$535	\$535	\$535	\$535	\$535
Other Aid.....	356	138	234	232	239
Total.....	<u>\$891</u>	<u>\$673</u>	<u>\$769</u>	<u>\$767</u>	<u>\$774</u>

The projection for State revenue sharing in the 1992 through 1996 fiscal years reflects the continuation of the level of revenue sharing monies contained in legislation enacted in 1987.

The "Other Aid" category consists of \$10 million annually of Highway Assistance Program Aid and approximately \$73 to \$95 million primarily providing medical assistance to the mentally disabled and all but 20% of the non-Federal share of long-term care costs. "Other Aid" for the 1992 fiscal year includes \$190 million of non-recurring revenue, \$115 million for Home Relief Disproportionate Medical Share and a \$75 million increase in prior fiscal year receivables.

For information concerning recent shortfalls in projected State tax revenues and the proposed reductions in State aid to the City, see "SECTION VII: 1992 MODIFICATION AND 1993-1996 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 1992 Modification and the 1993-1996 Financial Plan.

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
	(In Millions)				
Federal					
JTPA.....	\$ 107	\$ 74	\$ 74	\$ 74	\$ 74
Community Development(1).....	287	242	237	237	237
Welfare.....	2,012	2,024	2,099	2,134	2,155
Education.....	727	700	700	700	700
Other.....	321	176	157	160	165
Total.....	<u>\$3,454</u>	<u>\$3,216</u>	<u>\$3,267</u>	<u>\$3,305</u>	<u>\$3,331</u>
State					
Welfare.....	\$1,782	\$1,843	\$2,031	\$2,065	\$2,092
Education.....	3,124	3,112	3,189	3,251	3,316
Higher Education.....	119	118	119	119	121
Health and Mental Health.....	221	200	211	211	211
Other.....	257	254	252	255	297
Total.....	<u>\$5,503</u>	<u>\$5,527</u>	<u>\$5,802</u>	<u>\$5,901</u>	<u>\$6,037</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 1992 Modification and the 1993-1996 Financial Plan assume that all existing Federal and State categorical grant programs will continue, unless specific legislation provides for their termination or adjustment, and assumes increases in aid where increased costs are projected for existing grant programs. For information concerning recent shortfalls in projected State tax revenues and the possible impact on State aid to the City, see "SECTION VII: 1992 MODIFICATION AND 1993-1996 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, 1992, approximately 10.11% 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 1993-1996 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 \$46 million in the 1991 fiscal year. This decrease reflects improved claims control procedures and favorable experience with the level of disallowances in recent years. As of June 30, 1991, the City had accumulated a reserve of \$162 million for future disallowances of categorical aid. The 1993-1996 Financial Plan contains a provision for aid disallowances of \$15 million for each of the City's 1993 through 1996 fiscal years.

The Federal fiscal year 1992 budget process was completed late in the 1991 calendar year. The net impact to the City is positive, as the City will receive increases in several programs, including \$128 million for the HOME program for construction and rehabilitation of low income housing, \$12 million

in additional Community Development funds, and \$70 million for construction of secondary sewage treatment plants. Chapter I education grants were increased by approximately \$5 million. In addition, Congress passed a surface transportation act which is expected to yield substantial additional funding for highways and mass transit in the City. Pursuant to the act, regional negotiations are underway, and will provide mass transit funding to the TA and capital funds for roads, highways and bridges. The President released his proposed Federal fiscal year 1993 budget on January 29, 1992. Despite increased Federal aid for some programs including Head Start, the budget, if adopted in its entirety, would have a substantial net negative effect on the City due to cuts in other programs. The most significant proposed cuts are a \$27 million decrease in the Community Development Block grant program and a cap on Medicaid payments by the Federal government. The City will continue to monitor the Federal budget process and will make any necessary adjustments when the final Federal budget is enacted.

Expenditure Assumptions

1. PERSONAL SERVICE COSTS

The following table sets forth projected expenditures for personal service costs contained in the 1992 Modification and the 1993-1996 Financial Plan.

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
	(In Millions)				
Wages and Salaries	\$10,506	\$10,546	\$10,653	\$10,797	\$10,899
Pensions	1,442	1,479	1,450	1,373	1,409
Other Fringe Benefits	2,315	2,471	2,670	2,875	3,102
Reserve for Collective Bargaining(1).....	151	141	136	263	493
Total	<u>\$14,414</u>	<u>\$14,637</u>	<u>\$14,909</u>	<u>\$15,308</u>	<u>\$15,903</u>

(1) The Reserve for Collective Bargaining is contained in the Miscellaneous Budget and provides funding for the prospective labor settlements for all agencies.

The 1992 Modification and the 1993-1996 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 212,778 on June 30, 1992 to an estimated level of 203,993 by June 30, 1996, assuming the gap-closing program contained in the Financial Plan is successfully implemented.

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 ("TRS") following passage of State legislation revising the earnings assumption on the system's assets, and the remainder from a reallocation of State aid within BOE's budget. In February 1992, the City, BOE and the UFT agreed that the City and BOE would continue to fund approximately \$24 million of wages for the period of September 1, 1991 through September 30, 1992. Such monies were previously funded by the State under the Excellence in Teaching Program ("EIT"). However, the \$24 million in State funding was discontinued by the State as of August 31, 1991. The agreement requires BOE and the UFT to jointly support State legislation to transfer excess funds attributable to the Tax Deferred Annuity Program "Fixed Fund" of TRS into the Contingent Reserve Fund of TRS. Upon passage of such legislation, the City would decrease its contribution to TRS so that the savings would be used to fund the continuation of the approximately \$24 million salary benefit through August 31, 1992; BOE would then fund such benefit through September 30, 1992. The 1992 Modification and the 1993-1996 Financial Plan do not provide for any additional increases for UFT employees in fiscal years 1992, 1993 and 1994. A 1.5% increase is included in the Financial Plan for each of the 1995 and 1996 fiscal years.

The City has also reached settlements with District Council 37, Local 237, CWA and other smaller unions covering a total of approximately 167,000 employees. The 15-month contracts provide total wage

and benefit increases of 5%. The contracts will cost the City \$173 million in fiscal year 1992 and \$183 million in each year thereafter. Funds for all costs above those for the 1.5% increase for the 1992 fiscal year and the 1.5% increase carried forward from the 1991 fiscal year included in the 1992 Modification and the 1993-1996 Financial Plan 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. In addition, the New York Police Department Pension Fund, Article 2 and the New York Fire Department Pension Fund, Article 1-B have increased the earnings assumptions for their assets. Legislation permitting such increase in the earnings assumption has been approved and was signed by the Governor. The 1992 Modification and the 1993-1996 Financial Plan do not provide for any additional increases for District Council 37, Local 237 and CWA until the 1995 and 1996 fiscal years for which a 1.5% increase is assumed. Any increases in the 1993 and 1994 fiscal years for these unions would be funded through gain-sharing agreements at no additional cost to the City. The City's agreements with the UFT, District Council 37, Local 237, CWA and other smaller unions cover approximately 70% of the City's workforce. For all employees whose unions have not reached collective bargaining agreements with the City, the 1992 Modification and the 1993-1996 Financial Plan include funds for an incremental 1.5% increase in the 1992 fiscal year and a 1.5% increase carried forward from the 1991 fiscal year, with no increase in the 1993 and 1994 fiscal years and a 1.5% increase in each of the 1995 and 1996 fiscal years and assumes that any increases in fiscal years 1993 and 1994 would be funded through "gain-sharing" agreements at no additional cost to the City. 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 \$82 million in fiscal year 1992 and \$145 million in each of the 1993 through 1996 fiscal years above the amounts provided for in the 1992 Modification and the 1993-1996 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 increase assumed in the 1992 Modification and the 1993-1996 Financial Plan and with contract lengths similar to District Council 37, Local 237 and CWA.

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. A collective bargaining impasse was declared between the City and the PBA, which represents 18,000 police officers, on May 21, 1991. An impasse panel was appointed and issued its award on November 15, 1991. The award provides for a 15 month contract, retroactive to July 1, 1990, and provides varying increases for current police officers and police officers to be hired on or after July 1, 1991, with a cost to the City equivalent to an increase of 4.1%, on a net present value basis. The 4.1% cost to the City of the award will be funded as follows: 1.5% from funds previously allocated in the 1992 Modification and the 1993-1996 Financial Plan for collective bargaining increases in the 1992 fiscal year, 1.5% from funds previously allocated in the 1992 Modification and the 1993-1996 Financial Plan for collective increases carried forward from the 1991 fiscal year, and 1.1% from reduced contributions to the New York Police Department Pension Fund, Article 2 based on revised earnings assumptions on its assets.

On January 16, 1992, the TAPBA, which represents approximately 3,000 transit police officers, and the City reached an agreement for a 15 month contract retroactive to July 1, 1990. On March 16, 1992, the HAPBA, which represents approximately 1,500 housing police officers, and the City reached an agreement for a 15 month contract retroactive to July 1, 1990. The agreements in various respects parallel the PBA impasse panel award. The contracts provide for varying increases to police officers depending upon their years of service. The cost to the City of the agreements is equivalent to a 5% increase, on a net present value basis, and will be funded as follows: 1.5% from funds previously allocated in the 1992 Modification and the 1993-1996 Financial Plan for collective bargaining increases in the 1992 fiscal year, 1.5% from funds previously allocated in the 1992 Modification and the 1993-1996 Financial Plan for collective bargaining increases carried forward from the 1991 fiscal year and 2% from reduced contributions to the New York City Employees' Retirement System.

On February 13, 1992, the USA, which represents approximately 7,000 sanitation workers, and the City reached a tentative agreement for a 15 month contract retroactive to July 1, 1990. The agreement in various respects parallels the PBA impasse panel award and the TAPBA and HAPBA agreements.

The contract provides for varying increases for sanitation workers depending upon their years of service. The cost to the City of the agreement is equivalent to a 5% increase, on a net present value basis, and has the same 1992 Modification and the 1993-1996 Financial Plan funding sources as the TAPBA and HAPBA agreements. Furthermore, the USA and the City agreed to negotiate a return to fiscal year 1980 productivity levels to compensate for reduced garbage collection that has been a byproduct of the City's recycling program. In addition, the agreement provides for a process to establish and implement productivity standards by district. Such productivity standards will be implemented in one district within one month and in the remaining districts within one year.

Negotiations for the 1991 and 1992 fiscal years with unions representing approximately 35,000 other uniformed employees in the New York City Police Department, Housing and Transit Police Departments, Fire Department, Correction and Sanitation departments are continuing. On May 6, 1992, the City filed a request for the appointment of an impasse panel following unsuccessful negotiations and mediation efforts with the UFA. If the mediator, who was appointed by the Office of Collective Bargaining, recommends to the Board of Collective Bargaining that the parties have reached an impasse, an impasse panel will be appointed. The 1992 Modification and the 1993-1996 Financial Plan contain sufficient amounts to fund agreements or impasse awards modeled on the PBA impasse panel award, the TAPBA and the tentative USA agreements i.e. for all uniformed employees, the 1992 Modification and the 1993-1996 Financial Plan assume greater costs in the early years and diminished costs in later years as various savings provisions in the PBA impasse panel award and the TAPBA and USA settlements take full effect.

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 1992 Modification and the 1993-1996 Financial Plan.

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
	(In Millions)				
Administrative OTPS	\$ 5,839	\$ 5,888	\$ 6,051	\$ 6,241	\$ 6,524
Public Assistance.....	2,600	2,902	3,160	3,207	3,225
Medical Assistance (Excluding City Medicaid Payments to HHC)	1,688	1,637	1,860	2,052	2,265
HHC Support	804	851	877	900	852
Other	1,651	1,570	1,582	1,621	1,661
Total	<u>\$12,582</u>	<u>\$12,848</u>	<u>\$13,530</u>	<u>\$14,021</u>	<u>\$14,527</u>

Administrative OTPS

The 1992 Modification and the 1993-1996 Financial Plan contain estimates of the City's administrative OTPS expenditures for general supplies and materials, equipment and selected contractual services in the 1992 and 1993 fiscal years. Thereafter, to account for inflation, selected OTPS expenditures are projected to rise by approximately 3.4% in fiscal year 1994, 3.9% in fiscal year 1995 and 4.6% in fiscal year 1996.

Energy

The 1992 Modification and the 1993-1996 Financial Plan project stable prices for energy for the remainder of the 1992 fiscal year and assume different rates of inflation for energy costs for each of the 1993 through 1996 fiscal years. Inflation rates for each of the 1993 through 1996 fiscal years are set forth in the following table.

	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>
Gasoline and Fuel Oil	4.0%	4.0%	5.0%	6.0%
Electricity	3.0	3.0	3.0	4.0
Natural Gas.....	3.0	5.0	4.0	5.0

Total energy expenditures are projected at \$431 million in the 1993 fiscal year, rising to \$470 million in the 1996 fiscal year. These estimates assume a constant level of energy usage, with the exception of varying annual workload and consumption changes from additional buildings taken by the City through *in rem* tax proceedings, the privatization initiative in the In-Rem Program and the annualization of fiscal year 1993 adjustments, where applicable.

Public Assistance

The average number of persons receiving income benefits under public assistance is projected to be 978,729 per month in the 1992 fiscal year. The 1992 Modification and the 1993-1996 Financial Plan project that the average number of recipients will increase by 9.2% in the 1992 fiscal year from the average number of recipients in the 1991 fiscal year. The Financial Plan assumes that past trends of increases in the public assistance grant level will continue during the 1993 fiscal year, with a projected annual increase in the average grant of 5.0%. Of total public assistance expenditures in the City for the 1992 fiscal year, the City-funded portion is projected to be \$708.0 million. The City-funded portion of public assistance expenditures is projected to be \$856.8 million in the 1993 fiscal year, an increase of 21.0% over the 1992 fiscal year, rising to \$900.1 million in the 1996 fiscal year.

Medical Assistance

Medical assistance payments projected in the 1992 Modification and the 1993-1996 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 \$1.6 billion for the 1992 fiscal year and is expected to increase to \$2.2 billion in the 1996 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 1992 Modification and the 1993-1996 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 1993-1996 Financial Plan projects savings of \$485.3 million in the 1993 fiscal year due to the State having assumed such costs, and projects such savings will increase to \$660.1 million in the 1996 fiscal year.

Health and Hospitals Corporation

The 1992 Modification and the 1993-1996 Financial Plan anticipate a decrease in the 1992 fiscal year of \$207.1 million in the City subsidy portion of the total City funds provided to HHC from the 1991 fiscal year.

Support for HHC in the 1992 Modification and the 1993-1996 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 \$675.1 million in the 1992 fiscal year and are projected to be approximately \$665.2 million in the 1996 fiscal year.

HHC operates under its own section of the 1992 Modification and the 1993-1996 Financial Plan as a Covered Organization. HHC's financial plan projects City-funded expenditures of \$965.9 million for the 1992 fiscal year (including debt service and lease payments), decreasing to \$851.3 million in the 1996 fiscal year. The City-funded expenditures in the 1992 fiscal year include \$92.7 million of general City support, \$675.1 million of Medicaid payments to HHC and \$27.9 million for certain mental health payments. The HHC plan projects total expenditures of \$3.030 billion in the 1992 fiscal year, increasing to \$3.245 billion in the 1996 fiscal year. The plan projects no gaps between revenues and expenditures in the 1992 through 1996 fiscal years. These projections assume: (i) a 1.5% increase in wage costs in the 1992 fiscal year and no increases thereafter; (ii) a 1.6% increase in each of the 1992 through 1996 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 2.6% in fiscal

year 1992, 4.2% in fiscal year 1993, 4.5% in fiscal year 1994, 4.5% in fiscal year 1995 and 4.5% in fiscal year 1996 in other than personal service costs (excluding fuel and per diem nursing costs); and (v) a weighted Medicaid in-patient rate increase of 6.42%, 3.21%, 3.63%, 2.9% and 2.9% in fiscal years 1992 through 1996, respectively.

Other

The projections set forth in the 1992 Modification and the 1993-1996 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 7, 1992, the City submitted to the Control Board a financial plan for the Transit Authority covering its 1992 through 1996 fiscal years (the "Transit Authority Financial Plan"). The TA's fiscal year is the calendar year. The Transit Authority Financial Plan projects for its 1992 fiscal year, among other things, a cash-basis gap of \$62.0 million and operating expenses of \$3.6 billion. City assistance to the TA is \$597.3 million for the TA's 1992 fiscal year. On November 12, 1991, the TA forwarded to the MTA its 1992 fiscal year operating budget proposal which projected a budget gap of \$263 million. This projection assumed no net increase in labor costs for operating employees and reflected the impact of significant savings actions and certain additional revenues not reflected in earlier TA estimates. The 1992 fiscal year budget for the TA incorporates several measures to close the projected \$263 million gap, including a 10-cent fair increase, which went into effect on January 1, 1992 and is expected to raise \$105 million, and approximately \$33 million of administrative actions. The budget also assumes the TA will receive \$125 million in additional resources from the State and intergovernmental or other sources. According to the MTA's preliminary analysis, the State's 1993 budget identifies all but approximately \$15 million of the additional resources, and this \$15 million is expected to be financed by intergovernmental assistance or additional MTA administrative actions. Approximately \$71 million of the additional resources are Federal funds that would normally be received in the TA's 1993 fiscal year but which the State budget assumes can be advanced to the 1992 fiscal year. On April 29, 1992, the TA agreed on a proposed labor contract with negotiators for the union representing the majority of TA employees that, in conformity with the assumptions of the TA budget, provides for no net increase in fiscal year 1992 labor costs for operating employees. The agreement was recently ratified by the union members. If any of the assumptions used in making the projections for the TA's 1992 fiscal year budget prove incorrect, the TA's gap could grow larger and the TA may be required to take additional actions, including the seeking of additional State assistance and the raising of fares.

The Transit Authority Financial Plan forecasts cash basis gaps of \$409.5 million, \$414.5 million, \$434.6 million and \$450.2 million in its 1993 through 1996 fiscal years, respectively, before implementation of gap-closing actions. These gaps are not required to be funded in the City's own financial plans. The gaps projected in the Transit Authority Financial Plan for its 1992 to 1996 fiscal years occur, in part, because expenditures are expected to increase by 5.2% between fiscal years 1992 and 1996 while revenues are expected to decrease by 5.0% between fiscal years 1992 and 1996. 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 will be 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 amount of \$254 million in its 1993 through 1996 fiscal years. 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.

In October 1991, the MTA submitted for the MTA Capital Program Review Board (the "CPRB") approval a 1992-1996 Capital Program proposal with projected total spending of \$10.0 billion, of which the TA portion is \$7.7 billion. Due to questions about how the funding gaps in the MTA's proposed

1992-1996 Capital Program will be closed, the CPRB disapproved the proposal "without prejudice" on December 27, 1991. Pending the approval of a 1992-1996 Capital Program, the MTA is proceeding with first-half fiscal year 1992 capital projects for which funding is available under existing authority. On March 9, 1992 the MTA resubmitted revised 1992-1996 Capital Program proposals, which identify \$6.7 billion in potential funding, most of which would require action by various levels of government. The resubmission included a funding gap of \$3.3 billion, for which sources were not identified. On April 10, 1992, the CPRB disapproved the resubmission "without prejudice." Subsequently, the MTA submitted to the CPRB a proposed one-year capital program for its 1992 fiscal year, consisting of \$1.635 billion of projects for the TA and the commuter systems combined, for which \$1.6 billion of related funding has been identified. The MTA's submission is consistent with the budget legislation for the State's 1993 fiscal year. Nevertheless, there can be no assurance that the CPRB will approve such one-year program or, if approved, that significant shortfalls in such funding will not occur, or that funding will be available or committed in time to permit undertaking all of the projects to be included in the 1992 fiscal year plan. The unavailability or delayed receipt of such funding may result in the abandonment or deferral of certain projects. The State budget legislation requires the MTA to submit to the CPRB by October 1, 1992 an amendment to such one-year plan to cover projects and related sources of funding for the five-year period commencing January 1, 1992. There can be no assurance that the necessary governmental actions for a 1992-1996 Capital Program will be taken, that the additional funding sources will be identified, that sources currently identified will not be decreased or eliminated, or that the 1992-1996 Capital Program, or parts thereof, will not be delayed or reduced. If the 1992-1996 Capital Program is delayed or reduced, ridership and fare revenues may decline, which could, among other things, impair the MTA's ability to meet its operating expenses without additional State assistance.

Board of Education

For the 1992 fiscal year, the City has provided sufficient funds to comply with the Stavisky-Goodman Act, which requires the City to allocate to BOE either 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 or an amount agreed upon by the City and BOE.

Current projections for fiscal year 1993 indicate that, if the Stavisky-Goodman standard were fully invoked, the City's current Financial Plan for fiscal year 1993 may need to be amended to identify other gap-closing actions of up to \$150 million, unless additional funds are allocated to BOE in connection with approval of the Executive Budget by the City Council.

Judgments and Claims

In the fiscal year ended June 30, 1991, the City expended \$196 million for judgments and claims. The 1992 Modification and the 1993-1996 Financial Plan include provisions for judgments and claims of \$241 million, \$219 million, \$222 million, \$228 million and \$238 million for the 1992 through 1996 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, 1991 amounted to approximately \$2.1 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 1991 Financial Statements estimate that the potential exposure to the City in the *certiorari* proceedings, as of June 30, 1991, could amount to approximately \$218 million. Provision has been made in the 1992 Modification and the 1993-1996 Financial Plan for estimated refunds for overpayments of real estate taxes in the amount of \$80 million in fiscal year 1992 and an average of \$75.6 million in each of the 1993 through 1996 fiscal years, based on an analysis of claims settled within recent fiscal years. An additional provision of \$91 million for overpayments of real estate taxes in prior years has been made in the 1991 fiscal year. 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 1992 Modification and the 1993-1996 Financial Plan include \$17.5 million in fiscal year 1992 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 Updated Ten-Year Capital Strategy includes \$1.2 billion for the construction of long-term disposal facilities. The construction of sludge dewatering facilities, which are considered the first stage of land-based sludge disposal, is expected to be completed in fiscal year 1993 at a cost of approximately \$846 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 1992 Modification and the 1993-1996 Financial Plan.

3. DEBT SERVICE

Debt service estimates for the 1992 through 1996 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 1992 through 1996, the amounts that the City will receive for operating purposes under the agreements as amended are \$150 million, \$175 million, \$185 million, \$515 million and \$75 million respectively.

MAC issued \$380.65 million of refunding bonds on February 25, 1992. MAC has agreed to make available to the City \$100 million in fiscal year 1993 for operating purposes. The Financial Plan includes the receipt of these funds. City debt service costs for MAC debt may also be reduced as a result of interest cost savings achieved through the refunding.

The City estimates that the February 1992 refunding will make available an additional \$200 million in the aggregate in fiscal years 1994 and 1995, which may be made available to the City if MAC, the City and the Governor agree on the use of such funds. The Governor has stated that the City should use these funds for education programs. The Mayor has stated that these funds should be utilized for programs that reduce the size of government, such as early retirement incentives and productivity initiatives. The Financial Plan does not include the receipt of these funds.

For information concerning the proposed transitional funding resulting from the refunding by the City of certain City bonds held by MAC assumed in the Financial Plan, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS".

5. GENERAL RESERVE

The 1992 Modification and the 1993-1996 Financial Plan include a reserve of \$40 million in the 1992 fiscal year, \$150 million in the 1993 through 1994 fiscal years and \$200 million in the 1995 and 1996 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 the near future reviewing the 1992 Modification and the 1993-1996 Financial Plan.

The City Comptroller issued a report on the state of the City's economy on January 23, 1992. The report stated that the City's economy is in a recession that began earlier, has been more devastating and may last considerably longer than the recession affecting the national economy and than what is assumed in the Financial Plan. The report stated that the local recession began in the wake of the October 1987 stock market crash and that the subsequent upheaval in the financial services sector had adverse effects on the rest of the City's economy. The national recession that followed emphasized the weaknesses in the local economy, especially the high cost of doing business in the City. Such weaknesses include inflation higher than the national average, reflected in both wages and rents, a higher state and local tax burden than the national average and concerns above the quality of life and quality of services in the City. The problems in the local economy have forced and will continue to force businesses seeking to lower costs to consider relocating out of the City, decisions that are made easier by improvements in telecommunications technology and declines in the real cost of air travel. The result has been an acceleration of the loss of businesses and jobs from the City.

The report forecast that overall employment in the City's export industries that provide goods and services to the rest of the country and the world, such as financial services, communications media, corporate headquarters and producers and distributors of goods, would decline in 1992. These job losses are expected to have a devastating effect on the City's local service industries. The combined effect has been and will be reduced personal income tax collections by the City and also reduced consumer spending, thereby affecting sales and business tax collections. At the same time, the local recession has caused increased demand for social services provided by the City. The report concluded that the special problems in the City economy mean that the City's economy will not recover from its recession when the national economy does, but will lag behind it. The report forecast job losses in the City of 100,000 in 1992 and 60,000 in 1993. Approximately 195,000 jobs were lost in the City in 1991.

In her previous economic report, the Comptroller noted that the City economy's reliance on the financial services sector would keep the City from participating fully in the increase in manufacturing and trading activity projected to lead the nation out of its recession. The report also noted that 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 the structural weaknesses in the City's economy would persist and affect tax collections adversely throughout the 1990s.

The City Comptroller had issued a report prior to the publication of the Financial Plan that projected potential budget gaps in fiscal years 1993 through 1996 that are greater than those identified in the Financial Plan. Such report also identified certain additional risks. The City Comptroller's estimates of budget gaps were based on projections of lower tax collections, higher expenditures for social services and higher labor costs than are forecast in the Financial Plan. The projections of tax collections and social services spending were based on the Comptroller's forecast that the local economy will perform more poorly than is forecast in the Financial Plan. The City Comptroller is expected to issue a report in the near future identifying certain risks in the Executive Budget and updating her estimates of potential budget gaps in fiscal years 1994 through 1996.

The City Comptroller issued an audit report on May 12, 1992 that found deficiencies in the timing and detail of BOE's monthly financial reports and in its process of preparing financial statements. The report warned that such deficiencies prevent the City from being able to assess accurately the financial condition of BOE. BOE has agreed to adopt certain of the recommendations in the report.

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. The local tax increases enacted for fiscal year 1992, however, were less than those proposed.

In other reports, the City Comptroller has expressed concerns about the effects on the City's economy and budgets of rapidly increasing water and sewer rates, 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.

In her reports, the City Comptroller has called for improved productivity, increased competition in the City contracting process, greater savings from attrition, 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.

On November 4, 1991, OSDC issued a report relating to debt service of the City, which noted that refundings and other devices that lowered costs in the short-term by between \$40 million and \$702 million annually for the 1985 through 1995 fiscal years will begin to increase costs starting in the 1996 fiscal year by \$300 million to \$400 million annually.

On February 27, 1992, OSDC issued a report on the January Financial Plan. The report identified a number of concerns, including the City's overreliance on actions whose implementation is outside its direct control, such as certain of the City's proposed tax actions, the expected levels of assistance from the State and Federal governments, and the proposal to fund future wage increases for the City's labor force largely through productivity and gainsharing arrangements. Taking these concerns and others into account, OSDC's report pointed to a potential budget gap of \$174 million in the City's 1992 fiscal year. The report noted that this gap should be manageable given the City's \$150 million general reserve, but went on to urge the City to identify further actions to assure it ends the year with its operations in balance. The report also projected potential budget gaps of about \$850 million, \$1.0 billion, \$1.1 billion, and \$1.2 billion remaining for fiscal years 1993, 1994, 1995, and 1996, respectively, after giving effect to

what OSDC saw as the achievable elements of the City's gap-closing program. The report also expressed concern about the long-term impact of the City's proposal to reduce investment in its capital plant and about the proposal to refund the City's MAC-held bonds, because the outcome of the refunding would be to help achieve near-term budget balance at the expense of a higher debt-service burden in the long run.

On March 19, 1992, the staff of the Control Board released its report on the January Financial Plan. In its report, the staff identified risks of \$708 million for the 1993 fiscal year, \$801 million for the 1994 fiscal year, \$880 million for the 1995 fiscal year and \$911 million for the 1996 fiscal year. The risks identified by the staff reflect differences between projected revenues and expenditures in the January Financial Plan and the staff's estimates, uncertainty concerning the City's ability to implement various proposed actions and various actions not in the control of the City, including the tax program and Federal countercyclical aid proposed in the January Financial Plan, which total \$374 million, \$375 million, \$306 million and \$311 million in the 1993, 1994, 1995 and 1996 fiscal years, respectively. In addition to such risks, the staff estimated that the January Financial Plan contains risks relating to compliance with the Stavisky-Goodman Act of \$148 million, \$307 million, \$367 million and \$568 million for the 1993 through 1996 fiscal years, respectively. In its analysis, the staff identified four critical issues for the City to address in order to continue progress toward achieving structural balance: the capacity and commitment to successfully manage attrition; the capability and commitment of BOE to provide the services and implement the savings programs specified in the January Financial Plan; the ability to obtain ambitious Federal and State legislation to raise revenues and reduce costs; and the capacity of the economy to produce the higher revenues in the January Financial Plan. The staff also urged that the level of reserves be maintained at least at the January Financial Plan levels of \$150 million in fiscal years 1993 and 1994 and \$200 million in fiscal years 1995 and 1996.

On April 20, 1992, the Control Board staff reported on the status of the January Financial Plan for fiscal year 1992. The Control Board staff projected expenditure risks for the remainder of fiscal year 1992 totalling \$92 million, and concluded that, barring any unforeseen problems, the \$150 million in the City's general reserve will more than offset the identified risk.

On April 20, 1992, OSDC issued a report analyzing the City's economy. The report pointed out that, with the loss of 195,000 jobs during 1991, the local economy suffered its worst one-year decline since the Great Depression, and concluded that in the immediate future the weight of the recession would continue to bear heavily on the City. The report projected that the City would lose another 130,000 jobs over the next two years before any employment gains emerge. Nevertheless, the report observed that some positive developments are beginning to appear, including the improving national economy, a resurgent securities industry, and the recent wave of immigration, which could help pull the City out of its current recession.

On April 22, 1992, OSDC issued a report on the status of the January Financial Plan for the City's 1992 fiscal year. The report noted that the City should be able to generate a modest surplus in fiscal year 1992. The report noted that the surplus, together with the \$150 million general reserve, could be used to help balance the City's fiscal year 1993 budget. However, OSDC expressed concern about several initiatives proposed by the City for the 1993 fiscal year, including OSDC's view that the State Legislature is unlikely to approve the proposed tax program and risks to the cost reduction program for BOE. In addition, OSDC expressed concern about the City Council's proposal to use the proceeds of MAC transitional funding to establish a reserve to meet contingencies and to fund additional capital and operating requirements of BOE.

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 \$4.0 billion in 1992. City-funded expenditures, which more than tripled between fiscal years 1980 and 1985, are forecast at \$3.7 billion in the 1992 fiscal year; total expenditures are forecast at \$4.0 billion in 1992. For additional information concerning the City's capital expenditures and the Updated 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 1992 through 1996 fiscal years. See "SECTION V: CITY SERVICES AND EXPENDITURES—Capital Expenditures".

	1992		1993		1994		1995		1996	
	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)	\$ 395	\$ 395	\$ 225	\$ 225	\$ 222	\$ 222	\$ 547	\$ 547	\$ 107	\$ 107
Roadway, Bridges	266	505	314	433	391	532	462	555	451	560
Environmental Protection(2) . . .	765	847	1,120	1,123	1,034	1,034	1,331	1,331	1,244	1,244
Education	1,070	1,070	765	765	838	838	313	313	543	543
Housing	517	581	274	418	326	427	167	376	363	479
Hospitals	345	345	266	286	343	384	423	486	323	362
Sanitation	209	209	256	266	245	269	150	150	197	647
City Operations/Facilities	1,091	1,214	808	842	824	854	681	791	731	788
Economic and Port Development	69	70	166	168	58	58	78	158	48	49
Reserve For Unattained Commitments	(702)	(702)	(693)	(693)	(161)	(161)	(5)	(5)	27	27
Total Commitments(3)	<u>\$4,043</u>	<u>\$4,534</u>	<u>\$3,500</u>	<u>\$3,828</u>	<u>\$4,121</u>	<u>\$4,459</u>	<u>\$4,148</u>	<u>\$4,704</u>	<u>\$4,034</u>	<u>\$4,805</u>
Total Expenditures(4)	<u>\$3,705</u>	<u>\$3,992</u>	<u>\$3,990</u>	<u>\$4,448</u>	<u>\$3,393</u>	<u>\$3,789</u>	<u>\$3,555</u>	<u>\$3,944</u>	<u>\$4,161</u>	<u>\$4,685</u>

- (1) Excludes the Transit Authority's non-City portion of the MTA's five-year Capital Program.
- (2) Includes water supply, water mains, water pollution control, sewer projects and related equipment.
- (3) 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.
- (4) Expenditures represent cash payments and appropriations planned to be expended for financing costs, excluding 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 1992 through 1996 fiscal years, taking into account changes in the Financial Plan, including the 12% reduction of the capital program funded by general obligation bonds.

1992-1996 FINANCING PROGRAM

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>Total</u>
	(In Millions)					
SOURCES OF FUNDS:						
City General Obligation Bonds	\$5,304	\$3,051	\$2,864	\$2,816	\$3,187	\$17,222
Water Authority Revenue Bonds	1,116	674	854	1,037	1,208	4,889
HHC Financing	—	38	94	142	169	443
Other Sources(1).....	(384)	613	(22)	(31)	21	197
Total.....	<u>\$6,036</u>	<u>\$4,376</u>	<u>\$3,790</u>	<u>\$3,964</u>	<u>\$4,585</u>	<u>\$22,751</u>
USES OF FUNDS:						
City Capital Improvements	\$3,705	\$3,990	\$3,393	\$3,555	\$4,161	\$18,804
City Refunding(2).....	1,695	34	34	34	—	1,797
Water Authority Refunding.....	283	—	—	—	—	283
Reserve Funds and Other(3).....	353	352	363	375	424	1,867
Total.....	<u>\$6,036</u>	<u>\$4,376</u>	<u>\$3,790</u>	<u>\$3,964</u>	<u>\$4,585</u>	<u>\$22,751</u>

(1) Other Sources includes changes in restricted balances (between the beginning and the end of the fiscal year) from City and Water Authority issuances and includes MAC funds for certain economic development projects.

(2) While no provision has been made in the 1992-1996 financing program for a refinancing of certain City bonds held by MAC in the 1993 through 1996 fiscal years, the City may refinance certain City bonds held by MAC.

(3) Reserve Funds and Other comprises amounts necessary to fund certain reserves in connection with the issuance of Water Authority revenue bonds and allocations for original issue discounts in connection with the issuance of City bonds. Includes amounts for original issue discount of \$261 million, \$249 million, \$234 million, \$230 million and \$263 million in the 1992 through 1996 fiscal years, respectively.

A Federal law, the Americans with Disabilities Act of 1990, generally requires that various facilities be made accessible to disabled persons. The City is currently analyzing what actions are required to comply with the law and is developing cost estimates for such actions. The City may incur substantial additional capital expenditures, as well as additional operating expenses to comply with the law.

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 five-year financing program and four-year 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. Such fees are 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 Updated Ten-Year Capital Strategy covering fiscal years 1992 through 2001 projects City-funded water and sewer investment at approximately \$10.6 billion of the \$43.5 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 would 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 Updated Ten-Year Capital Strategy for fiscal years 1992 through 2001 totals \$47.1 billion, of which approximately 92% will be financed with City funds. The Updated Ten-Year Capital Strategy reduced commitments by \$2.0 billion for capital programs through the 1996 fiscal year from levels forecast in the Ten-Year Capital Strategy announced on May 10, 1991. 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. For information concerning litigation which, if determined against the City, could have an adverse impact on the amount of debt the City can have outstanding under the general debt limit (defined as 10% of the average full value of taxable real estate in the City for the most recent five years), see "SECTION IX: OTHER INFORMATION—Litigation—*Taxes*".

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 City expects to release a report in the near future showing that the funds required to bring the assets covered by the inventory into a state of good repair are substantially greater than the amount provided for in the Financial Plan.

The capital strategy does not include the receipt of \$17.1 billion of non-City funds for mass transit, pending State approval of the MTA's 1992-1996 Capital Program. See "SECTION V: CITY SERVICES AND EXPENDITURES—Capital Expenditures". If approval is obtained, potential sources would 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. The City has issued \$2.25 billion of short-term obligations in fiscal year 1992, which amount is expected to satisfy the City's seasonal financing requirements for the 1992 fiscal year. The Financial Plan projects that the City will issue \$2.25 billion of short-term obligations for the 1993 fiscal year, which amount is preliminary and subject to change. Seasonal financing requirements for the 1991 fiscal year increased to \$3.65 billion from \$2.45 billion in 1990. The delay in the adoption of the State's budget for its 1992 fiscal year required the City to issue \$1.25 billion in short-term notes on May 7, 1991, and 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. See "SECTION VII: 1992-1996 FINANCIAL PLAN—Assumptions".

Seasonal financing requirements were \$1.2 billion, \$925 million and \$1.0 billion in the 1989, 1988 and 1987 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, 1992.

(In Thousands)		
Gross City Long-Term Indebtedness	\$18,933,275	
Less: Assets Held for Debt Service(1).....	<u>1,403,672</u>	
Net City Long-Term Indebtedness		\$17,529,603
Gross MAC Long-Term Indebtedness(2).....	5,857,205	
Less: Assets Held for Debt Service(2).....	<u>886,407</u>	
Net MAC Long-Term Indebtedness		4,970,798
PBC Indebtedness(3)		
Bonds Payable	576,781	
Capital Lease Obligations	<u>396,120</u>	
Gross PBC Indebtedness(4)	972,901	
Less: Assets Held for Debt Service	<u>181,847</u>	
Net PBC Indebtedness.....		<u>791,044</u>
Combined Net City, MAC and PBC Indebtedness.....		<u>\$23,291,445</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 \$1,393.5 million principal amount of City serial bonds held by MAC. At March 31, 1992, \$0.1 million (or 1.7%) 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 \$265.9 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 1987 through 1991, and as of March 31, 1992, except for short-term debt information, which is as of May 20, 1992.

	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)					
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
1991	15,293	—	5,265	—	762	22,320
March 31, 1992	17,530	1,250	4,971	—	791	24,542

- (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".

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- (3) The City issued \$1.1 billion of tax anticipation notes on August 1, 1990, \$1.3 billion of revenue anticipation notes on November 27, 1990, and \$1.25 billion of revenue anticipation notes on May 7, 1991, all of which matured and were paid on June 28, 1991, and \$1.0 billion of tax anticipation notes issued on August 7, 1991, all of which matured and were paid on February 3, 1992. Amount includes \$1.25 billion of revenue anticipation notes issued on October 15, 1991, all which mature on June 30, 1992.
- (4) MAC reported outstanding long-term indebtedness without reduction for reserves, as follows: \$7,900 million, \$7,636 million, \$7,307 million, \$6,901 million and \$6,471 million as of June 30 of each of the years 1987 through 1991 and \$5,857 million as of March 31, 1992.
- (5) Calculations of net MAC indebtedness include the total bonds outstanding under MAC's 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, 1992, 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	27.98%
10 years	50.67
15 years	68.46
20 years	82.17
25 years	93.43
30 years	99.81

City, MAC and City-guaranteed PBC Debt Service Requirements

The following table summarizes future debt service requirements as of March 31, 1992, on City and MAC term and serial bonds outstanding and City-guaranteed debt of and capital lease obligations to certain PBCs.

<u>Fiscal Years</u>	<u>City Long-Term Debt</u>			<u>Component Unit and City Guaranteed Debt(3)</u>	<u>MAC Funding Requirements</u>	<u>Total</u>
	<u>Serial Bonds(1)</u>	<u>Sinking Fund Bonds(2)</u>	<u>Interest(1)</u>			
(In Thousands)						
1992	\$ 12,375	\$ —	\$ 172,695	\$ 20,250	\$ 412,847	\$ 618,167
1993	829,316	—	1,255,858	92,637	746,440	2,924,251
1994	1,023,886	—	1,195,053	93,524	601,148	2,913,611
1995	942,121	—	1,128,304	93,497	527,575	2,691,497
1996	957,180	—	1,057,533	96,492	516,335	2,627,540
1997	965,961	—	988,217	98,873	579,156	2,632,207
1998	864,366	—	919,296	98,840	590,850	2,473,352
1999	841,425	—	857,285	99,175	609,366	2,407,251
2000	759,240	—	800,098	99,159	544,784	2,203,281
2001 through 2147	<u>10,263,885</u>	<u>80,000</u>	<u>6,920,222</u>	<u>1,074,170</u>	<u>4,361,799(4)</u>	<u>22,700,076</u>
Total	<u>\$17,459,755</u>	<u>\$80,000</u>	<u>\$15,294,561</u>	<u>\$1,866,617</u>	<u>\$9,490,300</u>	<u>\$44,191,233</u>

- (1) Excludes debt service payments on \$1,393.5 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 General Sinking Fund 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 1992, 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.

<u>Fiscal Year</u>	<u>Debt Per Capita</u>	<u>Debt as % of Total Taxable Real Property By</u>	
		<u>Assessed Valuation</u>	<u>Estimated Full Valuation</u>
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.....	2,917	28.0	4.5

Source: Comprehensive Annual Financial Report of the Comptroller for the Fiscal Year Ended June 30, 1991.

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	21,013	10.48

Source: Comprehensive Annual Financial Report of the Comptroller for the Fiscal Year Ended June 30, 1991.

(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.

All money paid from the General Debt Service Fund to the Fiscal Agent for the payment of the principal of or interest on any Bond that remains unclaimed at the end of two years after such principal or interest shall have become due and payable will be paid to the City, and the holder of such Bond shall thereafter look only to the City for payment.

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 TANs may be issued by the City which would cause the principal amount of TANs outstanding to exceed 90% of the "available revenues", as defined in the Act, for that fiscal year; TANs must mature not later than the last day of the fiscal year in which they were issued; and in no event may renewals of TANs mature later than one year subsequent to the last day of the fiscal year in which such TANs 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 20, 1992, the maximum amount of additional short-term debt which the City could issue was approximately \$3.798 billion 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 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"). For information concerning litigation which, if determined against the City, could have an adverse impact on the amount of debt the City can have outstanding under the general debt limit, see "SECTION IX: OTHER INFORMATION—Litigation—Taxes". 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 long-term indebtedness issued for certain types of public improvements and capital projects are considered excluded debt. The City's statutory authority for variable rate debt is limited to 10% of the general debt limit. 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 March 31, 1992.

GENERAL DEBT LIMIT		
Total Debt-Incurring Power.....		\$42,527,136,125
Gross Debt—Funded	\$18,772,286,242	
Less: Excluded Debt.....	<u>1,358,154,636</u>	
	17,414,131,606	
Less: Assets of Sinking Funds and General Debt Service Fund and Balance of Appropriations for Redemption of Debt	<u>56,531,631</u>	
Net Debt	17,357,599,975	
Add: Net Contracts and Other Liabilities	<u>3,012,843,685</u>	20,370,443,660
Remaining Debt-Incurring Power Within Limit		<u>\$22,156,692,465</u>
TWO PERCENT DEBT LIMIT		
Total Debt-Incurring Power.....		\$ 1,396,403,756
Charges:		
Housing Authority Indebtedness.....	\$ 1,195,000	
Limited Profit Housing Program.....	16,964,329	
Housing and Industrial Urban Renewal Programs	<u>143,002,122</u>	161,161,451
Remaining Debt-Incurring Power Within Limit		<u>\$ 1,235,242,305</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 March 31, 1992, when the debt-incurring capacity under the general debt limit was \$22.157 billion, the unencumbered margin was \$12.1 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, 1992, MAC had outstanding an aggregate of approximately \$5.857 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 1992 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, 1992, 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 \$1.286 billion was held by MAC as of March 31, 1992. MAC has also exchanged \$1.839 billion principal amount of MAC bonds for City debt, of which approximately \$107.7 million was held by MAC on March 31, 1992.

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 City University Construction Fund 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, 1992, approximately \$131.6 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, 1992, the City had guaranteed \$41.6 million principal amount of HA bonds. The Federal government has agreed to pay debt service on \$53.2 million principal amount of additional HA indebtedness guaranteed by the City. The City has also guaranteed the repayment of \$260.6 million principal amount of HA indebtedness to the State, of which the Federal government has agreed to pay debt service on \$132.5 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 \$95.8 million in the 1991 fiscal year and are projected to amount to approximately \$111.8 million in the 1992 fiscal year.

New York State Housing Finance Agency

As of March 31, 1992, \$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, 1992, \$706.4 million principal amount of bonds, relating to Community College facilities, of the Dormitory Authority of the State of New York (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 Dormitory Authority's bonds issued to finance the leased projects plus related overhead and administrative expenses of the Dormitory Authority. As of March 31, 1992, approximately \$90.2 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

As of March 31, 1992, \$67.2 million principal amount of UDC bonds subject to executed or proposed lease arrangements was outstanding. This amount differs from the amount calculated by UDC (\$78.8 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, 1992, \$265.9 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, \$30.6 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 \$235.3 million relating to the General Housing Program is required to be secured by a separate \$18.1 million capital reserve fund. The combined reserve requirement for both programs amounts to \$22.88 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 1992 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, 1992, HDC's combined capital reserve funds amounted to approximately \$30.3 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, 1991 consisted of approximately 347,000 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 209,000 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 11,000 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 1992 fiscal year are expected to approximate \$1.4 billion. In fiscal years 1993 through 1996, these expenditures are expected to approximate \$1.5 billion, \$1.4 billion, \$1.4 billion and \$1.4 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 1991 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 approximately 20% 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>
1987	\$9.93
1988	7.79
1989	6.51
1990	6.10
1991	4.16

(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, 1991, there was approximately \$378 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 1992 Modification and the 1993-1996 Financial Plan. The City has estimated that its potential future liability on account of outstanding claims against it as of June 30, 1991 amounted to approximately \$2.1 billion. See "SECTION VII: 1992 MODIFICATION AND 1993-1996 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 \$218 million at June 30, 1991. 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. On December 19, 1991, Con Edison's motion for leave to appeal was granted by the New York State Court of Appeals.

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 May 12, 1992, the Court of Appeals affirmed the Appellate Division decision.

4. On October 11, 1991, an organization calling itself Taxpayers for an Affordable New York commenced an action with several other plaintiffs in State Supreme Court, Albany County, against the State Board, the State and the City seeking, among other things, a declaratory judgment that the Tax Resolution adopted by the City Council for fiscal year 1992, as it pertains to real property taxation, violates the State Constitution. Plaintiffs allege that the special equalization ratios calculated by the State Board in 1991 result in the overstatement of the actual full valuation of real property in the City by hundreds of billions of dollars with the result that the City's real estate tax levy for fiscal year 1992 is in excess of the State Constitution's real estate tax limit. This limit is based on a percentage of the average full valuation of taxable real property in the City for the most recent five years. Although plaintiffs do not specify the extent of the alleged real property overvaluation, an adverse determination significantly reducing such limit could subject the City to substantial liability for real property tax refunds and could have an adverse impact on the amount of debt the City can have outstanding under the general debt limit (defined as 10% of the average full value of taxable real estate in the City for the most recent five years).

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 indirect 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 May 16, 1991, the Appellate Division unanimously upheld the lower Court's dismissal of the complaint. On September 19, 1991, the Court of Appeals dismissed plaintiffs' appeal as of right and on December 18, 1991, the Court of Appeals denied plaintiffs' motion for leave to appeal. On February 25, 1992, plaintiffs filed a petition for a writ of certiorari with United States Supreme Court.

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 January 9, 1992, the Appellate Division, First Department, affirmed the dismissal of the complaint. On May 12, 1992, the Court of Appeals dismissed plaintiff's direct appeal. Plaintiff can still seek leave to appeal to the Court of Appeals from the Appellate Division.

4. 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 granted on August 7, 1991, and in December 1991, plaintiff filed a notice of appeal in the Appellate Division, First Department.

5. Thirty-one 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.

6. 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 State Department of Social Services ("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 has been completed and the parties are submitting post trial briefs.

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 appealed the Court's decision (but not that part that dismisses the claim against the City) and in January 1992, the Appellate Division, First Department, ruled that the establishment of the amount of shelter allowances under the Home Relief program is within the discretion of DSS and not subject to judicial review. On April 14, 1992, the Appellate Division denied a motion for leave to appeal the decision to the Court of Appeals.

7. 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 were completed before the IBA on September 12, 1991, and post-hearing briefs were filed by February 14, 1992.

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.

8. On July 11, 1991, the Appellate Division, First Department reversed a decision of the New York State Supreme Court that dismissed, on a motion for summary judgment, those portions of an action against the City seeking nearly \$800 million in lost profits. Plaintiff alleges the lost profits result from alleged breaches of two 1982 letter agreements which designated plaintiff as the conditional developer of portions of the downtown Washington Street Urban Development Area. Under the agreements, plaintiff was to negotiate contracts of sale and prepare development plans for presentation to the Board of Estimate. The agreements contemplated that, should Board of Estimate approval be obtained, plaintiff would have the right to purchase and develop the sites. Plaintiff claims that even though it performed all its obligations under the contract, the City improperly removed it as the conditional developer of the sites. On October 15, 1991, the Appellate Division, First Department, granted the City's motion for leave to appeal to the State Court of Appeals.

9. In July 1991, the UFT and various individuals ("plaintiffs") commenced an action against the City claiming that the City's budget for the 1992 fiscal year provides insufficient funds to the BOE to comply with the Stavisky-Goodman Act and an Article 78 proceeding seeking to compel the City to modify the City's expense budget for fiscal year 1992 so as to increase the amount of funding appropriated to BOE. The pleadings were subsequently amended to include BOE as a defendant. The amended pleadings allege that the amount of underfunding is either \$218 million or \$89 million depending on the method of calculation used. In a decision dated February 7, 1992, the State Supreme Court, New York County, dismissed the complaint in the action and the petition in the proceeding. For

further information regarding the Stavisky-Goodman Act, see "SECTION VII: 1992 MODIFICATION AND 1993-1996 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—2. Other Than Personal Service Costs—*Board of Education*".

10. On May 2, 1988, the Gay Teachers Association, three employees of BOE and the domestic partners of these employees commenced an action in State Supreme Court, New York County, against BOE, the City, the State and others, challenging the policy of BOE of providing health insurance benefits to its employees, their spouses and children, but not to the domestic partners of gay and lesbian employees. Plaintiffs claim that this policy is discriminatory and violates the equal protection and due process clauses of the State Constitution, as well as various provisions of State law, the City Administrative Code and State Executive Order No. 28. Plaintiffs seek injunctive relief and compensatory and punitive damages. On August 16, 1991, the Court denied all but one aspect of the City's motion to dismiss for failure to state a cause of action, but did strike plaintiffs' request for punitive damages. On May 12, 1992, the Appellate Division, First Department affirmed the lower court's decision. If plaintiffs were to prevail ultimately in this action, the City could become subject to substantially increased costs for health insurance benefits.

11. On February 28, 1991, the Appellate Division, First Department, upheld a decision of the Supreme Court, New York County, in an action brought by the New York City Coalition to End Lead Poisoning and other plaintiffs, against the City and other defendants, ordering the City to promulgate regulations consistent with local law governing the removal of lead-based paint in residential buildings. On May 30, 1991, the Appellate Division, First Department, denied the City's motion for leave to appeal to the Court of Appeals. Regulations are being drafted which would require actions to abate lead paint on the part of the City that could result in substantial costs to the City. In addition, the litigation challenges other aspects of the City's lead poisoning prevention activities such as screening children for lead poisoning, the timeliness and adequacy of the City's enforcement programs and inspection of day care facilities. Adverse determinations on these issues could result in substantial additional costs to the City. Additionally, legislation is pending in the United States Congress that would impose substantial costs on municipalities, including the City, in connection with lead paint removal.

12. Numerous actions have been asserted against the City and the Covered Organizations alleging that the City and the Covered Organizations have failed to provide proper housing and services to homeless individuals and families. These actions have been brought on behalf of, among others, homeless persons with AIDS, homeless families, and homeless mentally ill and allege that the City has failed to provide such persons with adequate housing in violation of the State Constitution, the State Social Services Law, the State Mental Hygiene Law, and various related regulations. In one action brought by homeless mentally-ill patients released from City hospitals, the City has estimated that an adverse ruling could ultimately cost the City in excess of \$335 million. Adverse determinations in the other actions could also result in substantial costs to the City.

13. The City is subject to statutory and regulatory standards relating to the quality of its drinking water. The State Department of Health regulations require that unless the City meets certain regulatory avoidance criteria, filtration of all surface water supplies will be required by calendar year 2005. The City has taken the position that increased regulatory, enforcement and other efforts to protect its water supply, relating to such matters as land use and sewage treatment, will preserve the high quality of water in the upstate water supply system and prevent the need for filtration. The State Department of Health has approved the City's filtration avoidance application for a period of one year subject to the City implementing certain water quality protection measures. The City has estimated that if filtration of the upstate water supply system is ultimately required, the capital expenditures required could be between \$4 and \$8 billion. Litigation has been commenced against the City and others claiming, among other things, that the City was not properly granted the authority by the State Department of Health to avoid filtration of the upstate water supply system.

14. A suit has been commenced in State Supreme Court, New York County, by tenants residing in housing acquired by the City through *in rem* tax proceedings challenging the City's right to vacate unsafe *in rem* buildings and asserting instead that they be maintained in accordance with the City's Housing Maintenance Code. An adverse decision could result in substantial costs to the City.

Tax Exemption

In the opinion of Brown & Wood, New York, New York, and Barnes, McGhee, Neal, Poston & Segue, New York, New York, as Bond Counsel, except as provided in the following sentence, interest on the Bonds will not be includable in the gross income of the owners of the Bonds for purposes of Federal income taxation under existing law. Interest on the Bonds will be includable in the gross income of the owners thereof retroactive to the date of issue of the Bonds in the event of a failure by the City 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 and no opinion is rendered by either firm as to the exclusion from gross income of the interest on the Bonds for Federal tax purposes on or after the date on which any action is taken under the Certificate upon the approval of counsel other than such firm.

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 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 and Barnes, McGhee, Neal, Poston & Segue 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. Interest on the 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 Bonds should consult their tax advisors as to applicability of any such collateral consequences.

The initial public offering price of the Current Interest Bonds, except the Series I Bonds due in 1993 and 2002, and the Capital Appreciation Bonds (collectively, the "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 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 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 Bonds will be increased by such amount. A portion of the original issue discount that accrues in each year to an owner of an 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 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 OID Bond has not received cash attributable to such original issue discount in such year.

A subsequent purchaser of an OID Bond who purchases the 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 an 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 an 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 OID Bond as capital gain.

Owners of 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 OID Bonds and the other state and local tax consequences of holding such Bonds.

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 Bonds will not have an adverse effect on the tax-exempt status or market price of the Bonds.

Ratings

Moody's has rated the Bonds Baa1. Standard & Poor's has rated the Bonds A-. These ratings do not reflect any bond insurance relating to any portion of the Bonds. The City expects that ratings on the AMBAC Insured Bonds, Financial Security Insured Bonds and the MBIA Insured Bonds will be received prior to June 1, 1992. The ratings on the AMBAC Insured Bonds, Financial Security Insured Bonds and the MBIA Insured Bonds will be based on the insurance policies to be issued by AMBAC Indemnity, Financial Security and MBIA, respectively. AMBAC Indemnity's claims-paying ability is rated Aaa by Moody's and AAA by Standard & Poor's. Moody's rates bonds insured by Financial Security Aaa. Standard & Poor's rates bonds insured by Financial Security AAA. Moody's rates all bond issues insured by MBIA Aaa. Standard & Poor's rates all new issues insured by MBIA AAA. Such ratings reflect only the views of Moody's and Standard & Poor's, from which an explanation of the significance of such ratings may be obtained. There is no assurance that such ratings will continue for any given period of time or that they will be revised downward or withdrawn entirely. Any such downward revision or withdrawal could have an adverse effect on the market prices of 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.; The First Boston Corporation; Bear, Stearns & Co. Inc.; Merrill Lynch, Pierce, Fenner & Smith Incorporated; and Shearson Lehman Brothers Inc. are acting as lead Managers. The Bonds are being purchased at an aggregate purchase price of \$1,019,450,975.63 and less the amount to be paid to AMBAC Indemnity, Financial Security and MBIA which the Underwriters will purchase. The aggregate initial public offering price is \$1,028,031,901.35.

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.

Legal Opinions

The legality of the authorization and issuance of the Bonds will be covered by the approving legal opinions of Brown & Wood, New York, New York, and Barnes, McGhee, Neal, Poston & Segue, New York, New York, Bond Counsel to the City. Reference should be made to the forms of such opinions set forth in Appendix D hereto for the matters covered by such opinions and the scope of Bond Counsel's engagement in relation to the issuance of the Bonds. Such firms are 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.

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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 has made no independent verification of the information presented herein and does not warrant its accuracy.

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, reaching 7,890,000, and remained relatively stable between 1950 and 1970. From 1970 to 1980, however, the City's population declined substantially, falling 10.4% over the decade. The final results of the 1990 census show a moderate increase in the City's population since 1980 due to an influx of immigrants primarily from Asia, the Caribbean and Latin America. The following table provides information concerning the City's population.

POPULATION OF NEW YORK CITY

Distribution of Population By County (Borough)

Year	Total		Bronx (The Bronx)	Kings (Brooklyn)	New York (Manhattan)	Queens (Queens)	Richmond (Staten Island)
	Population	1970=100					
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 1990.

Distribution of Population by Age (In Thousands)

Age	1960		1970		1980		1990	
	Population	% of Total	Population	% of Total	Population	% of Total	Population	% of Total
Under 5.....	687	8.8	616	7.8	471	6.7	510	7.0
5 to 17.....	1,478	19.0	1,619	20.5	1,295	18.3	1,177	16.1
18 to 24.....	663	8.5	889	11.3	826	11.7	778	10.6
25 to 34.....	1,056	13.6	1,076	13.6	1,203	17.0	1,369	18.7
35 to 44.....	1,071	13.8	916	11.6	834	11.8	1,117	15.2
45 to 64.....	2,013	25.9	1,832	23.2	1,491	21.1	1,419	19.4
65 and Over.....	814	10.4	948	12.0	952	13.4	953	13.0

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

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 national economy, as evidenced by certain of the broad economic indicators. The City's economy improved after that 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, as evidenced by declining economic activity, sluggish increases in wage rates and income and stagnant retail sales. Trends of certain major economic indicators for the City and the nation are shown in the following table.

	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	\$143.4	164.9	6.0	7.8	7.1
Real Per Capita Personal Income(4)	\$12,757.4	\$12,871.1	\$15,766.9	\$16,222.6	0.1	1.7	1.4
United States							
Population(1) (millions)	202.7	218.1	245.1	250.0	1.0	1.0	1.0
Employment(2) (millions)	70.4	79.4	105.5	110.0	1.7	2.4	2.1
Personal Income(3) (billions) ...	\$773.7	\$1,446.3	\$4,075.9	\$4,679.8	9.3	9.0	7.2
Real Per Capita Personal Income(4)	\$10,403.3	\$11,648.3	\$14,051.7	\$14,318.6	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.

Employment Trends

From 1969 to 1977, economic activity in the City declined sharply while the U.S. economy expanded, despite two national recessions (1969 to 1970 and 1973 to 1975) during this period. Locally, total employment dropped 16.1 percent, from 3,798,000 jobs to 3,188,000 jobs, or 2.2 percent per year over the eight-year period. A loss of 287,000 jobs, or 5.2 percent per year, to 539,000 jobs in the manufacturing sector accounted for nearly half of the City's total employment loss during this period. Employment in the finance, insurance and real estate ("FIRE") sector declined by 50,000 jobs, or 1.4 percent per year, to 414,000 jobs, while service sector employment remained relatively constant at 783,000 jobs.

The ripple effects of the decline in the manufacturing and FIRE sectors of the City's economy, along with stagnation in the services sector, caused declines during the 1969 to 1977 period in other sectors sensitive to the health of the rest of the local economy. In particular, government employment fell 0.9 percent per year to 508,000 jobs; transportation and public utilities employment dropped 2.8 percent per year to 258,000 jobs; wholesale and retail trade employment declined 2.3 percent per year to 620,000 jobs; and construction employment decreased 6.0 percent per year to 64,000 jobs.

Conversely, from 1969 to 1977, U.S. real GDP rose on average 2.6 percent per year and employment increased at an average annual rate of 2.0 percent. Thus, as the nation emerged from the OPEC-induced recession in 1973 to 1975, a continuing local economic decline plunged the City into a fiscal crisis that led it to the brink of bankruptcy.

The City's economy during the period from 1977 to 1987 contrasts sharply with the 1969 to 1977 period. During the 1977 to 1987 period, the City's economy expanded along with that of the nation.

From the late 1970s to the late 1980s, U.S. real GDP rose 2.5 percent per year, despite a severe recession from 1980 to 1982. But unlike growth in the 1969 to 1977 period when U.S. inflation accelerated and interest rates rose, in the 1977 to 1987 period, inflation generally decelerated and interest rates dropped by 50 percent from their 1981 peak. This provided a powerful impetus to the financial markets and the result was a bull market which nearly tripled stock prices and increased the volume of shares traded by 800 percent. As a consequence, the City's FIRE sector employment grew dramatically and carried the rest of the local economy along with it.

Due to the strong growth in the FIRE and service sectors, total City employment rose 1.2 percent a year to reach 3,590,000 in 1987, the highest level in a decade and a half. More specifically, during the 1977 to 1987 period, FIRE employment grew 2.9 percent per year to 550,000 jobs; service sector employment rose 3.5 percent per year to 1,108,000 jobs; wholesale and retail trade employment increased 0.3 percent per year to 638,000 jobs; government employment grew 1.3 percent per year to 580,000 jobs; and construction employment increased 6.3 percent per year to 119,000 jobs. Meanwhile, manufacturing employment continued its long-term decline, dropping 3.4 percent per year to 380,000 jobs, and transportation and public utilities employment also continued to decline, decreasing nearly 1.8 percent per year to 215,000 jobs.

Another turning point in the City's economy was the October 1987 stock market crash. During 1988, the U.S. economy boomed with real GDP growth of 3.9 percent and an increase in employment of 3.3 percent, both above their average annual growth rates for the period from 1969 to 1987 of 2.6 and 2.1 percent, respectively. The City's economy, however, stagnated, and the ripple effects of job losses resulting from post-crash layoffs of more than 20,000 employees in the FIRE sector, where earnings are 50 percent above the City average, caused City growth in 1988 essentially to disappear. After increases of 40,000 jobs a year from 1977 to 1987, City employment increased by only 15,000 jobs, or 0.4 percent, in 1988. All of that increase was attributable to government employment, which added 15,800 jobs. Service sector employment added 14,600 jobs, less than half its average annual growth in the 1977 to 1987 period, and such growth was more than offset by declines in employment in the FIRE and manufacturing sectors.

During 1989, the U.S. economy grew moderately with an increase in real GDP of 2.5 percent and an increase in employment of 2.6 percent. The City's economy, however, continued to stagnate, with continued declines in employment in the FIRE and manufacturing sectors and very weak growth in government employment.

The national economic downturn which began in July 1990 adversely affected the local economy, which had been declining since late 1989. As a result, the City experienced significant job losses in 1990 with total employment declining by 1.2 percent or 42,000 jobs. Employment increased only in the service, transportation and public utilities and government sectors, at rates of 0.2 percent, 5.1 percent (due to a strike in 1989) and 1.0 percent, respectively. These increases were, however, more than offset by the job losses in the other major sectors, specifically, the FIRE, wholesale and retail trade, manufacturing and construction sectors which experienced decreases of 2.1 percent, 3.5 percent, 6.1 percent and 4.9 percent, respectively.

During 1991, both the national and local economies continued to decline, with the City declining at a faster rate than the nation. As of March 1992, employment in the U.S. was unchanged and employment in the City decreased by 150,000 jobs from March 1991.

Certain City employment information is presented in the tables below. These tables are derived from the Establishment Survey and the Current Population Survey which use significantly different estimation techniques that are not comparable.

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)**

<u>Sector</u>	<u>Peak Employment(1)</u>		<u>Average Annual Employment</u>						
	<u>Year</u>	<u>Level</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>
Private Sector									
Non-Manufacturing.....	1989	2647.2	2523.7	2575.9	2630.1	2638.8	2647.2	2621.1	2473.1
Services(2).....	1990	1149.0	1038.5	1076.2	1108.4	1123.1	1147.2	1149.0	1097.8
Wholesale and Retail trade	1969	749.1	638.1	638.5	637.6	634.3	630.2	608.3	561.1
Finance, Insurance and Real Estate	1987	549.7	507.6	529.3	549.7	542.4	530.5	519.6	497.2
Transportation and Public Utilities...	1969	323.9	232.0	217.3	214.9	218.4	218.1	229.1	218.9
Contract Construction.....	1962	139.1	106.3	113.7	118.8	120.1	120.8	114.9	98.0
Mining	1967	2.5	1.2	0.8	0.7	0.5	0.3	0.3	0.2
Manufacturing	1960	946.8	407.7	391.5	379.6	370.1	359.5	337.5	307.6
Durable	1960	303.6	112.2	106.5	100.0	97.7	94.3	88.0	77.3
Non-Durable	1960	643.2	295.5	285.0	279.6	272.4	265.2	249.5	230.3
Government(3).....	1990	607.6	556.6	573.5	580.4	596.1	601.5	607.6	591.8
Total Non-agricultural	1969	3797.7	3488.1	3540.6	3590.0	3605.0	3608.2	3566.2	3372.5

**RECENT MONTHLY TRENDS
(Total Payroll Employment in Thousands)**

<u>Year</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>	<u>July</u>	<u>Aug</u>	<u>Sept</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
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	3617.5	3622.2	3641.5	3592.5	3584.6	3594.7	3601.6	3623.9	3657.6
1990	3555.9	3563.1	3588.9	3578.2	3601.7	3606.0	3549.4	3553.9	3556.2	3540.1	3548.4	3553.1
1991	3390.0	3388.8	3408.8	3396.9	3398.9	3409.1	3356.5	3342.4	3337.8	3347.2	3351.4	3342.7
1992	3237.2	3238.9	3258.3									

(1) For the period 1960 through 1991.

(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.

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	65.2	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	65.9	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
1991.....	3,307	3,023	284(4)	56.4	66.0	8.6	6.8

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	8.9	8.7	8.8	9.3	7.7	8.5	10.2	9.3
1992.....	10.4	10.9	10.3	9.5								

- (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.
- (4) Preliminary.

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.

Consumer Prices and Wage Rates

The City's economic growth during 1977 to 1987, fueled by the boom in the financial sector, aggravated local inflationary pressures. Since 1983, the local Consumer Price Index increased more than the national average, rising 4.6 percent per year on average through 1989 versus 3.6 percent per year for the nation. This was a reversal of the trend in the 1970s and early 1980s, when local inflation lagged the national rate by a percentage point. In 1988, local prices rose 4.9 percent, or 0.8 percentage points faster than the national rate, and in 1989, local inflation measured 5.6 percent compared to the national 4.8 percent rate. In 1990, prices at the local and national levels experienced a sharp increase over 1989, climbing 6.1 percent and 5.4 percent, respectively. Largely responsible for the surge in prices in 1990 was a steep upturn in energy prices created by an OPEC agreement and the Middle East crisis. The premium of the New York area inflation rate over the national rate was 0.8 of a percentage point in

March 1992 with local inflation running at a rate of 4.0 percent compared to a national rate of 3.2 percent.

The growth in the financial sector in the 1980s accelerated wage rate increases in the City, which had run at about the national average of 7.5 percent per year from 1975 to 1981, a period of double-digit inflation. Inflation has subsided since 1981; however, bolstered by high bonus payments in the financial sector, with its multiplier effects on other industries, overall wage rates climbed 7.1 percent per year from 1982 to 1988, or approximately 2.5 percentage points above the U.S. rate. In 1988, the premium over the national wage rate increased to nearly 4 percentage points, as local wages, boosted by record bonus payments on Wall Street for 1987, rose 8.5 percent compared to 4.6 percent for the nation.

In 1989, given the sharp decrease in FIRE sector bonus payments and base compensation, local wage rates rose only 3.4 percent, versus the national increase of 3.1 percent. As the stock market stabilized, local wage rates increased 6.5 percent versus 4.3 percent for the nation in 1990.

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	1991	
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	4.5	
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	4.7	
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	4.1	
San Francisco-Oakland(3)	5.1	9.9	15.1	13.0	6.9	1.0	5.8	4.0	3.0	3.5	4.4	4.9	4.5	4.4	
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	4.1	
U.S. city average	5.9	9.1	13.5	10.4	6.2	3.2	4.4	3.5	1.9	3.7	4.1	4.8	5.4	4.2	

(1) Area is generally the Standard Metropolitan Statistical Area (the "SMSA"), exclusive of farms. L.A.-Long Beach, Anaheim, Calif. is a combination of two SMSAs, 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 1990 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.

(3) The Consumer Price Index for San Francisco-Oakland was reported bi-monthly prior to 1987.

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

Information on consumer price trends in the New York-Northeastern New Jersey metropolitan area for certain items is set forth in the table below.

BY EXPENDITURE CLASS

Expenditure Class	Average Annual % Increase 1981-91		% Increase 1991		% Increase April 1992 over April 1991	
	U.S.	New York-NE. N.J.	U.S.	New York-NE. N.J.	U.S.	New York-NE. N.J.
All Items	4.1	4.9	4.2	4.5	3.2	3.8
Food and Beverages	3.9	4.5	3.6	3.3	1.2	0.4
Housing	4.0	5.0	3.9	4.6	3.0	4.6
Apparel and Upkeep	3.1	2.6	3.7	2.2	2.5	2.9
Transportation	2.9	3.3	2.8	3.9	2.4	2.7
Medical Care	7.9	8.3	8.7	8.2	7.7	7.7
Entertainment	4.4	4.8	4.5	3.9	3.1	4.2
Other Goods and Services	7.6	8.2	8.0	8.1	6.9	8.4

Note: Monthly data are not seasonally adjusted.

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

Personal 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. As a result of the surge in wage rates and employment, growth in personal income in New York City also increased in the mid-1980s. From 1970 to 1981, income growth in the City was below the U.S. rate by nearly four percentage points, as U.S. employment grew and City employment for most of that period declined. From 1982 to 1989 (the most recent year for which local personal income data are available), New York City personal income averaged 7.7 percent growth, compared to 7.3 percent for the nation, caused by the prosperity in the City's financial sector. The following table sets forth recent information regarding personal income in the City.

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%	6.4%	\$13,860	7.3%	5.5%	114.6%	82.9%	93.0%
1984	109.3	10.0	9.4	15,136	9.2	8.5	115.3	82.1	92.9
1985	116.1	6.1	7.0	15,983	5.6	6.0	114.9	80.7	92.4
1986	123.0	6.0	6.1	16,798	5.1	5.1	114.9	79.1	92.1
1987	131.3	6.8	6.7	17,880	6.4	5.7	115.6	77.4	91.5
1988	143.4	9.2	8.1	19,501	9.1	7.1	117.7	77.0	91.2
1989(5)	154.5	7.7	7.9	21,051	7.9	6.8	119.0	76.6	91.3
1990	164.6	6.5	6.5	22,475	6.8	5.5	120.5	77.4	91.7

(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) Includes adjustment for residence.

(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.

(5) The 1989 population estimate used to obtain the per capita figures is the average of the 1988 and 1990 data of population for such years from the Bureau of the Census.

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. There are important implications of this structural shift from the manufacturing to the FIRE and services sectors. First, 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 to 1989, its earnings share increased by about 9 percentage points, which reflects its high per employee income. However, the sudden shock in the financial industry of the October 1987 stock market crash had 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 October 1987 crash, significantly offsetting the employment gains in other sectors. The City's and the nation's employment and income by industry sector are set forth in the following table.

SECTORAL DISTRIBUTION OF EMPLOYMENT AND EARNINGS(1)

Sector	Employment				Earnings(2)			
	1977		1990		1977		1990	
	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.
Private Sector								
Non-Manufacturing	67.2%	57.8%	73.3%	66.2%	70.7%	56.7%	78.6%	64.5%
Services(3).....	24.6	18.5	32.6	26.4	26.0	19.6	33.7	26.9
Wholesale and Retail trade.....	19.5	22.5	16.6	23.3	16.7	16.6	12.3	16.0
Finance, Insurance and Real Estate	13.0	5.4	14.7	6.2	14.4	5.6	21.9	7.2
Transportation and Public Utilities	8.1	5.7	6.5	5.3	11.2	7.5	6.9	6.8
Contract Construction	2.0	4.7	2.9	4.3	2.3	5.9	3.5	6.0
Mining	0.0	1.0	0.0	0.6	0.1	1.5	0.1	1.1
Manufacturing	16.9	23.9	9.1	16.9	15.6	26.1	8.0	19.4
Durable	5.1	14.1	2.3	9.7	4.5	16.6	2.0	12.1
Non-Durable	11.8	9.8	6.8	7.2	11.1	9.5	6.0	7.4
Government(4).....	15.9	18.3	17.5	16.9	13.7	17.2	13.4	16.1
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 1990 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.

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, 1991 and thus far in 1992.

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 tables set 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	AFDC Predetermination Grant
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	(2.6)	149.3	642.0	12.0	14.6(2)
1990.....	858.3	4.9	139.7	641.4	12.8	64.5
1991.....	939.4	9.5	166.5	677.5	15.0	80.4

(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 comprises persons receiving public assistance as predetermination grant recipients pending AFDC eligibility for only October through December of 1989.

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	929.2	936.8	945.1	953.8	955.2	969.5	972.8	977.2
1992.....	988.8	985.4	987.1									

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.

Retail Sales

The City is a major retail trade market, and has the greatest volume of retail sales of any city in the nation. 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 and 1986, retail sales, particularly of durable goods, grew at an increased rate, outpacing the nation in 1985 and 1986. Retail sales increased a paltry 0.4 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, but in 1988, sales increased by 10.0 percent. By 1989 and 1990, however, the local recession became apparent as retail sales in the City declined by 0.3% and 1.5%, respectively, over the previous years' figures. The February 1992 figures indicate a decrease of 4.7 percent over February 1991. Trends in the City's retail sales are shown in the table below.

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	\$ 954.8	16.3%	6.6%	14.2%	11.3%	24.1%	(2.3)%
1981	23.4	1,038.3	4.8	8.7	8.1	8.8	(6.0)	8.7
1982	23.4	1,068.2	0.2	2.9	(1.7)	2.6	7.4	3.4
1983	25.5	1,168.2	8.6	9.4	5.9	6.1	18.2	16.4
1984	27.0	1,284.6	6.0	10.0	4.7	6.9	9.8	16.2
1985	29.2	1,374.5	8.4	7.0	6.7	5.5	13.5	9.7
1986	33.5	1,450.1	14.6	5.5	9.2	3.7	29.6	8.7
1987	33.6	1,539.4	0.4	6.2	1.0	6.1	(1.3)	6.2
1988	37.0	1,644.0	10.0	6.8	9.1	5.6	12.3	8.8
1989	36.9	1,741.9	(0.3)	6.0	0.4	6.9	(2.0)	4.4
1990	36.3	1,807.7	(1.5)	3.8	0.6	5.8	(6.6)	0.3
1991	35.1	1,821.8	(3.3)	0.8	(0.3)	2.1	(11.1)	(1.5)

(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, stationery 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

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

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 securities, banking, law, accounting and advertising firms. While the City had experienced a substantial number of business relocations during the previous decade, the number of relocations declined significantly after 1976, although declines in back office employment continued. 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 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.

The Business Activity Index ("BAI") for the City, which is a measure of the overall health of the economy, reflects both long-term trends in the City's economic base and short-term fluctuations in 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. The table below shows the City and State BAI for the past several years.

**BUSINESS ACTIVITY INDEX
(Annual Average, 1977=100)**

	<u>1984</u>	<u>1985</u>	<u>1986</u>	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992(1)</u>
New York City.....	109	112	116	121	124	125	126	122	120
New York State.....	114	119	124	129	135	137	137	135	135

(1) February 1992.

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.

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 1988 fiscal year, average per capita City taxes were \$1,812 and average per capita State taxes paid by residents of the State were \$1,462, a combined tax burden of \$3,274 per capita. Nationwide, per capita local taxes averaged \$698 and per capita state taxes averaged \$1,074 for the 1988 fiscal year for a combined tax burden of \$1,772.

The cost of energy in the City is one of the highest in the nation, particularly for electricity. In May 1991, electric costs in the City for industrial users was ranked the third highest among electric utility service areas in the nation.

During certain prior periods, in particular the mid-1960s and from 1977 through most of 1982, the demand for office space in the City greatly exceeded the available supply, and as a result, the rental cost of available space escalated sharply. However, 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 the overall vacancy rate in Manhattan at approximately 18.0%.

Hotel Occupancy Rate

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. 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, and they 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. In 1988, 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. The table below shows the number of visitors to the City and the City's hotel occupancy rate for each year since 1980.

Number of Visitors and Hotel Occupancy Rate in New York City

<u>Year</u>	<u>Visitors(1) (In Millions)</u>	<u>Hotel Occupancy Rate(2) Annual Average of Monthly Rates</u>
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.....	25.4*	74.5
1990.....	25.3*	72.6
1991.....	N/A	67.1

(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 1990 figures have been revised and are inconsistent with the rest of this series.

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 one landfill. The capacity of the Fresh Kills landfill 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 Updated Ten-Year Capital Strategy, for fiscal years 1992-2001 which projects available capital funds over this period of \$47.1 billion, of which approximately 92% will be financed with 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

Office building construction in the Manhattan Central Business District is currently 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. However, in 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, then the largest amount since 1973.

During the late 1970's demand for office space, as a result of increased employment in the service 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. As of February 1992, the overall office vacancy rate in Manhattan was 18.0%.

With respect to housing construction 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.

Since 1988, office building and housing construction activity has slowed substantially.

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)**

<u>County (Borough)</u>	<u>Fiscal Year</u>					
	<u>1987</u>	<u>1988</u>	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>
Bronx (The Bronx)	\$ 3,336	\$ 3,444	\$ 3,670	\$ 3,973	\$ 4,330	\$ 4,516
Kings (Brooklyn)	7,623	7,892	8,363	9,023	9,723	9,896
New York (Manhattan)	32,027	35,183	38,928	42,889	47,227	48,755
Queens (Queens)	9,931	10,310	10,807	11,543	12,386	12,666
Richmond (Staten Island)	2,172	2,283	2,374	2,627	2,669	2,635
Total	<u>\$55,089</u>	<u>\$59,112</u>	<u>\$64,142</u>	<u>\$70,054</u>	<u>\$76,334</u>	<u>\$78,468</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		Fiscal Year 1992	
	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	Assessed Value (In Millions)	Percentage Of Taxable Real Estate
One Family Dwellings ..	\$ 3,530.0	6.0%	\$ 3,722.2	5.8%	\$ 3,911.4	5.6%	\$ 4,054.6	5.3%	\$ 4,100.5	5.2%
Two Family Dwellings ..	2,794.3	4.7	2,921.2	4.6	3,051.9	4.4	3,146.6	4.1	3,156.4	4.0
Walk-Up Apartments ...	4,101.5	6.9	4,487.8	7.0	5,019.8	7.2	5,597.6	7.3	6,209.4	7.9
Elevator Apartments	11,183.5	18.9	12,094.6	18.9	13,176.9	18.8	14,622.4	19.2	15,152.8	19.3
Warehouses	582.8	1.0	668.2	1.0	767.1	1.1	895.5	1.2	926.8	1.2
Factory and Industrial Buildings	1,176.6	2.0	1,263.4	2.0	1,429.1	2.0	1,629.5	2.1	1,688.7	2.2
Garages and Gasoline Stations	702.6	1.2	779.2	1.2	883.5	1.3	1,028.6	1.3	1,107.3	1.4
Hotels	1,081.7	1.8	1,219.7	1.9	1,429.7	2.0	1,610.7	2.1	1,775.4	2.3
Hospitals and Health ...	371.0	0.6	400.9	0.6	374.6	0.5	391.6	0.5	402.6	0.5
Theatres	145.3	0.2	151.5	0.2	165.5	0.2	186.4	0.2	177.4	0.2
Store Buildings	3,218.5	5.4	3,897.9	6.1	4,479.3	6.4	5,289.0	6.9	4,221.1	5.4
Loft Buildings	1,989.3	3.4	2,135.4	3.3	2,467.1	3.5	2,524.1	3.3	2,398.1	3.1
Churches, Synagogues, etc.	29.9	0.0	30.9	0	30.5	0	54.3	0.1	41.1	0.1
Asylums and Homes	40.3	0.1	47.9	0.1	53.4	0.1	70.8	0.1	78.8	0.1
Office Buildings	16,780.7	28.4	18,494.9	28.8	20,980.8	29.9	23,410.5	30.7	24,134.5	30.8
Places of Public Assembly	96.6	0.2	99.6	0.2	107.9	0.2	123.1	0.2	135.3	0.2
Outdoor Recreation Facilities	69.4	0.1	75.0	0.1	85.4	0.1	80.6	0.1	82.7	0.1
Condominiums	1,252.8	2.1	2,144.4	3.3	2,812.9	4.0	3,345.2	4.4	3,963.1	5.1
Residence Multi-Use ...	206.3	0.3	228.7	0.4	267.5	0.4	318.1	0.4	1,004.5	1.3
Transportation Facilities	27.1	0	24.4	0	26.5	0	32.5	0	32.2	0
Utility Bureau Properties	0.1	0	0.1	0	0.1	0	0.0	0	0.0	0
Vacant Land	538.6	0.9	613.4	1.0	758.8	1.1	811.7	1.1	839.1	1.1
Educational Structures ..	86.3	0.1	106.4	0.2	119.4	0.2	138.6	0.2	142.9	0.2
Selected Government Installations	6.9	0	2.5	0	2.4	0	3.8	0	4.4	0
Miscellaneous	218.4	0.4	219.6	0.3	227.9	0.3	285.7	0.4	303.0	0.4
Real Estate of Utility Corporations and Special Franchises	8,881.2	15.0	8,311.9	13.0	7,424.6	10.6	6,682.1	8.8	6,389.4	8.1
Total	\$59,111.6	100.0%	\$64,141.7	100.0%	\$70,053.9	100.0%	\$76,333.6	100.0%	\$78,467.6	100.0%

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 1992 fiscal year, the assessed valuation of real estate of utility corporations is \$3.9 billion. The following table presents the 42 non-utility, non-residential properties having the greatest assessed valuation in the 1992 fiscal year as indicated in the tax rolls.

Largest Real Estate Taxpayers (1)

<u>Property</u>	<u>1992 Fiscal Year Assessed Valuation</u>	<u>Property</u>	<u>1992 Fiscal Year Assessed Valuation</u>
55 Water Street Building	\$243,140,000	Burlington House	\$130,500,000
Pan Am Building	238,400,000	Dai-Ichi Seimei-Citicorp Center	130,500,000
Exxon Building	229,500,000	Manufacturers Hanover Plaza	130,000,000
Empire State Building	201,550,000	Paramount Plaza	128,250,000
McGraw-Hill Building	180,000,000	J.C. Penney Building	128,225,616
General Motors Building	172,080,000	Simon & Schuster Building	125,178,000
One Liberty Plaza	171,540,000	Kalikow Building	124,942,500
International Building	170,292,000	Produce Exchange	122,400,000
The Chase Manhattan Building	168,750,000	American Express Plaza	121,180,000
Morgan Guaranty Trust	166,350,000	Carpet Center	120,321,250
One Penn Plaza	164,950,000	Shearson Lehman Operation Center	119,700,000
Equitable Life Association	163,979,993	Mobil Building	115,000,000
Sperry Rand Building	160,200,000	Chemical Bank Building	109,427,000
One New York Plaza Building	158,220,000	Continental Illinois Center	108,300,000
245 Park Avenue	157,260,000	Citibank-Citicorp	105,723,260
Time Life Building	156,810,000	W.R. Grace Building	103,450,000
Equitable Tower	150,669,993	One Bankers Trust Plaza Building	103,000,000
Solow Building	146,970,000	Park Avenue Plaza	100,117,000
Bristol Meyers	138,014,000	595 Lexington Avenue	99,054,000
Celanese Building	135,000,000	Two Penn Plaza	98,090,750
666 Fifth Avenue	135,000,000	Bank of America Plaza	96,780,000

(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, 1991 and 1990**

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Report of Independent Auditors

The People of The City of New York

We have audited the accompanying general purpose financial statements of The City of New York ("The City") as of and for the years ended June 30, 1991 and 1990, as listed in the accompanying index. These general purpose financial statements are the responsibility of the City's management. Our responsibility is to express an opinion on these financial statements based on our audits. 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 general purpose financial statements, insofar as it relates to the amounts included for such entities, is based solely on the reports of the other auditors.

We conducted our audits 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 audits and the reports of other auditors provide a reasonable basis for our opinion.

In our opinion, based on our audits and the reports of the other auditors, the general purpose financial statements referred to above present fairly, in all material respects, the financial position of The City of New York at June 30, 1991 and 1990, and the results of its operations and cash flows of its proprietary fund type for the years then ended in conformity with generally accepted accounting principles.

Ernst + Young
Mitchell/Titus + Co

October 31, 1991

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

JUNE 30, 1991
(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	
ASSETS:								
Cash and cash equivalents	\$ 109,869	\$ 2,790	\$ 27,946	\$ 159,299	\$ 218,534	\$ —	\$ —	\$ 518,438
Investments, including accrued interest	1,771,520	717,072	2,172,644	885,770	45,984,584	—	—	51,531,590
Accounts receivable:								
Real estate taxes (less allowance for uncollectible amounts of \$149,558)	298,809	—	—	—	—	—	—	298,809
Federal, State and other aid	2,723,210	245,159	—	—	—	—	—	2,968,369
Patient service, net	—	—	—	568,186	—	—	—	568,186
Other, net	324,251	—	—	317,244	328,443	—	—	969,938
Mortgage loans and interest receivable, net	—	—	262,216	1,876,115	—	—	—	2,138,331
Due from other funds	627,103	104,076	33,356	11,960	—	—	—	776,495
Property, plant and equipment	—	—	—	12,498,250	—	12,338,140	—	24,836,390
Accumulated depreciation and amortization	—	—	—	(3,649,561)	—	(4,018,267)	—	(7,667,828)
Restricted cash and investments	—	—	—	768,733	—	—	—	768,733
Other assets	—	64,926	210	193,884	30,477	—	—	289,497
Amounts available in Debt Service Funds	—	—	—	—	—	2,414,551	—	2,414,551
Amounts to be provided for general long-term obligations	—	—	—	—	—	—	—	—
Total assets	\$5,854,762	\$1,134,023	\$2,496,372	\$13,629,880	\$46,562,038	\$ 8,319,873	\$29,694,161	\$107,691,109

See accompanying notes to financial statements.

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

JUNE 30, 1991
(in thousands)

	Governmental Fund Types			Proprietary Fund Type	Fiduciary Fund Types	Account Groups		Total Memorandum Only
	General	Capital Projects	Debt Service			Enterprise	Fiduciary Trust and Agency	
LIABILITIES:								
Accounts payable and accrued liabilities	\$4,651,061	\$ 869,445	\$ 55,891	\$ 476,921	\$2,267,949	\$ —	\$ —	\$ 8,321,267
Bonds and notes payable	—	—	—	5,180,434	—	—	22,589,339	27,769,773
Capital lease obligations	—	—	—	—	—	—	515,284	515,284
Accrued real estate tax refunds	119,529	—	—	—	—	—	217,574	337,103
Accrued tax refunds—other	115,802	—	—	—	—	—	—	115,802
Accrued judgments and claims	86,869	104,107	—	—	—	—	2,074,519	2,265,495
Accrued vacation and sick leave	—	—	—	151,312	—	—	1,563,318	1,714,630
Deferred wages	19,101	—	—	—	—	—	46,696	65,797
Accrued pension liability	—	—	—	117,363	—	—	2,687,431	2,804,794
Accrued interest payable	—	—	—	74,724	—	—	—	74,724
Deferred revenues	622,069	399,180	—	113,397	—	—	—	1,134,646
Due to other funds	—	479,525	25,930	271,040	—	—	—	776,495
Estimated disallowances of Federal, State and other aid	161,661	—	—	—	—	—	—	161,661
Other	—	—	—	54,234	20,494	—	—	74,728
Total liabilities	5,776,092	1,852,257	81,821	6,439,425	2,288,443	—	29,694,161	46,132,199
EQUITY AND OTHER CREDITS:								
Investment in general fixed assets	—	—	—	—	—	8,319,873	—	8,319,873
Contributed capital	—	—	—	6,328,567	—	—	—	6,328,567
Retained earnings:								
Reserved	—	—	—	312,313	—	—	—	312,313
Unreserved	—	—	—	549,575	—	—	—	549,575
Fund balances:								
Reserved for debt service	—	—	2,159,123	—	—	—	—	2,159,123
Reserved for non-current mortgage loans	—	—	255,428	—	—	—	—	255,428
Reserved for benefit payments	—	—	—	—	984,927	—	—	984,927
Reserved for pension benefits	—	—	—	—	43,288,668	—	—	43,288,668
Unreserved, undesignated	78,670	(718,234)	—	—	—	—	—	(639,564)
Total fund equity (deficit) and other credits	78,670	(718,234)	2,414,551	7,190,455	44,273,595	8,319,873	—	61,558,910
Commitments and contingencies	—	—	—	—	—	—	—	—
Total liabilities, fund equity and other credits	\$5,854,762	\$1,134,023	\$2,496,372	\$13,629,880	\$46,562,038	\$8,319,873	\$29,694,161	\$107,691,109

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 Fund Type	Fiduciary Fund Types	Account Groups		Total (Memorandum Only)
	General	Capital Projects	Debt Service			Enterprise	Trust and Agency	
ASSETS:								
Cash and cash equivalents	\$ 173,028	\$ —	\$ 28,355	\$ 181,641	\$ 8,583	\$ —	\$ —	\$ 391,607
Investments, including accrued interest	1,305,201	468,341	2,258,431	1,031,492	44,048,351	—	—	49,111,816
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	—	—	254,115	331,084	—	—	918,926
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	—	—	—	11,562,480	—	—	—	22,801,776
Accumulated depreciation and amortization	—	—	—	(3,426,948)	—	—	—	(7,242,501)
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	—	—	—	—	—	—	—	—
Total assets	<u>\$5,059,420</u>	<u>\$840,589</u>	<u>\$2,760,570</u>	<u>\$12,412,686</u>	<u>\$44,447,076</u>	<u>\$ 7,423,743</u>	<u>24,169,269</u>	<u>\$99,536,593</u>

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 Fund Type	Fiduciary Fund Types	Account Groups		Total Memorandum (Memorandum Only)
	General	Capital Projects	Debt Service			Enterprise	Trust and Agency	
LIABILITIES:								
Accounts payable and accrued liabilities	\$3,842,121	\$ 826,902	\$ 50,257	\$ 367,942	\$2,691,752	\$ —	\$ —	\$ 7,778,974
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	—	—	—	—	—	—	—	—
Other	175,336	—	—	—	—	—	—	175,336
Total liabilities	<u>4,986,002</u>	<u>2,130,301</u>	<u>51,700</u>	<u>5,409,337</u>	<u>2,747,954</u>	<u>—</u>	<u>26,592,509</u>	<u>41,917,803</u>
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:								
Reserved	—	—	—	308,079	—	—	—	308,079
Unreserved	—	—	—	463,874	—	—	—	463,874
Fund balances:								
Reserved for debt service	—	—	—	—	—	—	—	—
Reserved for non-current mortgage loans	—	—	2,423,240	—	—	—	—	2,423,240
Reserved for benefit payments	—	—	285,630	—	—	—	—	285,630
Reserved for pension benefits	—	—	—	—	990,852	—	—	990,852
Unreserved, undesignated	73,418	(1,289,712)	—	—	40,708,270	—	—	40,708,270
Total fund equity (deficit) and other credits	<u>73,418</u>	<u>(1,289,712)</u>	<u>2,708,870</u>	<u>7,003,349</u>	<u>41,699,122</u>	<u>7,423,743</u>	<u>—</u>	<u>(1,216,294)</u>
Commitments and contingencies	—	—	—	—	—	—	—	—
Total liabilities, fund equity and other credits	<u>\$5,059,420</u>	<u>\$ 840,589</u>	<u>\$2,760,570</u>	<u>\$12,412,686</u>	<u>\$44,447,076</u>	<u>\$7,423,743</u>	<u>\$26,592,509</u>	<u>\$99,536,593</u>

See accompanying notes to financial statements.

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, 1991
(in thousands)

	Governmental Fund Types			Fiduciary	Total (Memorandum Only)
	General	Capital Projects	Debt Service	Expendable Trust	
REVENUES:					
Real estate taxes	\$ 7,250,979	\$ —	\$ —	\$ —	\$7,250,979
Sales and use taxes	2,660,250	—	—	—	2,660,250
Income taxes	4,756,602	—	—	—	4,756,602
Other taxes	1,188,810	—	—	—	1,188,810
Federal, State and other categorical aid	8,682,406	227,984	70,033	—	8,980,423
Unrestricted Federal and State aid	699,851	—	—	—	699,851
Charges for services	1,134,086	—	—	—	1,134,086
Other revenues	1,072,139	708,601	254,614	62,388	2,097,742
Total revenues	27,445,123	936,585	324,647	62,388	28,768,743
OTHER FINANCING SOURCES:					
Transfer from OTB Enterprise Fund	36,412	—	—	—	36,412
Transfers and other payments for debt service ...	—	—	1,819,259	—	— *
Net proceeds from sale of notes and bonds	—	3,867,810	53,972	—	3,921,782
Refunding bond proceeds	—	—	421,106	—	421,106
Total revenues and other financing sources	27,481,535	4,804,395	2,618,984	62,388	33,148,043
EXPENDITURES:					
Current operations:					
General government	811,460	—	—	—	811,460
Public safety and judicial	3,494,011	—	—	—	3,494,011
Board of Education	6,694,188	—	—	—	6,694,188
City University	312,809	—	—	—	312,809
Social services	6,686,418	—	—	—	6,686,418
Environmental protection	997,386	—	—	—	997,386
Transportation services	934,297	—	—	—	934,297
Parks, recreation and cultural activities	260,151	—	—	—	260,151
Housing	574,764	—	—	—	574,764
Health (including payments to HHC)	1,463,074	—	—	—	1,463,074
Libraries	138,761	—	—	—	138,761
Pensions	1,478,906	—	—	—	1,478,906
Judgments and claims	196,316	—	—	—	196,316
Fringe benefit and other benefit payments ...	1,237,620	—	—	68,313	1,305,933
Other	376,863	—	52,214	—	429,077
Capital projects	—	4,232,917	—	—	4,232,917
Debt service:					
Interest	—	—	1,520,407	—	1,520,407
Redemptions	—	—	843,598	—	843,598
Lease payments	—	—	39,462	—	39,462
Refunding Escrow	—	—	36,516	—	36,516
Total expenditures	25,657,024	4,232,917	2,492,197	68,313	32,450,451
OTHER FINANCING USES:					
Transfers and other payments for debt service ...	1,819,259	—	—	—	— *
Payment to refunded bond escrow holder	—	—	421,106	—	421,106
Total expenditures and other financing uses	27,476,283	4,232,917	2,913,303	68,313	32,871,557
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	5,252	571,478	(294,319)	(5,925)	276,486
FUND BALANCES (DEFICIT) AT BEGINNING OF YEAR	73,418	(1,289,712)	2,708,870	990,852	2,483,428
FUND BALANCES (DEFICIT) AT END OF YEAR	\$ 78,670	\$(718,234)	\$2,414,551	\$ 984,927	\$2,759,914

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, 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
GENERAL FUND
STATEMENTS OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL
FOR THE YEARS ENDED JUNE 30, 1991 AND 1990
(in thousands)

	1991			1990		
	Budget		Actual	Budget		Actual
	Adopted	Modified		Adopted	Modified	
REVENUES:						
Real estate taxes	\$ 7,245,000	\$ 7,230,000	\$ 7,250,979	\$ 6,593,000	\$ 6,563,000	\$ 6,542,589
Sales and use taxes	2,935,590	2,804,600	2,660,250	2,918,450	2,819,850	2,796,032
Income taxes	5,133,905	4,851,100	4,756,602	5,012,750	4,626,500	4,417,299
Other taxes	1,145,200	1,170,200	1,188,810	1,270,530	1,244,250	1,258,902
Federal, State and other categorical aid	8,400,751	8,988,206	8,682,406	7,829,477	8,429,508	7,985,060
Unrestricted Federal and State aid	682,445	724,627	699,851	659,670	642,670	686,866
Charges for services	1,182,990	1,169,790	1,134,086	1,021,117	1,119,098	1,077,234
Other revenues	934,668	1,087,668	1,072,139	1,063,850	1,192,368	1,131,985
Total revenues	27,660,549	28,026,191	27,445,123	26,368,844	26,637,244	25,895,967
OTHER FINANCING SOURCES:						
Transfer from OTB Enterprise Fund	46,000	44,000	36,412	51,925	49,300	40,732
Total revenues and other financing sources	27,706,549	28,070,191	27,481,535	26,420,769	26,686,544	25,936,699
EXPENDITURES:						
General government	885,252	870,299	811,460	895,057	867,715	821,026
Public safety and judicial	3,462,948	3,557,570	3,494,011	3,430,989	3,552,275	3,522,826
Board of Education	6,475,477	6,738,999	6,694,188	6,181,636	6,431,206	6,377,316
City University	494,849	503,400	312,809	469,946	483,795	298,502
Social services	6,369,282	6,742,916	6,686,418	5,685,114	6,008,696	5,931,912
Environmental protection	1,132,410	1,081,054	997,386	1,056,614	1,038,478	1,004,823
Transportation services	899,533	963,490	934,297	701,341	844,574	808,310
Parks, recreation and cultural activities	265,282	260,655	260,151	277,774	270,966	267,051
Housing	582,825	586,315	574,764	564,405	623,747	574,464
Health (including payments to HHC)	1,483,398	1,474,004	1,463,074	1,439,546	1,431,980	1,394,562
Libraries	145,397	138,874	138,761	97,856	95,940	95,035
Pensions	1,774,948	1,474,921	1,478,906	1,829,157	1,696,395	1,692,624
Judgments and claims	184,000	196,600	196,316	174,000	179,100	179,062
Fringe benefits and other benefit payments	1,279,196	1,247,005	1,237,620	1,179,168	1,162,169	1,156,780
Other	447,839	472,103	376,863	409,319	196,977	165,783
Total expenditures	25,882,636	26,308,205	25,657,024	24,391,922	24,884,013	24,290,076
OTHER FINANCING USES:						
Transfers and other payments for debt service	1,823,913	1,761,986	1,819,259	2,028,847	1,802,531	1,641,497
Total expenditures and other financing uses	27,706,549	28,070,191	27,476,283	26,420,769	26,686,544	25,931,573
EXCESS OF REVENUES AND OTHER SOURCES OVER EXPENDITURES AND OTHER USES	\$ —	\$ —	5,252	\$ —	\$ —	5,126
FUND BALANCE AT BEGINNING OF YEAR			73,418			68,292
FUND BALANCE AT END OF YEAR			\$ 78,670			\$ 73,418

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, 1991
(in thousands)

	Proprietary Fund Type				Total Enterprise Fund	Fiduciary Fund Type
	Health and Hospitals Corporation	Off-Track Betting Corporation	Housing and Economic Development Funds	Water and Sewer System		Pension Trust
OPERATING REVENUES:						
Patient service revenues, net	\$2,538,472	\$ —	\$ —	\$ —	\$2,538,472	\$ —
Charges for services	—	—	—	908,282	908,282	—
Other revenues	506,382	218,126	182,130	—	906,638	—
Employer, employee contributions	—	—	—	—	—	1,960,934
Investment income, net	—	—	60,242	47,512	107,754	3,685,940
Total operating revenues	3,044,854	218,126	242,372	955,794	4,461,146	5,646,874
OPERATING EXPENSES:						
Personal services	1,942,256	—	21,510	—	1,963,766	—
Affiliation	432,053	—	—	—	432,053	—
Racing industry compensation	—	55,743	—	—	55,743	—
Operations and maintenance	—	—	—	656,410	656,410	—
Interest expense	—	—	156,992	199,756	356,748	—
Administrative and selling	—	13,592	—	1,624	15,216	—
Depreciation and amortization	141,047	2,698	1,292	94,036	239,073	—
Benefit payments and withdrawals	—	—	—	—	—	3,050,480
Other	568,282	88,073	58,200	—	714,555	—
Distributions to the State and other local governments	—	24,773	—	—	24,773	—
Total operating expenses	3,083,638	184,879	237,994	951,826	4,458,337	3,050,480
Operating income (loss)	(38,784)	33,247	4,378	3,968	2,809	2,596,394
NON-OPERATING REVENUES (EXPENSES):						
Interest income	7,084	777	10,096	2,400	20,357	—
Interest expense	(90,017)	—	—	—	(90,017)	—
Amounts from other OTB communities	—	6,916	—	—	6,916	—
Other	—	—	(11,257)	—	(11,257)	(15,996)
Total non-operating revenues (expense)	(82,933)	7,693	(1,161)	2,400	(74,001)	(15,996)
Income (loss) before transfers	(121,717)	40,940	3,217	6,368	(71,192)	2,580,398
OPERATING TRANSFERS:						
Transfer to the General Fund	—	(36,412)	—	—	(36,412)	—
Net income (loss)	(121,717)	4,528	3,217	6,368	(107,604)	2,580,398
FUND EQUITY AT BEGINNING OF YEAR						
Contributed fixed assets	1,167,570	—	405,191	5,430,588	7,003,349	40,708,270
Net decrease in donor restricted funds	196,189	—	—	97,591	293,780	—
	930	—	—	—	930	—
FUND EQUITY AT END OF YEAR						
Reserved	1,091,108	4,528	293,276	5,251,968	6,640,880	—
Reserved for Pension Benefits	—	—	—	—	—	43,288,668
Unreserved	151,864	—	115,132	282,579	549,575	—
FUND EQUITY AT END OF YEAR	\$1,242,972	\$ 4,528	\$408,408	\$5,534,547	\$7,190,455	\$43,288,668

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 Fund	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 (expense)	(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						
Contributed fixed assets	1,127,115	—	411,587	5,242,357	6,781,059	36,980,128
Net decrease in donor restricted funds ..	149,054	—	—	153,543	302,597	—
Net decrease in donor restricted funds ..	(307)	—	—	—	(307)	—
FUND EQUITY AT END OF YEAR						
Reserved	1,020,863	—	294,500	5,224,112	6,539,475	—
Reserved for Pension Benefits	—	—	—	—	—	40,708,270
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 CASH FLOWS
PROPRIETARY FUND TYPE

FOR THE YEAR ENDED JUNE 30, 1991
(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</u>
Operating Activities:					
Operating income (loss)	\$ (38,784)	\$ 33,247	\$ 4,378	\$ 3,968	\$ 2,809
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	141,047	2,698	1,292	94,036	239,073
Increase in patient service receivables, net	(87,821)	—	—	—	(87,821)
Increase (decrease) in accounts and other receivables	10,048	—	(8,015)	(65,884)	(63,851)
Increase in accounts payable and accrued liabilities	58,444	1,821	9,195	9,550	79,010
Increase in accrued vacation and sick leave	15,300	—	—	—	15,300
Decrease in accrued pension liability	(2,184)	(65)	—	—	(2,249)
Increase (decrease) in deferred revenues	—	—	(645)	10,745	10,100
Distribution to the City of New York	—	(36,264)	—	—	(36,264)
Program loans issued	—	—	(96,967)	—	(96,967)
Receipt from collections of program loans	—	—	18,949	—	18,949
Distribution to State and local governments	—	(25,169)	—	—	(25,169)
Increase in payable to the City of New York	—	—	—	43,829	43,829
Other (net)	(3,408)	21,728	(79,972)	(37,807)	(99,459)
Total Adjustments	<u>131,426</u>	<u>(35,251)</u>	<u>(156,163)</u>	<u>54,469</u>	<u>(5,519)</u>
Net cash provided by (used in) operating activities	<u>92,642</u>	<u>(2,004)</u>	<u>(151,785)</u>	<u>58,437</u>	<u>(2,710)</u>
Noncapital Financing Activities:					
Proceeds from issuing bonds, notes and other borrowings	180,000	—	122,815	—	302,815
Repayments of bonds, notes and other borrowings	(180,000)	—	(138,386)	—	(318,386)
Amounts from other OTB communities	—	6,916	—	—	6,916
Other (net)	—	—	(12,204)	—	(12,204)
Net cash provided by (used in) noncapital financing activities	<u>—</u>	<u>6,916</u>	<u>(27,775)</u>	<u>—</u>	<u>(20,859)</u>
Capital and Related Financing Activities:					
Additions to fixed assets, net of proceeds from sales	(202,917)	(2,590)	(756)	(643,325)	(849,588)
Proceeds from issuing bonds, notes and other borrowings	—	—	—	943,728	943,728
Repayments of bonds, notes and other borrowings	(7,445)	(454)	(414)	(65,080)	(73,393)
Payments from the City other than for operations, net	196,189	—	—	—	196,189
Interest paid on bonds, notes and other borrowings	(90,017)	—	—	—	(90,017)
Net cash provided by (used in) capital and related financing activities	<u>(104,190)</u>	<u>(3,044)</u>	<u>(1,170)</u>	<u>235,323</u>	<u>126,919</u>
Investing Activities:					
Excess (deficiency) of proceeds from sales of investments net of purchases	—	—	149,586	(116,559)	33,027
Interest on investments	7,084	777	10,934	2,400	21,195
Net cash provided by (used in) investing activities	<u>7,084</u>	<u>777</u>	<u>160,520</u>	<u>(114,159)</u>	<u>54,222</u>
INCREASE/(DECREASE) IN CASH AND CASH EQUIVALENTS	(4,464)	2,645	(20,210)	179,601	157,572
CASH AND CASH EQUIVALENTS BEGINNING OF YEAR	83,259	13,875	73,512	223,212	393,858
CASH AND CASH EQUIVALENTS END OF YEAR	<u>\$ 78,795</u>	<u>\$ 16,520</u>	<u>\$ 53,302</u>	<u>\$ 402,813</u>	<u>\$ 551,430</u>

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

HHC received capital assets of \$196 million for fiscal year 1991 which represents contributed capital from the City.

The Water Board received capital assets of \$98 million for fiscal year 1991 which represents contributed capital from the City.

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, 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</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	(9,174)	—	(4,128)	(39,389)	(52,691)
Increase (decrease) in accounts payable and accrued liabilities	32,387	(111)	(9,108)	(1,977)	21,191
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	4,420	(13,862)	20,641
Total adjustments	<u>124,066</u>	<u>(37,943)</u>	<u>(88,678)</u>	<u>(118,088)</u>	<u>(120,643)</u>
Net cash provided by (used in) operating activities	<u>75,778</u>	<u>(6,011)</u>	<u>(104,668)</u>	<u>(84,064)</u>	<u>(118,965)</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)	(1,310)	(298,276)	(474,512)
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>(1,683)</u>	<u>112,989</u>	<u>10,173</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	<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	(13,726)	(978)	(18,660)	(36,801)	(70,165)
CASH AND CASH EQUIVALENTS BEGINNING OF YEAR	96,985	14,853	92,172	260,013	464,023
CASH AND CASH EQUIVALENTS END OF YEAR	<u>\$ 83,259</u>	<u>\$ 13,875</u>	<u>\$ 73,512</u>	<u>\$ 223,212</u>	<u>\$ 393,858</u>

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

HHC received capital assets of \$149 million for fiscal year 1990 which represents contributed capital from the City.

The Water Board received capital assets of \$154 million for fiscal year 1990 which represents contributed capital from the City.

See accompanying notes to financial statements.

THE CITY OF NEW YORK
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 1991 and 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)

Water and Sewer System:

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

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—Subchapter 2 (POLICE)
- New York Fire Department Pension Fund—Subchapter 2 (FIRE)

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

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 \$718 million at June 30, 1991 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 the roads, bridges, curbs and gutters, streets and sidewalks, park land and improvements and subway tracks and tunnels. The fixed assets of the 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; (v) certain unfunded pension liabilities; and (vi) certain unpaid deferred wages.

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 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 have General Fund expenditures in excess of revenues.

Expenditures made against the Expense Budget are controlled through the use of quarterly spending allotments and units of appropriation. A unit of appropriation represents a subdivision of an agency's budget 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 size of the agency and 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 \$364 million and \$266 million subsequent to its original adoption in fiscal years 1991 and 1990, 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 1991 and 1990 were approximately \$221 million and \$156 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 the 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, 1991 and 1990 (estimated at \$203 million and \$201 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 \$969.2 million and \$931.7 million for fiscal years 1991 and 1990, 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. Settlements relating to condemnation proceedings are reported in the Capital Projects Fund when the liability is estimable. 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, 1991 were due July 1, 1990 and January 1, 1991 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 1991 taxes was June 30, 1990. 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.

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 in excess of that required for that purpose in the year of the levy must be applied towards future years' debt service. For the year ended June 30, 1991, no such excess amount was available to be transferred to the Debt Service Fund. For the year ended June 30, 1990, an excess amount of \$159 million was 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 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, privileges and franchises, 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 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 pension costs 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.

Pronouncements Issued But Not Yet Effective

In May, 1990, the GASB issued Statement No. 11, *Measurement Focus and Basis of Accounting—Governmental Fund Operating Statements*. The Statement establishes an accrual basis of accounting with a financial resources measurement focus for governmental funds. The operating results expressed using the financial resources measurement focus show the extent to which financial resources obtained during a period are sufficient to cover claims against financial resources incurred during that period. The City currently follows the modified accrual basis. Using the modified accrual basis, revenues are recognized in the accounting period in which they become measurable and available and expenditures are recognized when the fund liability is incurred, if measurable, except for unmatured interest on general long-term debt, which is recognized when due. The City will first be required to comply with Statement No. 11 for the year ending June 30, 1995. Early implementation of Statement No. 11 is not permitted. The City has not yet completed the complex analysis required to estimate the financial statement impact of Statement No. 11.

In June, 1991, the GASB issued Statement No. 14, *The Financial Reporting Entity*. This Statement establishes standards for reporting on the financial reporting entity. The entity, currently reported on by the City, is based upon National Council On Governmental Accounting (NCGA) Statements 3 and 7 and NCGA Interpretation 7. The application of the standards in Statement No. 14 may result in changes in the entities included in the City's financial statements as well as changes in the manner in which such entities are reported. The City will first be required to comply with Statement No. 14 for the year ending June 30, 1994. The City has not yet completed the analysis required to assess the financial statement impact of Statement No. 14.

B. AUDIT RESPONSIBILITY

In 1991, the most significant separately administered organizations included in the financial statements of the City audited by auditors other than Ernst & Young and Mitchell/Titus & Co., the City's auditors, are the Municipal Assistance Corporation For The City of New York, New York City Health and Hospitals Corporation, the major entities comprising the Housing and Economic Development Funds, the New York City Municipal Water Finance Authority, and the New York City Water Board.

In 1990, the most significant separately administered organizations included in the financial statements of the City audited by auditors other than Ernst & Young and Mitchell/Titus & Co., the City's auditors, 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 major 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.

The following describes the proportion of certain key financial information that is audited by other auditors in 1991 and 1990:

	Fund Types								Account Groups					
	General		Capital Projects		Debt Service		Enterprise		Trust and Agency		General Fixed Assets		General Long-term Obligations	
	1991	1990	1991	1990	1991	1990	1991	1990	1991	1990	1991	1990	1991	1990
	(percent)													
Total assets/liabilities	0	0	12	11	85	76	99	99	1	100	10	3	24	27
Operating revenues and other financing sources ..	0	0	13	6	48	23	95	99	0	100	NA	NA	NA	NA

NA: Not Applicable

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 which MAC issued approximately \$9.445 billion, exclusive of obligations issued to refund outstanding obligations of MAC and of notes issued to enable the City to fulfill its seasonal borrowing requirements. In July, 1990, State legislation was enacted which, among other things, authorized MAC to issue up to an additional \$1.5 billion of bonds and notes to fund a portion of the capital programs of the New York City Transit Authority and the New York City School Construction Authority. This legislation also provides for a reduction in the July, 1990 issuance authority to the extent that the transit and schools capital programs are funded by the City. As of June 30, 1991, the City has funded \$290 million of these programs.

MAC continues to be authorized to issue obligations to renew or refund outstanding obligations, without limitation as to amount. No obligations of MAC may mature later than July 1, 2008. MAC may issue 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 periodic 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, 1991, the carrying amount of the City's cash and deposits was \$518 million and the bank balances were \$439 million. Of the bank balances, \$134 million was covered by federal depository insurance or collateralized with securities held by the City's agent in the City's name, and \$305 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 agreements.

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 in U.S. Government securities, securities of government agencies backed by the U.S. Government, securities of companies rated single A or better by both Standard & Poor's Corporation and Moody's Investors Service, and any bond on the Legal Investments for New York Savings Banks list published annually by the New York State Banking Department.

- 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 banks with either the highest or next to the highest rating categories of the leading independent bank rating agencies.

5) Investments up to 7½% of total pension fund assets in instruments not specifically covered by the State Retirement and Social Security Law.

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, 1991 and 1990 are classified as follows:

	1991			Total Carrying Amount	Market Value
	Category				
	1	2	3		
	(in millions)				
Repurchase agreements	\$ 3,693	\$ —	\$ —	\$ 3,693	\$ 3,693
U.S. Government securities	16,426	—	—	16,426	17,661
Commercial paper	1,072	114	—	1,186	1,186
Corporate bonds	4,527	—	—	4,527	4,731
Corporate stocks	20,613	—	—	20,613	20,690
Guaranteed investment contracts	996	—	—	996	996
Other	2,241	—	—	2,241	2,253
	<u>\$49,568</u>	<u>\$114</u>	<u>\$ —</u>	<u>49,682</u>	<u>51,210</u>
Mutual Funds (1)				122	122
Investment Fund—Fixed Income (1)				369	383
Investment Fund—Equity (1)				1,359	1,359
Total investments				<u>\$51,532</u>	<u>\$53,074</u>

(1) These securities are not categorized because they are not evidenced by securities that exist in physical or book entry form.

In addition, the restricted cash and investments include \$45.4 million of cash, of which the repayment of \$500 thousand was insured and \$44.9 million was uninsured and uncollateralized. Restricted investments, principally in U.S. Government securities with a cost and approximate market value of \$723.3 million are fully collateralized with securities held by the trustee in the entity's name of which \$346.7 million has maturities of three months or less.

NOTES TO FINANCIAL STATEMENTS, Continued

	1990			Total Carrying Amount	Market Value
	Category				
	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	—	—	16,156	16,156
Guaranteed investment contracts	919	—	—	919	919
Other	3,055	—	—	3,055	3,055
	<u>\$48,944</u>	<u>\$ 76</u>	<u>\$ —</u>	<u>49,020</u>	<u>49,137</u>
Mutual Funds (1)				90	90
Total investments				<u>\$49,110</u>	<u>\$49,227</u>

(1) These securities are not categorized because they are not evidenced by securities that exist in physical or book entry form.

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:

	Health and Hospitals Corporation	Off-Track Betting Corporation	Housing and Economic Development Funds	Water and Sewer System	Total
Cash and cash equivalents—June 30, 1989	\$ 96,985	\$14,853	\$ 92,172	\$260,013	\$464,023
Net increase (decrease) in unrestricted	(13,419)	(978)	(18,660)	17,421	(15,636)
Net decrease in restricted	(307)	—	—	(54,222)	(54,529)
Cash and cash equivalents—June 30, 1990	83,259	13,875	73,512	223,212	393,858
Net increase (decrease) in unrestricted	(4,394)	2,645	(20,210)	617	(21,342)
Net increase (decrease) in restricted	(70)	—	—	178,984	178,914
Cash and cash equivalents—June 30, 1991	<u>\$ 78,795</u>	<u>\$16,520</u>	<u>\$ 53,302</u>	<u>\$402,813</u>	<u>\$551,430</u>

NOTES TO FINANCIAL STATEMENTS, Continued

E. GENERAL FIXED ASSETS ACCOUNT GROUP

The following is a summary of changes in general fixed assets for the fiscal years ended June 30, 1990 and 1991:

	June 30, 1989	Additions	Deletions	June 30, 1990	Additions	Deletions	June 30, 1991
	(in thousands)						
Land	\$ 545,684	\$ 997	\$ —	\$ 546,681	\$ 738	\$ —	\$ 547,419
Buildings	5,094,442	364,883	1,543	5,457,782	231,718	—	5,689,500
Equipment	2,490,838	317,632	56,073	2,752,397	267,047	113,553	2,905,891
Construction work-in-progress	1,808,403	1,038,916	364,883	2,482,436	944,612	231,718	3,195,330
Total	9,939,367	1,722,428	422,499	11,239,296	1,444,115	345,271	12,338,140
Less accumulated depreciation and amortization	3,530,237	333,524	48,208	3,815,553	294,310	91,596	4,018,267
Net fixed assets	<u>\$6,409,130</u>	<u>\$1,388,904</u>	<u>\$374,291</u>	<u>\$7,423,743</u>	<u>\$1,149,805</u>	<u>\$253,675</u>	<u>\$8,319,873</u>

The following are the sources of funding for the general fixed assets at June 30, 1991 and 1990. Sources of funding for fixed assets are not available prior to fiscal year 1987.

	1991	1990
	(in thousands)	
Capital Projects Fund:		
Prior to fiscal year 1987	\$ 6,810,757	\$ 6,808,724
City bonds	5,280,357	4,250,078
Federal grants	176,816	113,750
State grants	57,547	55,170
Private grants	12,663	11,574
Total	<u>\$12,338,140</u>	<u>\$11,239,296</u>

At June 30, 1991 and 1990, 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. Those assets leased to HHC and to the water and sewer system are excluded from the General Fixed Assets Account Group and are recorded in the respective Enterprise Funds.

Included in land and buildings at June 30, 1991 and 1990 are leased properties capitalized at \$161 million and \$113 million with related accumulated amortization of \$88 million and \$93 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, 1991 and June 30, 1990 exceed the \$1.444 billion and \$1.722 billion increases recorded as general fixed assets by \$2.789 billion and \$2.029 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 term of the leases, are recorded in the General Long-term Obligations Account Group. Other leased property not having elements of ownership 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, 1991 and June 30, 1990 were approximately \$282 million and \$221 million, respectively.

NOTES TO FINANCIAL STATEMENTS, Continued

As of June 30, 1991, 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:			
1992	\$ 59,733	\$117,579	\$177,312
1993	58,318	109,267	167,585
1994	55,151	96,333	151,484
1995	53,495	82,424	135,919
1996	55,010	76,047	131,057
Thereafter until 2086	735,183	448,264	1,183,447
Future minimum payments	1,016,890	<u>\$929,914</u>	<u>\$1,946,804</u>
Less interest	501,606		
Present value of future minimum payments	<u>\$ 515,284</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, 1991 and June 30, 1990 were approximately \$170 million and \$207 million, respectively. As of June 30, 1991, the following future minimum rentals are provided for by the leases:

	<u>Amount</u> (in thousands)
Fiscal year ending June 30:	
1992	\$ 46,732
1993	44,079
1994	41,312
1995	39,020
1996	38,802
Thereafter until 2086	1,198,796
Future minimum rentals	<u>\$1,408,741</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

	<u>Balance June 30, 1989</u>	<u>Issued</u>	<u>Repaid or Defeased</u>	<u>Balance June 30, 1990</u>	<u>Issued</u>	<u>Repaid or Defeased</u>	<u>Balance June 30, 1991</u>
	(in thousands)						
City debt:							
Term bonds	\$ 375,325	\$ —	\$ 256,325	\$ 119,000	\$ —	\$ 39,000	\$ 80,000
Serial bonds	11,036,828	4,033,275	1,690,117	13,379,986	3,892,925	540,432	16,732,479
	<u>11,412,153</u>	<u>4,033,275</u>	<u>1,946,442</u>	<u>13,498,986</u>	<u>3,892,925</u>	<u>579,432</u>	<u>16,812,479</u>
MAC debt:							
First General Resolution							
Bonds	1,389,738	—	185,000	1,204,738	—	210,000	994,738
Second General Resolution							
Bonds	6,146,765	—	229,895	5,916,870	—	345,300	5,571,570
1991 General Resolution							
Bonds	—	—	—	—	138,440	—	138,440
	<u>7,536,503</u>	<u>—</u>	<u>414,895</u>	<u>7,121,608</u>	<u>138,440</u>	<u>555,300</u>	<u>6,704,748</u>
Guaranteed debt:							
New York City Housing							
Authority	49,547	—	2,578	46,969	—	2,663	44,306
Component unit debt:(1)							
City University Construction							
Fund(2)	365,492	373	4,781(3)	361,084	316,893	274,367(3)	403,610
New York City Educational							
Construction Fund	134,925	—	200	134,725	—	1,300	133,425
	<u>500,417</u>	<u>373</u>	<u>4,981</u>	<u>495,809</u>	<u>316,893</u>	<u>275,667</u>	<u>537,035</u>
Total before treasury							
obligations	19,498,620	4,033,648	2,368,896	21,163,372	4,348,258	1,413,062	24,098,568
Less treasury obligations	1,984,445	16,435	329,970	1,670,910	—	161,681	1,509,229
Total	<u>\$17,514,175</u>	<u>\$4,017,213</u>	<u>\$2,038,926</u>	<u>\$19,492,462</u>	<u>\$4,348,258</u>	<u>\$1,251,381</u>	<u>\$22,589,339</u>

- (1) The debt of CUCF and ECF are reported as bonds outstanding as of June 30, 1990 and 1991 pursuant to their treatment as component units (See Note A).
- (2) Excludes \$262,717 in 1990 and \$304,313 in 1991 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, 1991 and 1990 summarized by type of issue are as follows:

	<u>1991</u>			<u>1990</u>		
	<u>General Obligations</u>	<u>Revenue</u>	<u>Total</u>	<u>General Obligations</u>	<u>Revenue</u>	<u>Total</u>
	(in thousands)					
Bonds payable:						
City debt	\$15,303,250	\$ —	\$15,303,250	\$11,828,076	\$ —	\$11,828,076
MAC debt	6,704,748	—	6,704,748	7,121,608	—	7,121,608
Guaranteed debt	44,306	—	44,306	46,969	—	46,969
Component unit debt	—	537,035	537,035	—	495,809	495,809
Total bonds payable	<u>\$22,052,304</u>	<u>\$537,035</u>	<u>\$22,589,339</u>	<u>\$18,996,653</u>	<u>\$495,809</u>	<u>\$19,492,462</u>

NOTES TO FINANCIAL STATEMENTS, Continued

The following table summarizes future debt service requirements as of June 30, 1991:

	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:						
1992	\$ —	\$ 743,884	\$ 1,138,319	\$ 887,217	\$ 45,504	\$ 2,814,924
1993	—	824,796	1,084,802	885,926	53,902	2,849,426
1994	—	896,121	1,022,275	853,096	54,794	2,826,286
1995	—	826,191	962,816	866,227	54,765	2,709,999
1996	—	769,250	900,541	524,348	55,262	2,249,401
Thereafter until 2147	80,000	11,163,008	8,559,872	7,120,302	865,587	27,788,769
Total	80,000	15,223,250	13,668,625	11,137,116	1,129,814	41,238,805
Less interest component	—	—	13,668,625	4,432,368	548,473	18,649,466
Total debt service requirements	<u>\$80,000</u>	<u>\$15,223,250</u>	<u>\$ —</u>	<u>\$ 6,704,748</u>	<u>\$ 581,341</u>	<u>\$22,589,339</u>

The average interest rates for outstanding City term and serial bonds as of June 30, 1991 and 1990 were 7.8% (range 2.5% to 13.6%) and 7.7% (range 2.5% to 13.6%), respectively, and the interest rates on outstanding MAC bonds as of June 30, 1991 and 1990 ranged from 5.3% to 8.5% and 5.5% to 9.1%, respectively. The last maturity of the outstanding City debt is in the year 2147.

At June 30, 1991, \$2.283 billion of the City's general obligation bonds have been advance refunded by a series of bonds issued during fiscal years 1986 through 1990 and accordingly have been accounted for as if redeemed.

In fiscal year 1991, bonds issued for refunding purposes by MAC reduced debt service payments by \$20.6 million during the calendar years 1991 through 2008, producing present value savings of \$8.2 million. At June 30, 1991, \$2.181 billion of MAC bonds which have been advance refunded are considered defeased.

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, 1991 and 1990, the City had deposited the required installments of \$1.1 million and \$1.3 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, 1991, the 10% general and 2% additional limitations were approximately \$42.527 billion and \$1.396 billion, respectively, of which the remaining debt-incurring amounts within such limits were \$12.167 billion and 1.235 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, 1991, the City completed the following long-term financing:

City Debt: On August 15, 1991, the City sold in the public credit market \$800 million aggregate principal amount of general obligation bonds, consisting of \$661 million of tax-exempt current interest bonds, \$89 million of tax-exempt capital appreciation bonds, \$40 million of taxable current interest bonds and \$10 million of taxable capital appreciation bonds.

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, 1991 and 1990, claims in excess of \$322 billion and \$306 billion, respectively, were outstanding against the City for which the City estimates its potential future liability to be \$2.1 billion and \$2.2 billion, respectively.

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 \$218 million as reported in the General Long-term Obligations Account Group.

Wage Deferral

In fiscal year 1991, the Board of Education entered into an agreement whereby teachers would defer a portion of their fiscal year 1991 salary. The City will repay the deferred wages in two installments: (i) one-half to be repaid on September 1, 1995; and (ii) the second half plus interest at 9% per annum on the unpaid balance from September 1, 1995 to be repaid on September 1, 1996.

Changes In Certain Long-term Obligations

In fiscal years 1990 and 1991, the changes in long-term obligations other than for bonds were as follows:

	Balance June 30, 1989	Additions	Deletions	Balance June 30, 1990 <small>(in thousands)</small>	Additions	Deletions	Balance June 30, 1991
Capital lease obligations . . .	\$ 488,695	\$ —	\$ 42,634	\$ 446,061	\$ 69,223	\$ —	\$ 515,284
Real estate tax refunds . . .	155,000	119,647	74,141	200,506	170,721	153,653	217,574
Judgments and claims . . .	2,300,000	59,062	179,062	2,180,000	90,837	196,318	2,074,519
Vacation and sick leave . . .	1,360,000	172,146(1)	—	1,532,146	31,172(1)	—	1,563,318
Deferred wages	30,992	—	30,992	—	46,696	—	46,696
Pension liability	2,760,905	—	19,571	2,741,334	—	53,903	2,687,431
Totals	<u>\$7,095,592</u>	<u>\$350,855</u>	<u>\$346,400</u>	<u>\$7,100,047</u>	<u>\$408,649</u>	<u>\$403,874</u>	<u>\$7,104,822</u>

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

NOTES TO FINANCIAL STATEMENTS, Continued

H. INTERFUND RECEIVABLE AND PAYABLE BALANCES

At June 30, 1991 and 1990, individual fund interfund receivable and payable balances were as follows:

	1991		1990	
	Interfund receivable	Interfund payable	Interfund receivable	Interfund payable
	(in thousands)			
General Fund	\$627,103	\$ —	\$ 985,866	\$ 150,383
Capital Projects Fund	104,076	479,525	66,664	829,962
Debt Service Funds:				
General Debt Service Funds	33,356	25,930	182,364	1,443
Enterprise Funds:				
Off-Track Betting Corporation	—	976	—	828
Housing Development Corporation	—	153,893	—	183,551
New York City Water Board	11,960	12,095	3,615	5,678
Municipal Water Finance Authority	—	104,076	—	66,664
Totals	<u>\$776,495</u>	<u>\$776,495</u>	<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, 1991 and 1990:

	1991				Total
	Health and Hospitals Corporation	Off-Track Betting Corporation	Housing and Economic Development Funds	Water and Sewer System	
	(in thousands)				
Assets:					
Current	\$ 713,026	\$16,520	\$ 958,470	\$ 369,644	\$ 2,057,660
Mortgage and interest receivable	—	—	1,876,115	—	1,876,115
Land	37,954	—	—	—	37,954
Buildings and leasehold improvements	709,194	15,405	15,399	—	739,998
Equipment	1,649,962	10,613	—	10,059,723	11,720,298
Less accumulated depreciation	(1,284,961)	(10,564)	(4,942)	(2,349,094)	(3,649,561)
Other	19,787	4,565	32,806	790,258	847,416
Total assets	<u>\$1,844,962</u>	<u>\$36,539</u>	<u>\$2,877,848</u>	<u>\$8,870,531</u>	<u>\$13,629,880</u>
Liabilities:					
Current	\$ 464,838	\$20,943	\$ 450,790	\$ 164,741	\$ 1,101,312
Long-term	137,152	11,068	2,018,650	3,171,243	5,338,113
Total liabilities	601,990	32,011	2,469,440	3,335,984	6,439,425
Equity	1,242,972	4,528	408,408	5,534,547	7,190,455
Total liabilities and equity	<u>\$1,844,962</u>	<u>\$36,539</u>	<u>\$2,877,848</u>	<u>\$8,870,531</u>	<u>\$13,629,880</u>

NOTES TO FINANCIAL STATEMENTS, Continued

	1990				Total
	Health and Hospitals Corporation	Off-Track Betting Corporation	Housing and Economic Development Funds (in thousands)	Water and Sewer System	
Assets:					
Current	\$655,686	\$13,875	\$1,117,174	\$ 234,936	\$ 2,021,671
Mortgage and interest receivable	—	—	1,739,961	—	1,739,961
Land	37,871	—	—	—	37,871
Buildings and leasehold improvements	635,507	13,702	14,572	—	663,781
Equipment	1,520,061	10,496	—	9,330,271	10,860,828
Less accumulated depreciation	(1,143,160)	(8,636)	(3,922)	(2,271,230)	(3,426,948)
Other	—	2,884	31,734	480,904	515,522
Total assets	\$1,705,965	\$32,321	\$2,899,519	\$7,774,881	\$12,412,686
Liabilities:					
Current	\$ 391,094	\$20,539	\$ 420,216	\$ 106,301	\$ 938,150
Long-term	147,301	11,782	2,074,112	2,237,992	4,471,187
Total liabilities	538,395	32,321	2,494,328	2,344,293	5,409,337
Equity	1,167,570	—	405,191	5,430,588	7,003,349
Total liabilities and equity	\$1,705,965	\$32,321	\$2,899,519	\$7,774,881	\$12,412,686

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 funds to HHC for care given to uninsured indigent patients, members of the uniformed services and prisoners and other costs and expenses not covered by other payors. In addition, the City pays for settlements of claims for medical malpractice, negligence and other miscellaneous torts and contracts as well as costs relating to pensions, utilities, and interest on capital acquisitions including those acquired through lease purchase arrangements. HHC does not reimburse the City for such costs. HHC records both a revenue and an expense in an amount equal to expenditures made on its behalf by the City. For fiscal years 1991 and 1990, the City's cash subsidy was \$213 million and \$250 million, respectively; the payments made by the City on behalf of HHC was \$463 million and \$481 million for fiscal years 1991 and 1990, 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 other revenues are transfers from donor restricted funds of \$28 million and \$33 million in fiscal years 1991 and 1990, 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 the cost of construction that it controls as costs are incurred. Costs associated with facilities constructed 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 \$55 million and \$72 million for fiscal years 1991 and 1990, 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 nonmedicare/nonmedi-caid revenues.

The following table summarizes future debt service requirements as of June 30, 1991:

	<u>Principal</u>	<u>Interest</u> (in thousands)	<u>Total</u>
Fiscal year ending June 30:			
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>\$35,550</u>	<u>\$7,009</u>	<u>\$42,559</u>

The interest rates on the bonds as of June 30, 1991 and 1990 ranged from 7.2% to 7.8% and from 7.0% to 7.8%, respectively.

Changes in Fund Equity

Presented below are the changes in Fund Equity for the fiscal years ended June 30, 1990 and 1991:

NOTES TO FINANCIAL STATEMENTS, Continued

	<u>Unreserved Retained Earnings</u>	<u>Contributed Capital Plant and Equipment</u>	<u>Reserve for Donor Restrictions</u>	<u>Total Fund Equity</u>
	(in thousands)			
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	116,285	(116,285)	—	—
Balances, June 30, 1990	\$ 146,707	\$1,007,284	\$ 13,579	\$1,167,570
Excess of expenses over revenues	(121,717)	—	—	(121,717)
Reduction in bonds payable	(7,445)	7,445	—	—
Additions to plant and equipment funded by:				
The City of New York	—	196,189	—	196,189
HHC	(6,728)	6,728	—	—
Donor restricted fund activity:				
Grants and other increases	—	—	28,523	28,523
Transfers to statement of revenues and expenses to support related activities	—	—	(27,593)	(27,593)
Depreciation charged to plant and equipment leased	141,047	(141,047)	—	—
Balances, June 30, 1991	<u>\$ 151,864</u>	<u>\$1,076,599</u>	<u>\$ 14,509</u>	<u>\$1,242,972</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; (iii) a 1% surcharge on multiple, exotic, and super exotic wagering pools; and (iv) 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; (iii) allocates various percentages of wagers handled and breakage together with all uncashed pari-mutuel tickets to the State; and (iv) allocates the 1% surcharge on exotic wagering pools for the financing of capital acquisitions. 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, 1991 and 1990 was approximately \$11.2 million and \$12.0 million, respectively. As of June 30, 1991, OTB had future minimum rental obligations on noncancelable operating leases as follows:

NOTES TO FINANCIAL STATEMENTS, Continued

	<u>Amount</u> (in thousands)
Fiscal year ending June 30:	
1992	\$10,557
1993	9,164
1994	7,889
1995	6,962
1996	5,977
Thereafter until 2000	<u>15,688</u>
Total	<u>\$56,237</u>

Pensions

Substantially all full-time employees of OTB are members of NYCERS (see Note Q). The provisions for pension costs were actuarially determined and amounted to \$3.6 million and \$5.0 million, for fiscal years 1991 and 1990, 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, 1991 was \$243 thousand.

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 retained earnings of \$4.1 and \$5.8 million respectively, for fiscal years 1991 and 1990.

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.

NOTES TO FINANCIAL STATEMENTS, Continued

The future debt service requirements on HDC bonds and notes payable at October 31, 1990, 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:			
1991	\$ 117,180	\$ 143,288	\$ 260,468
1992	25,379	141,055	166,434
1993	27,827	139,201	167,028
1994	31,392	137,172	168,564
1995	34,110	134,858	168,968
Thereafter until 2030	<u>1,819,834</u>	<u>2,554,244</u>	<u>4,374,078</u>
Total	<u>\$2,055,722</u>	<u>\$3,249,818</u>	<u>\$5,305,540</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, 1990 range from 1.00% to 11.125%.

HDC had \$288.1 million and \$292.7 million, respectively, of General Obligation bonds and notes outstanding at October 31, 1990 and 1989 for which HDC is required to maintain a capital reserve fund equal to one year's debt service. State law in effect provides 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 fiscal years ended October 31, 1989 and 1990:

	<u>Balance</u> <u>October 31,</u> <u>1988</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance</u> <u>October 31,</u> <u>1989</u> (in thousands)	<u>Issued</u>	<u>Retired</u>	<u>Balance</u> <u>October 31,</u> <u>1990</u>
General Obligation	\$ 295,675	\$ —	\$ 3,005	\$ 292,670	\$ —	\$ 4,610	\$ 288,060
Revenue	<u>1,768,619</u>	<u>385,588</u>	<u>375,412</u>	<u>1,778,795</u>	<u>122,815</u>	<u>133,948</u>	<u>1,767,662</u>
Total	<u>\$2,064,294</u>	<u>\$385,588</u>	<u>\$378,417</u>	<u>\$2,071,465</u>	<u>\$122,815</u>	<u>\$138,558</u>	<u>\$2,055,722</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, 1991, the Water Authority has a cumulative deficit of \$469 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.

NOTES TO FINANCIAL STATEMENTS, Continued

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 years ended June 30, 1991 and 1990 amounted to \$97.6 million and \$153.5 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 years 1991 and 1990, the Water Authority issued Series A revenue bonds in the aggregate amount of \$300.2 million and \$313.5 million, respectively, which reflects capital appreciation bonds at the matured value, and Series B revenue bonds in the aggregate amount of \$336.4 million and \$173.5 million, respectively, of which the latter reflects capital appreciation bonds at the matured value; Series C revenue bonds were issued in the aggregate amount of \$354.6 million during fiscal year 1991. Other than Series B and Series C revenue bonds mentioned above for fiscal year 1991, outstanding revenue bonds at June 30, 1991 and 1990 totaling \$3.4 billion and \$2.5 billion, respectively, reflect capital appreciation bonds at their matured value.

The following table summarizes future debt service requirements as of June 30, 1991:

	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
	(in thousands)		
Fiscal year ending June 30:			
1992	\$ 45,730	\$ 225,780	\$ 271,510
1993	56,925	215,314	272,239
1994	60,590	211,657	272,247
1995	64,605	207,655	272,260
1996	68,985	203,286	272,271
Thereafter until 2020	3,149,534	3,034,090	6,183,624
Total	<u>\$3,446,369</u>	<u>\$4,097,782</u>	<u>\$7,544,151</u>

The interest rates on the outstanding bonds as of June 30, 1991 and 1990 ranged from 5¼% to 9.0% and from 5.0% to 9.0%, respectively.

NOTES TO FINANCIAL STATEMENTS, Continued

The following is a summary of revenue bond transactions of the Water Authority for the fiscal years ended June 30, 1990 and 1991:

	<u>Balance June 30, 1989</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance June 30, 1990</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance June 30, 1991</u>
	(in thousands)						
Revenue bonds	\$2,059,824	\$487,005	\$26,620	\$2,520,209	\$968,240	\$42,080	\$3,446,369

In fiscal year 1987, the Water Authority defeased in substance \$162.2 million of revenue bonds. As of June 30, 1991, none of the defeased bonds had been retired from the assets of the escrow account.

On September 25, 1991, the Water Authority sold \$583,155,000 fiscal 1992 Series A Water and Sewer System revenue bonds for purposes of financing a portion of the cost of the Capital Renovation and Improvements program of the system, funding certain reserves, paying costs of issuance and advance refunding a portion of the Water Authority's outstanding Water and Sewer System revenue bonds, fiscal 1987 Series B and fiscal 1988 Series A.

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, 1991 and 1990 are as follows:

	<u>1991</u>	<u>1990</u>
	(in thousands)	
Balances, June 30	\$5,224,112	\$5,140,995
Plant and equipment contributed	97,591	153,543
Allocation of depreciation to contributed capital	(69,735)	(70,426)
Balances, June 30	<u>\$5,251,968</u>	<u>\$5,224,112</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, 1991, claims in excess of \$2.4 billion were outstanding against the City for which the City estimates its potential future liability to be \$223 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 \$1.5 billion at June 30, 1991, 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.

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

NOTES TO FINANCIAL STATEMENTS, Continued

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

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.

The Firefighters' Variable Supplements Fund provides supplemental benefits to retirees who retired for service as firefighters of the New York Fire Department Pension Fund—Subchapter 1 or Subchapter 2, and who retired on or after October 1, 1968.

The Fire Officers' Variable Supplements Fund provides supplemental benefits to retirees of the uniformed force who retired 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—Subchapter 1 or Subchapter 2, and who retired on or after October 1, 1968.

The Administrative Code provides that the New York Police Department Pension Fund—Subchapter 2 and the New York Fire Department Pension Fund—Subchapter 2 pay to the respective variable supplements funds an amount equal to certain excess earnings on equity investments. The excess earnings are the earnings on equity investments which exceed what the earnings might have been had such funds been hypothetically invested in fixed income securities, less any cumulative deficiencies. For fiscal year 1991, there were no excess earnings on equity investments. For fiscal year 1990, the hypothetical gains on equity investments were 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 excess earnings or losses are computed. Consequently, 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 excess earnings. The present value of accumulated benefits as of June 30, 1991 and 1990 is as follows:

	<u>1991</u>	<u>1990</u>
	(in millions)	
Police Officers' Variable Supplements Fund	\$608	\$620
Firefighters' Variable Supplements Fund	<u>292</u>	<u>283</u>
Total	<u>\$900</u>	<u>\$903</u>

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).

NOTES TO FINANCIAL STATEMENTS, Continued

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 fiscal years ended June 30, 1991 and 1990:

	<u>1991</u>	<u>1990</u>
	(in thousands)	
Fund assets at beginning of fiscal year	\$328,608	\$195,295
Deferrals of compensation	122,545	118,776
Earnings and adjustment to market value	33,396	26,065
Payments to eligible participants and beneficiaries	(16,581)	(10,395)
Administrative expenses	(1,354)	(1,133)
Fund assets at end of fiscal year	<u>\$466,614</u>	<u>\$328,608</u>

P. OTHER POSTEMPLOYMENT BENEFITS

In accordance with collective bargaining agreements, the City provides Other Postemployment Benefits (OPEB) which include basic medical and hospitalization (health care) benefits to eligible retirees and dependents at no cost to 93.1% of the participants. Basic health care premium costs which are partially paid by the remaining participants vary according to the terms of their elected plans. 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 (requirement does not apply if retirement is as a result of accidental disability); (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 amounts expended for health care benefits for fiscal years 1991 and 1990 are as follows:

	1991		1990	
	Active	Retired	Active	Retired
Number of employees	337,363	149,846	329,830	140,835
Cost of health care (in thousands)	\$850,481	\$254,029	\$719,468	\$216,948

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:

NOTES TO FINANCIAL STATEMENTS, Continued

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 cost-sharing multiple employer public employee retirement system, for non-pedagogical employees of the Board of Education and certain employees of the School Construction Authority.

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

At June 30, 1991 and 1990, the pension systems membership consisted of:

	1991					
	NYCERS	TRS	BERS	POLICE	FIRE	TOTAL
Retirees and beneficiaries currently receiving benefits	119,411	40,722	4,364	29,557	11,463	205,517
Terminated but not receiving benefits	1,843	1,621	102	51	8	3,625
Total	<u>121,254</u>	<u>42,343</u>	<u>4,466</u>	<u>29,608</u>	<u>11,471</u>	<u>209,142</u>
Current employees:						
Vested	76,165	49,427	3,106	5,805	3,817	138,320
Nonvested	120,932	38,553	19,698	22,071	7,836	209,090
Total	<u>197,097</u>	<u>87,980</u>	<u>22,804</u>	<u>27,876</u>	<u>11,653</u>	<u>347,410</u>
	1990					
	NYCERS	TRS	BERS	POLICE	FIRE	TOTAL
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

NOTES TO FINANCIAL STATEMENTS, Continued

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 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, 1991 and 1990 are as follows:

	1991		1990	
	City's Annualized Covered Payroll	Total Annualized Covered Payroll	City's Annualized Covered Payroll	Total Annualized Covered Payroll
	(in millions)			
NYCERS	\$3,374	\$ 6,119	\$3,131	\$ 5,821
TRS	3,002	3,122	2,826	2,944
BERS	430	439	418	418
POLICE	1,295	1,295	1,242	1,242
FIRE	596	596	592	592
Total	<u>\$8,697</u>	<u>\$11,571</u>	<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, 1991 and 1990, who are valued for accrued benefits only.

Substantially all of the collective bargaining agreements with employees expired between June and September 1990. Much of the salary data received from the employers did not include contractual salary increases for employees whose unions have reached or are still in the process of negotiating collective bargaining agreements with their employers.

June 30, 1991 salaries were adjusted by the Actuary to be consistent with labor settlements that had been reached and/or estimated to be achieved.

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 and any step rate benefits, 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, 1991.

NOTES TO FINANCIAL STATEMENTS, Continued

The more significant assumptions used in the June 30, 1991, and June 30, 1990, calculations of the pension benefit obligations are as follows:

	<u>June 30, 1991</u>	<u>June 30, 1990</u>
Assumed rate of return on investments . . .	9.0% for NYCERS, TRS, and BERS (4.0% per annum for benefits payable under the variable annuity programs), and 8.5% for POLICE and FIRE.	8.25% (4% for benefits payable under the variable annuity programs).
Mortality basis	Tables based on current experience.	Tables based on current experience.
Turnover	Tables based on current experience.	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.	Tables based on current experience, varies from earliest age a member is eligible to retire until age at end of tables.
Net Asset Available For Benefits	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.	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.
Salary	In general, merit and promotion component averages 1% per year plus assumed general wage increase of 5.5% per year.	In general, merit and promotion component averages 1% per year plus assumed general wage increase of 5.5% per year.

The June 30, 1990 PBO decreased by approximately \$2,695 million utilizing the new assumption and methods. The decrease in the June 30, 1990 PBO by each pension system is as follows:

	<u>Amount</u> (in millions)
NYCERS	\$(1,346)
TRS	(1,042)
BERS	(45)
POLICE	(168)
FIRE	<u>(94)</u>
Total	<u><u>\$(2,695)</u></u>

NOTES TO FINANCIAL STATEMENTS, Continued

The following outlines significant funding changes:

Chapter 948 of the Laws of 1990 which amended the funding provisions of the TRS effective June 30, 1990 was signed into law on December 26, 1990. The funding provisions were amended in relation to the rate of interest used in the actuarial valuation of liabilities and amortization payments for the purpose of calculating employer contributions.

Chapters 607, 608 and 610 of the Laws of 1991 changed the interest rate assumption for calculation of employer contributions to the pension systems. The laws also mandated that transfers to the variable supplements funds (VSFs), for any Base Fiscal Year beginning on or after July 1, 1990, would be calculated as if certain provisions of Chapter 581 of the Laws of 1989 and of Chapter 878 of the Laws of 1990 had never been enacted.

Chapters 607, 608 and 610 of the Laws of 1991 which amended the funding provisions of the pension systems effective June 30, 1990 were signed into law on July 26, 1991. The funding provisions were amended in relation to the rates of interest used in the actuarial valuation of liabilities and amortization payments for the purpose of calculating employer contributions. The laws provide that an actuarial interest rate assumption of 9.0% per annum for NYCERS, TRS and BERS (4.0% per annum for benefits payable under the variable annuity programs) and 8.5% per annum for POLICE and FIRE will be in effect for that purpose with respect to employer contributions due for Fiscal Year 1991.

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, 1991 and 1990:

	1991						
	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	\$ 9,862.2	\$1,454.4	\$ 4,621.6	\$3,067.5	\$19,005.7	\$18,486.9	\$ 518.8
TRS	6,087.6	1,469.8	5,656.1	2,342.1	15,555.6	14,882.2	673.4
BERS	308.9	89.1	170.3	129.6	697.9	661.8	36.1
POLICE	5,019.9	351.6	1,342.9	1,575.8	8,290.2	6,605.6	1,684.6
FIRE	2,238.2	80.3	814.6	769.9	3,903.0	2,652.1	1,250.9
Total	<u>\$23,516.8</u>	<u>\$3,445.2</u>	<u>\$12,605.5</u>	<u>\$7,884.9</u>	<u>\$47,452.4</u>	<u>\$43,288.6</u>	<u>\$4,163.8</u>
	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>

NOTES TO FINANCIAL STATEMENTS, Continued

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.

The market value of net assets available for benefits as of June 30, 1991 and 1990 is as follows:

	<u>1991</u>	<u>1990</u>
	(in millions)	
NYCERS	\$18,563.4	\$17,701.1
TRS	14,947.7	13,819.0
BERS	664.0	598.4
POLICE	6,618.9	6,244.6
FIRE	2,660.7	2,440.9
Total	<u>\$43,454.7</u>	<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, 1991 and 1990 is approximately \$388 million and \$411 million, respectively, and exceeded their respective net assets of \$10 million by \$378 million and \$401 million, respectively. 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 years 1991 and 1990 amounted to \$77 million and \$91 million, respectively.

The net assets for benefits shown in the City's financial statements as of June 30, 1991 and 1990 exclude the accrued pension contribution of \$2.687 billion and \$2.741 billion, respectively, for amortization of the two-year payment lag reported in the General Long-term Obligations Account Group, \$117 million and \$120 million, respectively, reported in the Enterprise Funds and \$400 million and \$408 million, respectively, 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 was being amortized over 40 years. As of June 30, 1990, legislation changed the amortization period from 40 years to 20 years. The City's expenditure for pension costs for the year ended June 30, 1991, included the first contribution to amortize this liability over the 20 year period.

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 actuarial cost method used to determine both the Fiscal Year 1991 pension expense and the employer contributions to the five major actuarial systems is the Frozen Entry Age Actuarial Cost method where, because of the change in the actuarial interest rate, the present value of future normal contributions has been reestablished.

Under this method, the excess of the actuarial present value of projected benefits of members of the retirement system as of the valuation date, over the sum of the actuarial value of assets plus the unfunded actuarial accrued liability, is allocated on a level basis over the future earnings of members who are on payroll as of the valuation date. Actuarial gains and losses are reflected in the employer normal contribution rate.

The actuarial cost method used to determine both the Fiscal Year 1990 pension expense and the employer contribution to the five major actuarial systems is the Frozen Entry Age actuarial cost method with 35-year amortization of a revised unfunded frozen initial accrued liability (adjusted by unfunded accrued liability adjustments amortized over 30 years). Other components of the unfunded accrued liability were being amortized over 10 to 40 years. Contributions are

NOTES TO FINANCIAL STATEMENTS, Continued

accrued by the pension systems and are funded by the employers on a current basis and amounted to \$1.9 billion and \$2.0 billion at June 30, 1991 and 1990, respectively.

Unfunded actuarial accrued liabilities are amortized as follows:

<u>June 30, 1991</u>	<u>June 30, 1990</u>
<p>Unfunded Accrued Liabilities ("UAL") and the Balance Sheet Liabilities ("BSL") as of June 30, 1990 are being amortized over 20 years using schedules of payments for the UAL and BSL components combined comparable in pattern to the previous schedules of payments for the first five years, with the balances of the UAL and BSL components at the end of five years being amortized over the remaining 15 years. The BSL components are being amortized using level payments over 20 years from June 30, 1990.</p>	<p>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.</p>

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, 1991 and 1990 were approximately \$1.6 billion, and were equal to the amounts recommended by the pension systems' actuary.

The fiscal year 1991 employer contributions decreased by approximately \$373 million compared to what it would have been utilizing the former assumptions and methods. The decrease in the fiscal year 1991 employer contribution requirements by each pension system is as follows:

	<u>Amount</u> (in millions)
NYCERS	\$(200)
TRS	(134)
BERS	(9)
POLICE	(21)
FIRE	(9)
Total	<u>\$(373)</u>

NOTES TO FINANCIAL STATEMENTS, Continued

The City's pension expenditures recommended by the actuary for June 30, 1991 were as follows:

	Expenditures for			Expenditures as a percentage of City annualized payroll	
	Normal cost	Amortization of actuarial accrued liability (in millions)	Total	Normal cost	Amortization of actuarial accrued liability
NYCERS	\$241.9	\$142.1	\$ 384.0	7.2%	4.2%
TRS	245.8	112.0	357.8	8.2	3.7
BERS	25.5	10.3	35.8	5.9	2.4
POLICE	283.9	159.7	443.6	21.9	12.3
FIRE	127.1	129.2	256.3	21.3	21.7
OTHER	NA	NA	106.0		
Total			<u>\$1,583.5</u>		

* NYCERS, TRS and BERS 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, TRS and BERS, were 60.12%, 95.95%, and 99.12% respectively.

NA: Not Available.

Included in the above total is approximately \$48.2 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.

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 payroll	
	Normal cost	Amortization of actuarial accrued liability (in millions)	Total	Normal cost	Amortization of actuarial accrued liability
NYCERS	\$289.4	\$211.9	\$ 501.3*	9.2%	6.8%
TRS	242.0	184.5	426.5*	8.6	6.5
BERS	23.2	11.8	35.0	5.6	2.8
POLICE	292.2	185.2	477.4	23.5	14.9
FIRE	130.7	122.4	253.1	22.1	20.7
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.

NOTES TO FINANCIAL STATEMENTS, Continued

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 fiscal years 1991 and 1990 amounted to:

	1991		1990	
	Employee contributions	Employee contributions as a percentage of total annualized covered payroll	Employee contributions	Employee contributions as a percentage of total annualized covered payroll
	(in thousands)			
NYCERS	\$120,088	2.0%	\$112,455	1.9%
TRS	32,930	1.1	57,203	1.9
BERS	11,777	2.7	7,475	1.8
POLICE	13,008	1.0	15,994	1.3
FIRE	4,001	.7	11,812	2.0
Total	<u>\$181,804</u>		<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 certain excess earnings from NYCERS. The excess earnings is the earnings on equity investments which exceeds what the earnings might have been had such funds been hypothetically invested in fixed income securities, less any cumulative deficiencies.

In fiscal year 1991, there were no excess earnings on equity investments. In fiscal year 1990, the excess earnings on equity investments was \$8.9 million.

Trend Information

Trend information for the three years ended June 30, 1991, 1990 and 1989 is as follows:

	1991	1990	1989
Net assets available for benefits as a percentage of pension benefit obligation (a):			
NYCERS	97.3%	92.0%	88.4%
TRS	95.7	90.4	91.9
BERS	94.8	86.0	83.9
POLICE	79.7	79.0	74.9
FIRE	68.0	64.6	62.5
Unfunded pension benefit obligation as a percentage of total annualized covered payroll (a):			
NYCERS	8.5%	26.5%	38.2%
TRS	21.6	49.9	41.7
BERS	8.2	23.2	35.8
POLICE	130.1	133.5	159.0
FIRE	210.0	225.0	227.1

(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.

NOTES TO FINANCIAL STATEMENTS, Continued

Employer contributions (all made in accordance with actuarially determined requirements) as a percentage of total annualized covered payroll:

NYCERS	10.4%	14.3%	15.1%
TRS	11.9	15.1	15.6
BERS	8.2	8.4	9.8
POLICE	34.3	38.4	45.1
FIRE	43.0	42.7	46.3

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.

The trend information included in Note Q and the Statistical section of the City's Comprehensive Annual Report differs from the trend information for those years shown in the pension systems financial statements. The trend information for net assets shown in the City's Comprehensive Annual Report excludes the Employer Contribution Receivable Long-Term.

Other

Subsequent to June 30, 1991, certain employees of the City have indicated their intent to retire under the provisions of early retirement incentive plans made available under Chapter 178 of the Laws of 1991. The cost of these plans will be funded over five years beginning in fiscal 1993. The present value of the additional benefits for members of TRS as of June 30, 1991 is approximately \$130 million. For NYCERS, the cost of the additional benefits as of June 30, 1991 has not yet been estimated.

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 of 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. In October, 1991, the Settlement Administrator distributed the Fund 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, 1991, uncompleted contracts relating to projects of the Capital Projects Fund amounted to approximately \$5.6 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 \$51.5 billion over fiscal years 1992 through 2001. To help meet its capital spending program, the City borrowed \$3.9 billion in the public credit markets in fiscal year 1991. The City plans to increase its public borrowings to \$5.5 billion (including water and sewer financing) in fiscal year 1992.

BONDS TO BE REFUNDED

At present, the City expects to refund the City bonds listed below through issuance by the City of its Fiscal 1992 Series I Bonds by providing for the payment of the principal, redemption premium, if any, and interest on such bonds to the payment dates set forth below. The refunding is contingent upon delivery of the Bonds.

The bonds listed below are being refunded in whole or in part as indicated in the notes.

<u>Series</u>	<u>Dated Date</u>	<u>Tax-Exempt Maturities Being Refunded</u>	<u>Payment Date</u>	<u>Note</u>
—	December 15, 1981	June 15, 1993	December 15, 1992	(1)(4)
—	January 21, 1983	January 15, 1993	January 15, 1993	(1)(4)
1985B	November 15, 1984	November 15, 1995	November 15, 1994	(1)
	November 15, 1984	November 15, 1996	November 15, 1994	(1)
	November 15, 1984	November 15, 1997	November 15, 1994	(1)
	November 15, 1984	November 15, 1998	November 15, 1994	(1)
1986A	July 15, 1985	August 15, 2005	August 15, 1995	(1)
	July 15, 1985	August 15, 2006	August 15, 1995	(1)
	July 15, 1985	August 15, 2007	August 15, 1995	(1)
	July 15, 1985	August 15, 2008	August 15, 1995	(1)
1987B	August 15, 1986	August 15, 1992	August 15, 1992	(1)(4)
1988A	November 12, 1987	November 1, 1993	November 1, 1993	(2)
	November 12, 1987	November 1, 2014	November 1, 1997	(1)
1989A	August 25, 1988	August 15, 1994	August 15, 1994	(2)
	August 25, 1988	August 15, 1995	August 15, 1995	(1)
1990A	August 1, 1989	August 1, 1992	August 1, 1992	(1)
1990B	October 5, 1989	October 1, 1996	October 1, 1996	(3)
1990F	February 23, 1990	August 1, 1992	August 1, 1992	(1)
1991A	September 26, 1990	March 15, 1997	March 15, 1997	(2)
1991D	February 1, 1991	August 1, 1992	August 1, 1992	(3)
1991F	May 15, 1991	November 15, 1992	November 15, 1992	(3)

- (1) All of the bonds of this maturity are being refunded.
- (2) All of the bonds of this maturity are being refunded, except for those that have previously been refunded.
- (3) A portion of the bonds of this maturity is being refunded.
- (4) The June, July and August 1992 interest payments on these bonds are not being refunded.

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B R O W N & W O O D

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June 1, 1992

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 \$750,000,000 General Obligation Bonds, Fiscal 1992 Series H, and \$326,310,000 General Obligation Bonds, Fiscal 1992 Series I (together, the "Bonds").

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 (the "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 is not includable in the gross income of the owners of the Bonds for purposes of Federal income taxation under existing law. Interest on the Bonds will be includable in the gross income of the owners thereof retroactive to the date of issue of the Bonds in the event of a failure by the City to comply with the applicable requirements of the Internal Revenue Code of 1986, as amended (the "Code"), and the covenants regarding use, expenditure and investment of bond proceeds and the timely payment of certain investment earnings to the United States Treasury; and we render no opinion as to the exclusion from gross income of interest on the Bonds for Federal income tax purposes on or after the date on which any action is taken under the Certificate upon the approval of counsel other than Brown & Wood.

4. Interest on the 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 payable at maturity of the Bonds (except the Series I Bonds that mature in 1993 and 2002) 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 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,

BARNES, MCGHEE, NEAL, POSTON & SEGUE

(FORMERLY BARNES & DARBY)

1114 AVENUE OF THE AMERICAS
16TH FLOOR
NEW YORK, NEW YORK 10036
(212) 944-1095 FAX: (212) 944-9212

JOSEPH N. BARNES
JOHN P. DeMAIO
DARWYN P. FAIR*
JANIS P. FARRELL
VINCENT P. MCGHEE***
RAYFIELD M. MCGHEE***
MICHAEL B. MCKENZIE**
SHEREA A. MCKENZIE**
JANE McQUEENY****
DEBORAH A. NEAL****
CARL C. POSTON**
EDWARD J. ROJAS
EARL L. SCOTT
TAYLOR C. SEGUE, III*
THOMAS E. WORRELL

MEMBERS OF THE NEW YORK BAR
*MEMBER OF THE MICHIGAN BAR
**MEMBER OF THE TEXAS BAR
***MEMBER OF THE FLORIDA BAR
****MEMBER OF THE MISSOURI BAR

FLORIDA OFFICE
155 SOUTH MIAMI AVENUE
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FAX: (305) 639-8733

TEXAS OFFICE
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HOUSTON, TEXAS 77002
(713) 739-9622
FAX: (713) 866-9646

MICHIGAN OFFICE
100 RENAISSANCE CENTER
SUITE 1850
DETROIT, MICHIGAN 48434
(313) 259-8866
FAX: (313) 259-9116

MISSOURI OFFICE
1126 GRAND AVENUE
SUITE 1126
KANSAS CITY, MISSOURI 64108
(816) 472-1126
FAX: (816) 421-1436

NEW JERSEY OFFICE
1 RIVERFRONT PLAZA - 6TH FLOOR
NEWARK, NEW JERSEY 07102
(201) 622-7001
FAX: (201) 622-1610

June 1, 1992

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 \$750,000,000 General Obligation Bonds, Fiscal 1992 Series H, and \$326,310,000 General Obligation Bonds, Fiscal 1992 Series I (together, the "Bonds").

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 (the "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 is not includable in the gross income of the owners of the Bonds for purposes of Federal income taxation under existing law. Interest on the Bonds will be includable in the gross income of the owners thereof retroactive to the date of issue of the Bonds in the event of a failure by the City to comply with the applicable requirements of the Internal Revenue Code of 1986, as amended (the "Code"), and the covenants regarding use, expenditure and investment of bond proceeds and the timely payment of certain investment earnings to the United States Treasury; and we render no opinion as to the exclusion

from gross income of interest on the Bonds for Federal income tax purposes on or after the date on which any action is taken under the Certificate upon the approval of counsel other than Barnes, McGhee, Neal, Poston & Segue.

4. Interest on the 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 payable at maturity of the Bonds (except the Series I Bonds that mature in 1993 and 2002) 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 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,

TABLE OF HYPOTHETICAL ACCRETED VALUES FOR CAPITAL APPRECIATION BONDS

(Expressed per \$5,000 maturity amount)

The Underwriters have prepared the following table to illustrate the hypothetical accretion to each of the Capital Appreciation Bonds listed below, on the basis of semiannual compounding, of the difference between its principal amount payable at maturity and its initial public offering price ("Initial Offering Price" on the inside cover page). The City is not obligated to pay, or to provide for the payment of, any amounts on the Capital Appreciation Bonds prior to their respective dates of maturity. *No representation is made that the hypothetical accreted values presented below bear or will bear any relationship to the market prices of the Capital Appreciation Bonds. The market prices of the Capital Appreciation Bonds are expected to be more volatile than those of the Current Interest Bonds.*

Capital Appreciation Bonds due August 1,

<u>Date</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>
June 1, 1992	\$3,556.75	\$3,330.60	\$3,109.85	\$2,908.15
August 1, 1992	3,589.65	3,362.25	3,140.10	2,936.95
February 1, 1993	3,690.15	3,458.90	3,232.75	3,025.05
August 1, 1993	3,793.45	3,558.35	3,328.10	3,115.80
February 1, 1994	3,899.70	3,660.65	3,426.30	3,209.30
August 1, 1994	4,008.85	3,765.90	3,527.35	3,305.55
February 1, 1995	4,121.10	3,874.15	3,631.45	3,404.75
August 1, 1995	4,236.50	3,985.55	3,738.55	3,506.85
February 1, 1996	4,355.15	4,100.15	3,848.85	3,612.10
August 1, 1996	4,477.10	4,218.00	3,962.40	3,720.45
February 1, 1997	4,602.45	4,339.30	4,079.25	3,832.05
August 1, 1997	4,731.30	4,464.05	4,199.60	3,947.00
February 1, 1998	4,863.80	4,592.40	4,323.50	4,065.45
August 1, 1998	5,000.00	4,724.40	4,451.05	4,187.40
February 1, 1999		4,860.25	4,582.35	4,313.00
August 1, 1999		5,000.00	4,717.55	4,442.40
February 1, 2000			4,856.70	4,575.70
August 1, 2000			5,000.00	4,712.95
February 1, 2001				4,854.35
August 1, 2001				5,000.00

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Municipal Bond Insurance Policy

APPENDIX F
AMBAC Indemnity Corporation
c/o CT Corporation Systems
222 W. Washington Ave., Madison, WI 53703
Administrative Office:
One State Street Plaza, New York, NY 10004

Issuer:

Policy Number:

Bonds:

Premium:

AMBAC Indemnity Corporation (AMBAC) A Wisconsin Stock Insurance Company

in consideration of the payment of the premium and subject to the terms of this Policy, hereby agrees to pay to the United States Trust Company of New York, as trustee, or its successor (the "Insurance Trustee"), for the benefit of Bondholders, that portion of the principal of and interest on the above-described debt obligations (the "Bonds") which shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

AMBAC will make such payments to the Insurance Trustee within 5 days following notification to AMBAC of Nonpayment. Upon a Bondholder's presentation and surrender to the Insurance Trustee of such unpaid Bonds or appurtenant coupons, uncanceled and in bearer form and free of any adverse claim, the Insurance Trustee will disburse to the Bondholder the face amount of principal and interest which is then Due for Payment but is unpaid. Upon such disbursement, AMBAC shall become the owner of the surrendered Bonds and coupons and shall be fully subrogated to all of the Bondholder's rights to payment.

In cases where the Bonds are issuable only in a form whereby principal is payable to registered Bondholders or their assigns, the Insurance Trustee shall disburse principal to a Bondholder as aforesaid only upon presentation and surrender to the Insurance Trustee of the unpaid Bond, uncanceled and free of any adverse claim, together with an instrument of assignment, in form satisfactory to the Insurance Trustee, duly executed by the Bondholder or such Bondholder's duly authorized representative, so as to permit ownership of such Bond to be registered in the name of AMBAC or its nominee. In cases where the Bonds are issuable only in a form whereby interest is payable to registered Bondholders or their assigns, the Insurance Trustee shall disburse interest to a Bondholder as aforesaid only upon presentation to the Insurance Trustee of proof that the claimant is the person entitled to the payment of interest on the Bond and delivery to the Insurance Trustee of an instrument of assignment, in form satisfactory to the Insurance Trustee, duly executed by the claimant Bondholder or such Bondholder's duly authorized representative, transferring to AMBAC all rights under such Bond to receive the interest in respect of which the insurance disbursement was made. AMBAC shall be subrogated to all of the Bondholders' rights to payment on registered bonds to the extent of the insurance disbursements so made.

As used herein, the term "Bondholder" means any person other than the Issuer who, at the time of Nonpayment, is the owner of a Bond or of a coupon appertaining to a Bond. "Due for Payment", when referring to the principal of Bonds, is when the stated maturity date or mandatory redemption date for the application of a required sinking fund installment has been reached and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by application of required sinking fund installments), acceleration or other advancement of maturity; and, when referring to interest on the Bonds, is when the stated date for payment of interest has been reached. "Nonpayment" means the failure of the Issuer to have provided sufficient funds to the paying agent for payment in full of all principal of and interest on the Bonds which are Due for Payment.

This Policy is noncancelable. The premium on this Policy is not refundable for any reason, including payment of the Bonds prior to maturity. This Policy does not insure against loss of any redemption, prepayment or acceleration premium which at any time may become due in respect of any Bond, nor against risk other than Nonpayment.

In witness whereof, AMBAC has caused this Policy to be affixed with a facsimile of its corporate seal and to be signed by its duly authorized officers in facsimile to become effective as its original seal and signatures and binding upon AMBAC by virtue of the counter-signature of its duly authorized representative.

President



Secretary

Effective Date:

UNITED STATES TRUST COMPANY OF NEW YORK acknowledges that it has agreed to perform the duties of Insurance Trustee under this Policy.

Authorized Representative

Authorized Officer



AMBAC Indemnity Corporation
c/o CT Corporation Systems
222 West Washington Avenue
Madison, Wisconsin 53703
Administrative Office:
One State Street Plaza
New York, New York 10004

Endorsement

Policy issued to:

Attached to and forming part of

Effective Date of Endorsement

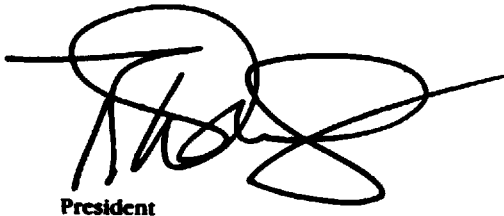
The Policy to which this endorsement is attached and of which it forms a part is hereby amended by the insertion of the following language:

"Notwithstanding anything contained herein to the contrary, when any Bonds are issued in book entry form, the Insurance Trustee shall disburse that portion of the principal and interest on such Bonds Due for Payment but unpaid by reason of Nonpayment to a Bondholder only upon evidence satisfactory to the Insurance Trustee of the Bondholder's right to receive payment of the principal or interest then Due for Payment and that such right has been effectively transferred to AMBAC on the books maintained for such purpose. Upon such disbursement AMBAC shall become the owner of such Bond, appurtenant coupon or right of payment, or principal or interest on such Bond and shall be fully subrogated to all the Bondholder's rights thereunder, including the Bondholder's right to payment thereof."

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, provisions, agreements or limitations of the above mentioned Policy other than as above stated.

In Witness Whereof, the Company has caused its Corporate Seal to be hereto affixed and these presents to be signed by its duly authorized officers in facsimile to become effective as its original seal and signatures and binding on the Company by virtue of countersignature by its duly authorized agent.

AMBAC Indemnity Corporation


President




Secretary



AMBAC Indemnity Corporation
c/o CT Corporation Systems
222 West Washington Avenue
Madison, Wisconsin 53703
Administrative Office:
One State Street Plaza
New York, New York 10004

Endorsement

Policy issued to:

Attached to and forming part of

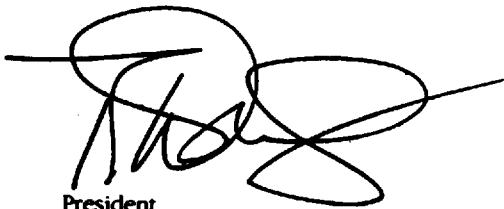

Effective Date of Endorsement:

The Policy to which this Endorsement is attached and of which it forms a part is hereby amended to provide that AMBAC will make payments of that portion of the principal of and interest on the Bonds which shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer within one (1) day following notification to AMBAC of Nonpayment.

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, provisions, agreements or limitations of the above mentioned Policy other than as above stated.

In Witness Whereof, the Company has caused its Corporate Seal to be hereto affixed and these presents to be signed by its duly authorized officers in facsimile to become effective as its original seal and signatures and binding on the Company by virtue of countersignature by its duly authorized agent.

AMBAC Indemnity Corporation


President
Secretary

Authorized Representative



AMBAC Indemnity Corporation
c/o CT Corporation Systems
222 West Washington Avenue
Madison, Wisconsin 53703
Administrative Office:
One State Street Plaza
New York, New York 10004

Endorsement

Policy issued to:

Attached to and forming part of

Effective Date of Endorsement:

The insurance provided by this Policy is not covered by the property/casualty insurance security fund specified by the insurance laws of the State of New York.

Nothing herein contained shall be held to vary, alter, waive or extend any of the terms, conditions, provisions, agreements or limitations of the above mentioned Policy other than as above stated.

In Witness Whereof, the Company has caused its Corporate Seal to be hereto affixed and these presents to be signed by its duly authorized officers in facsimile to become effective as its original seal and signatures and binding on the Company by virtue of countersignature by its duly authorized agent.

SPECIMEN

AMBAC Indemnity Corporation

President



Secretary

Authorized Representative



**FINANCIAL
SECURITY
ASSURANCE, INC.**

MUNICIPAL BOND INSURANCE POLICY

ISSUER:

Policy No.:

BONDS:

Effective Date:

Premium:

FINANCIAL SECURITY ASSURANCE INC. ("Financial Security"), for consideration received, hereby UNCONDITIONALLY AND IRREVOCABLY agrees to pay to the trustee (the "Trustee") or paying agent (the "Paying Agent") as set forth in the documentation providing for the issuance of and securing the Bonds, for the Bonds, for the benefit of the Owners or, at the election of Financial Security, directly to each Owner, subject only to the terms of this Policy (which includes each endorsement hereto), that portion of the principal of and interest on the Bonds that shall become Due for Payment but shall be unpaid by reason of Nonpayment by the Issuer.

On the later of the day on which such principal and interest becomes Due for Payment or the Business Day next following the Business Day on which Financial Security shall have received Notice of Nonpayment, Financial Security will disburse to or for the benefit of each Owner of a Bond the face amount of principal of and interest on the Bond that is then Due for Payment but is then unpaid by reason of Nonpayment by the Issuer, but only upon receipt by Financial Security, in a form reasonably satisfactory to it, of (a) evidence of the Owner's right to receive payment of the principal or interest then Due for Payment and (b) evidence, including any appropriate instruments of assignment, that all of the Owner's rights with respect to payment of such principal or interest that is Due for Payment shall hereupon vest in Financial Security. A Notice of Nonpayment will be deemed received on a given Business Day if it is received prior to 1:00 p.m. (New York time) on such Business Day; otherwise, it will be deemed received on the next Business Day. If any Notice of Nonpayment received by Financial Security is incomplete, it shall be deemed not to have been received by Financial Security for purposes of the preceding sentence and Financial Security shall promptly so advise the Trustee, Paying Agent or Owner, as appropriate, who may submit an amended Notice of Nonpayment. Upon disbursement in respect of a Bond, Financial Security shall become the owner of the Bond, any appurtenant coupon to the Bond or right to receipt of payment of principal of or interest on the Bond and shall be fully subrogated to the rights of the Owner, including the Owner's right to receive payments under the Bond, to the extent of any payment by Financial Security hereunder. Payment by Financial Security to the Trustee or Paying Agent for the benefit of the Owners shall, to the extent thereof, discharge the obligation of Financial Security under this Policy.

Except to the extent expressly modified by an endorsement hereto, the following terms shall have the meanings specified for all purposes of this Policy. "Business Day" means any day other than (a) a Saturday or Sunday or (b) a day on which banking institutions in the State of New York or the Insurer's Fiscal Agent are authorized or required by law or executive order to remain closed. "Due for Payment" means (a) when referring to the principal of a Bond, payable on the stated maturity date thereof or the date on which the same shall have been duly called for mandatory sinking fund redemption and does not refer to any earlier date on which payment is due by reason of call for redemption (other than by mandatory sinking fund redemption), acceleration or other advancement of maturity unless Financial Security shall elect, in its sole discretion, to pay such principal due upon such acceleration together with any accrued interest to the date of acceleration and (b) when referring to interest on a Bond, payable on the stated date for payment of interest.

Policy No. _____

"Nonpayment" means, in respect of a Bond, the failure of the Issuer to have provided sufficient funds to the Trustee or, if there is no Trustee, to the Paying Agent for payment in full of all principal and interest that is Due for Payment on such Bond. "Nonpayment" shall also include, in respect of a Bond, any payment of principal or interest that is Due for Payment made to an Owner by or on behalf of the Issuer which has been recovered from such Owner pursuant to the United States Bankruptcy Code by a trustee in bankruptcy in accordance with a final, nonappealable order of a court having competent jurisdiction. "Notice" means telephonic or telecopied notice, subsequently confirmed in a signed writing, or written notice by registered or certified mail, from an Owner, the Trustee or the Paying Agent to Financial Security which notice shall specify (a) the person or entity making the claim, (b) the Policy Number, (c) the claimed amount and (d) the date such claimed amount became Due for Payment. "Owner" means, in respect of a Bond, the person or entity who, at the time of Nonpayment, is entitled under the terms of such Bond to payment thereof, except that "Owner" shall not include the issuer or any person or entity whose direct or indirect obligation constitutes the underlying security for the Bonds.

Financial Security may appoint a fiscal agent (the "Insurer's Fiscal Agent") for purposes of this Policy by giving written notice to the Trustee and the Paying Agent specifying the name and notice address of the Insurer's Fiscal Agent. From and after the date of receipt of such notice by the Trustee and the Paying Agent, (a) copies of all notices required to be delivered to Financial Security pursuant to this Policy shall be simultaneously delivered to the Insurer's Fiscal Agent and to Financial Security and shall not be deemed received until received by both and (b) all payments required to be made by Financial Security under this Policy may be made directly by Financial Security or by the Insurer's Fiscal Agent on behalf of Financial Security. The Insurer's Fiscal Agent is the agent of Financial Security only and the Insurer's Fiscal Agent shall in no event be liable to any Owner for any act of the Insurer's Fiscal Agent or any failure of Financial Security to deposit or cause to be deposited sufficient funds to make payments due under this Policy.

To the fullest extent permitted by applicable law, Financial Security agrees not to assert, and hereby waives, only for the benefit of each Owner, all rights (whether by counterclaim, setoff or otherwise) and defenses (including, without limitation, the defense of fraud), whether acquired by subrogation, assignment or otherwise, to the extent that such rights and defenses may be available to Financial Security to avoid payment of its obligations under this Policy in accordance with the express provisions of this Policy.

This Policy sets forth in full the undertaking of Financial Security, and shall not be modified, altered or affected by any other agreement or instrument, including any modification or amendment thereto. Except to the extent expressly modified by an endorsement hereto, (a) any premium paid in respect of this Policy is nonrefundable for any reason whatsoever, including payment, or provision being made for payment, of the Bonds prior to maturity, and (b) this Policy may not be cancelled or revoked. **THIS POLICY IS NOT COVERED BY THE PROPERTY/CASUALTY INSURANCE SECURITY FUND SPECIFIED IN ARTICLE 76 OF THE NEW YORK INSURANCE LAW.**

In witness whereof, FINANCIAL SECURITY ASSURANCE INC. has caused this Policy to be executed on its behalf by its Authorized Officer.

FINANCIAL SECURITY ASSURANCE INC.

By _____
Authorized Officer

A subsidiary of Financial Security Assurance Holdings Ltd.
350 Park Avenue, New York, N.Y. 10022-6022

(212) 826-0100

Form 50CNY (5/90)



FINANCIAL GUARANTY INSURANCE POLICY

Municipal Bond Investors Assurance Corporation
Armonk, New York 10504

Policy No. XXXXXXX

Municipal Bond Investors Assurance Corporation (the "Insurer"), in consideration of the payment of the premium and subject to the terms of this policy, hereby unconditionally and irrevocably guarantees to any owner, as hereinafter defined, of the following described obligations, the full and complete payment required to be made by or on behalf of the Issuer to [INSERT NAME OF PAYING AGENT] or its successor (the "Paying Agent") of an amount equal to (i) the principal of (either at the stated maturity or by any advancement of maturity pursuant to a mandatory sinking fund payment) and interest on, the Obligations (as that term is defined below) as such payments shall become due but shall not be so paid (except that in the event of any acceleration of the due date of such principal by reason of mandatory or optional redemption or acceleration resulting from default or otherwise, other than any advancement of maturity pursuant to a mandatory sinking fund payment, the payments guaranteed hereby shall be made in such amounts and at such times as such payments of principal would have been due had there not been any such acceleration); and (ii) the reimbursement of any such payment which is subsequently recovered from any owner pursuant to a final judgment by a court of competent jurisdiction that such payment constitutes an avoidable preference to such owner within the meaning of any applicable bankruptcy law. The amounts referred to in clauses (i) and (ii) of the preceding sentence shall be referred to herein collectively as the "Insured Amounts." "Obligations" shall mean:

[PAR AMOUNT]
[LEGAL TITLE OF OBLIGATIONS]

Upon receipt of telephonic or telegraphic notice, such notice subsequently confirmed in writing by registered or certified mail, or upon receipt of written notice by registered or certified mail, by the Insurer from the Paying Agent or any owner of an Obligation the payment of an Insured Amount for which is then due, that such required payment has not been made, the Insurer on the due date of such payment or within one business day after receipt of notice of such nonpayment, whichever is later, will make a deposit of funds, in an account with Citibank, N.A., in New York, New York, or its successor, sufficient for the payment of any such Insured Amounts which are then due. Upon presentment and surrender of such Obligations or presentment of such other proof of ownership of the Obligations, together with any appropriate instruments of assignment to evidence the assignment of the Insured Amounts due on the Obligations as are paid by the Insurer, and appropriate instruments to effect the appointment of the Insurer as agent for such owners of the Obligations in any legal proceeding related to payment of Insured Amounts on the Obligations, such instruments being in a form satisfactory to Citibank, N.A., Citibank, N.A. shall disburse to such owners, or the Paying Agent payment of the Insured Amounts due on such Obligations, less any amount held by the Paying Agent for the payment of such Insured Amounts and legally available therefor. This policy does not insure against loss of any prepayment premium which may at any time be payable with respect to any Obligation.

As used herein, the term "owner" shall mean the registered owner of any Obligation as indicated in the books maintained by the Paying Agent, the Issuer, or any designee of the Issuer for such purpose. The term owner shall not include the Issuer or any party whose agreement with the Issuer constitutes the underlying security for the Obligations.

Any service of process on the Insurer may be made to the Insurer at its offices located at 113 King Street, Armonk, New York 10504 and such service of process shall be valid and binding.

This policy is non-cancellable for any reason. The premium on this policy is not refundable for any reason including the payment prior to maturity of the Obligations.

This policy is not covered by the Property/Casualty Insurance Security Fund specified in Article 76 of the New York Insurance Law.

IN WITNESS WHEREOF, the Insurer has caused this policy to be executed in facsimile on its behalf by its duly authorized officers, this [DAY] day of [MONTH], [YEAR].

MUNICIPAL BOND INVESTORS ASSURANCE CORPORATION

President

Attest:

Assistant Secretary

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DO NOT STAPLE THIS FORM

6412

FORM G-36(OS) — FOR OFFICIAL STATEMENTS

1. NAME OF ISSUER(S): (1) The City of New York

(2) _____

2. DESCRIPTION OF ISSUE(S): (1) General Obligation Bonds, Fiscal 1992 Series Hand T

(2) _____

3. STATE(S) New York

4. DATED DATE(S): (1) June 1, 1992 (2) _____

5. DATE OF FINAL MATURITY OF OFFERING February 1, 2002 6. DATE OF SALE May 19, 1992

7. PAR VALUE OF OFFERING \$ 1,076,310,000

8. PAR AMOUNT UNDERWRITTEN (if there is no underwriting syndicate) \$ _____

9. IS THIS AN AMENDED OR STICKERED OFFICIAL STATEMENT? Yes No

10. CHECK ALL THAT APPLY:

a. At the option of the holder thereof, all securities in this offering may be tendered to the issuer of such securities or its designated agent for redemption or purchase at par value or more at least as frequently as every nine months until maturity, earlier redemption, or purchase by the issuer or its designated agent.

b. At the option of the holder thereof, all securities in this offering may be tendered to the issuer of such securities or its designated agent for redemption or purchase at par value or more at least as frequently as every two years until maturity, earlier redemption, or purchase by the issuer or its designated agent.

c. This offering is exempt from SEC rule 15c2-12 under section (c)(1) of that rule. Section (c)(1) of SEC rule 15c2-12 states that an offering is exempt from the requirements of the rule if the securities offered have authorized denominations of \$100,000 or more and are sold to no more than 35 persons each of whom the participating underwriter believes: (1) has the knowledge and expertise necessary to evaluate the merits and risks of the investment; and (2) is not purchasing for more than one account, with a view toward distributing the securities

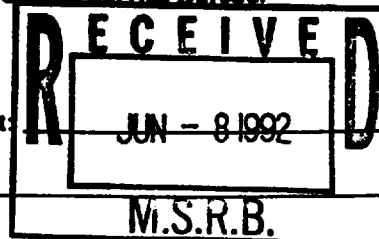
11. MANAGING UNDERWRITER Goldman, Sachs + Co

16. MATURITY DATE	CUSIP NUMBER	MATURITY DATE	CUSIP NUMBER
2/1/94	649647N42	2/1/15	649658FT3
2/1/95	649648N65	2/1/16	649658FU0
2/1/96	649648N81	2/1/17	649659EV7
2/1/97	649649G20	2/1/18	649659EW5
2/1/98	649649G46	2/1/19	649660KA4
2/1/99	649650VV7	2/1/20	649660KB2
2/1/00	649650VY1	2/1/21	649660KCO
2/1/01	649651PNO	2/1/22	649660KDB
2/1/02	649651PR1	8/1/92	649646J31
2/1/03	649652ME1	8/1/93	649647N34
2/1/04	649652MGG	8/1/94	649647N59
2/1/05	649653KZ4	8/1/95	649648N73
2/1/06	649653LA8	8/1/96	649648N99
2/1/07	649654KX7	8/1/97	649649G38
2/1/08	649654KY5	8/1/98	649649G53
2/1/09	649655HT7	8/1/99	649650VW5
2/1/10	649655HU4	8/1/00	649650VZ8
2/1/11	649656HP3	8/1/01	649651PP5
2/1/12	649656HQ1	8/1/02	649651PS9
2/1/13	649657GU1	8/1/03	649652MF8
2/1/14	649657GV9	8/1/04	649652MH4

17. MSRB rule G-34 requires that CUSIP numbers be assigned to each new issue of municipal securities unless the issue is ineligible for CUSIP number assignment under the eligibility criteria of the CUSIP Service Bureau.

Check here if the issue is ineligible for CUSIP number assignment.

State the reason why the issue is ineligible for CUSIP number assignment:



18. Submit two copies of the completed form along with two copies of the official statement to Municipal Securities Rulemaking Board, 1818 N Street, NW, Suite 800, Washington, DC 20036-2491. Incomplete submissions will be returned for correction.