

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. 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.

\$674,345,000

**The City of New York
General Obligation Bonds, Fiscal 1994 Series D**

Dated: Date of Delivery

Due: As shown below

The Bonds will be issued as registered bonds and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York, which will act as securities depository for the Bonds. Purchasers will not receive certificates representing their ownership interest in the Bonds purchased. See "SECTION II: THE BONDS—Bond Certificates".

Interest on the Bonds will be payable semi-annually, beginning February 15, 1994 and on each August 15 and February 15 thereafter.† The Bonds can be purchased in principal amounts of \$5,000 or any integral multiple thereof. The Bonds are subject to redemption prior to maturity as described in "SECTION II: THE BONDS—Optional Redemption".

<u>August 15</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>August 15</u>	<u>Amount</u>	<u>Interest Rate</u>	<u>Yield</u>
1993†	\$23,170,000	3 %	3.00%	2004	\$34,755,000	5½ %	5.60%
1994	23,170,000	3.10	3.00	2005	31,000,000	5.60	5.70
1995	23,170,000	4.90	3.90	2006	34,755,000	5.70	5.80
1996	23,170,000	4¾	4.35	2007	34,755,000	5¾	5.90
1997	23,170,000	5.60	4.60	2008	34,755,000	5¾	5.95
1998	23,170,000	4.70	4.80	2009	34,755,000	5¾	5.95
1999	23,170,000	6	5.00	2010	34,755,000	5¾	6.00
2000	8,500,000	5	5.15	2011	34,755,000	5¾	6.00
2000	14,670,000	6.15	5.15	2012	34,755,000	5¾	6.03
2001	13,170,000	5.20	5.30	2013	34,755,000	5¾	6.03
2001	10,000,000	6.30	5.30	2014	34,755,000	5¾	6.03
2002	27,000,000	5¼	5.40	2015	25,510,000	5¾	6.03
2003	34,755,000	5¾	5.50				

† Principal and interest due on the Bonds maturing in 1993 are payable on December 1, 1993.

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 November 30, 1993.

Goldman, Sachs & Co.

Chemical Securities Inc.

Prudential Securities Incorporated

Bear, Stearns & Co. Inc.

Lehman Brothers

J.P. Morgan Securities Inc.

Carmona, Motley & Co., Inc.

Donaldson, Lufkin & Jenrette Securities Corporation

First Chicago Capital Markets, Inc.

Grigsby Brandford & Co., Inc.

Lazard Frères & Co.

Lebenthal & Co., Inc.

The Nikko Securities Co. International, Inc.

Pryor, McClendon, Counts & Co., Inc.

Muriel Siebert & Co., Inc.

Dean Witter Reynolds Inc.

Artemis Capital Group, Inc.

CS First Boston

Merrill Lynch & Co.

George K. Baum & Co.

Dillon, Read & Co. Inc.

First Albany Corporation

Glickenhau & Co.

Kidder, Peabody & Co. Incorporated

WR Lazard, Laidlaw & Mead, Inc.

Morgan Stanley & Co. Incorporated

PaineWebber Incorporated

Samuel A. Ramirez & Co., Inc.

Smith Barney Shearson Inc.

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 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 location 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.

**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 \$674,345,000 aggregate principal amount of the City's General Obligation Bonds, Fiscal 1994 Series D (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. 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, applicable redemption premium, if any, and interest on the Bonds.

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. Manufacturing activity in the City is conducted primarily in apparel and printing.

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 job losses in 1990 and 1991 and real Gross City Product (GCP) fell in those two years. In order to achieve a balanced budget as required by the laws of the State of New York (the "State") for the 1992 fiscal year, the City increased taxes and reduced services during the 1991 fiscal year to close a then projected gap of \$3.3 billion in the 1992 fiscal year which resulted from, among other things, lower than projected tax revenue of approximately \$1.4 billion, reduced State aid for the City and greater than projected increases in legally mandated expenditures, including public assistance and Medicaid expenditures. Beginning in 1992, the improvement in the national economy helped stabilize conditions in the City. Employment losses moderated toward year-end and real GCP increased, boosted by strong wage gains. The City now projects, and its current four-year financial plan assumes, that the City's economy will continue to improve during calendar year 1993 and that a modest employment recovery will begin by the end of this calendar year.

For each of the 1981 through 1993 fiscal years, the City achieved balanced operating results as reported in accordance with generally accepted accounting principles ("GAAP"), and the City's 1994 fiscal year results are projected to be balanced in accordance with GAAP. The City was required to close substantial budget gaps in recent years in order to maintain balanced operating results. There can be no assurance that the City will continue to maintain a balanced budget as required by State law without additional tax or other revenue increases or reductions in City services, which could adversely affect the City's economic base.

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 and outlines proposed gap-closing programs for years with projected budget gaps. For information regarding the current financial plan, see "SECTION I: RECENT FINANCIAL DEVELOPMENTS" and "SECTION VII: 1994-1997 FINANCIAL PLAN". The City is required to submit its financial plans to review bodies, including the New York State Financial Control Board ("Control Board"). 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 Controls—*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 tax revenues for its 1991 and 1992 fiscal years were substantially lower than projected. The State completed its 1993 fiscal year with a cash-basis positive balance of \$671 million in the State's General Fund (the major operating fund of the State). The State's 1994 fiscal year budget, as enacted, projects a balanced General Fund. There can be

no assurance that there will not be reductions in State aid to the City from amounts previously projected or that State budgets in future fiscal years will be adopted by the April 1 statutory deadline and that such reductions or delays will not have adverse effects on the City's cash flow or result in additional City expenditures. See "SECTION I: RECENT FINANCIAL DEVELOPMENTS—The State".

The Mayor is responsible for preparing the City's four-year financial plan, including the City's current financial plan for the 1994 through 1997 fiscal years (the "1994-1997 Financial Plan" or "Financial Plan"): 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 impact on real estate tax revenues of the current downturn in the real estate market, wage increases for City employees consistent with those assumed in the Financial Plan, employment growth, provision of State and Federal aid and mandate relief, and the impact on the New York City region of the tax increases contained in President Clinton's economic plan. See "SECTION VII: 1994-1997 FINANCIAL PLAN".

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 1994 through 1997 contemplates the issuance of \$11.7 billion of general obligation bonds primarily to reconstruct and rehabilitate the City's infrastructure and physical assets and to make capital investments. In addition, the City issues revenue and tax anticipation notes to finance its seasonal working capital requirements. The success of projected public sales of City bonds and notes will be subject to prevailing market conditions, and no assurance can be given that such sales will be completed. If the City were unable to sell its general obligation bonds and notes, it would be prevented from meeting its planned capital and operating 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 others have questioned whether the City has the capacity to generate sufficient revenues in the future to provide the level of services included in the Financial Plan. It is reasonable to expect that such reports and statements will continue to be issued and to engender public comment. See "SECTION VII: 1994-1997 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 Year 1993

The City achieved balanced operating results as reported in accordance with GAAP for the 1993 fiscal year. For further information, see "SECTION VI: FINANCIAL OPERATIONS".

1994-1997 Financial Plan

On November 22, 1993, the City submitted to the Control Board the Financial Plan for the 1994 through 1997 fiscal years, which is a modification to a financial plan submitted to the Control Board on August 30, 1993 (the "August Financial Plan") and which relates to the City, the Board of Education ("BOE") and the City University of New York ("CUNY"). The 1994-1997 Financial Plan projects revenues and expenditures for the 1994 fiscal year balanced in accordance with GAAP. The 1994-1997 Financial Plan sets forth actions, which were outlined in the City's August Financial Plan, to close a previously projected gap of approximately \$2.0 billion in the 1994 fiscal year. The gap-closing actions for the 1994 fiscal year included agency actions aggregating \$666 million, including productivity savings and savings from restructuring the delivery of City services; service reductions aggregating \$274 million; the sale of delinquent real property tax receivables for \$215 million; discretionary transfers from the 1993 fiscal year of \$110 million; reduced debt service costs aggregating \$187 million, resulting from refinancings and other actions; \$150 million in proposed increased Federal assistance; a continuation of the personal income tax surcharge, resulting in revenues of \$143 million; \$80 million in proposed increased State aid, which is subject to approval by the Governor; and revenue actions aggregating \$173 million. For information concerning changes since the August Financial Plan, which are reflected in the Financial Plan, see "SECTION VI: FINANCIAL OPERATIONS—Forecast of 1994 Results".

The Financial Plan also sets forth projections for the 1995 through 1997 fiscal years and outlines a proposed gap-closing program to close projected budget gaps of \$1.7 billion, \$2.5 billion and \$2.7 billion for the 1995 through 1997 fiscal years, respectively. The projections include \$150 million of increased Federal assistance in each of the 1995 through 1997 fiscal years and the continuation of the personal income tax surcharge, resulting in revenues of \$420 million, \$446 million and \$471 million in the 1995, 1996 and 1997 fiscal years, respectively. The proposed gap-closing actions include City actions aggregating \$640 million, \$814 million and \$870 million in the 1995 through 1997 fiscal years, respectively; \$100 million and \$200 million in proposed additional Federal assistance in the 1996 and 1997 fiscal years, respectively; savings from various proposed mandate relief measures and the proposed reallocation of State education aid among various localities, aggregating \$175 million, \$325 million and \$475 million in the 1995 through 1997 fiscal years, respectively; \$131 million, \$291 million and \$291 million of increased State assistance in the 1995, 1996 and 1997 fiscal years, respectively, which could include savings from the proposed State assumption of certain Medicaid costs or various proposed mandate relief measures and other unspecified Federal, State or City actions of \$784 million, \$983 million and \$863 million in the 1995 through 1997 fiscal years, respectively.

Various actions proposed in the Financial Plan, including the proposed continuation of the personal income tax surcharge beyond December 31, 1995 and the proposed increase in State aid, are subject to approval by the Governor and the State Legislature, and the proposed increase in Federal aid is subject to approval by Congress and the President. The State Legislature has in previous legislative sessions failed to approve proposals for the State assumption of certain Medicaid costs, mandate relief and reallocation of State education aid, thereby increasing the uncertainty as to the receipt of the State assistance included in the Financial Plan. 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. The Financial Plan has been the subject of extensive public comment and criticism particularly regarding the sale of delinquent property tax receivables, the amount of State and Federal aid included in the Financial Plan and the inclusion of non-recurring actions. See "SECTION VII: 1994-1997 FINANCIAL PLAN—Certain Reports".

In May 1993, the Mayor appointed a panel of three experts to study the discrepancy between the City's projected expenditures and revenues in the 1995 through 1997 fiscal years and to make recommendations for achieving structural balance. The panel is expected to release its recommendations on or about December 1, 1993.

The present Mayor and City Comptroller are leaving their respective offices on December 31, 1993. Early next year, the Mayor-elect is expected to prepare a preliminary Budget for the City's 1995 fiscal year and a modification to the Financial Plan for the City's 1994 through 1997 fiscal years. The modification to the Financial Plan will reflect changes proposed by the Mayor-elect, and will be required to project balanced operating results for the City in the 1994 fiscal year and to set forth measures to be taken to achieve balanced operating results in the 1995 fiscal year, based on then current financial and other data.

On August 4, 1993, the City Comptroller issued a report on the financial plan submitted to the Control Board on August 6, 1993 that identified risks of \$340 million, \$1.5 billion, \$2.0 billion and \$2.2 billion in fiscal years 1994 through 1997, respectively. On October 21, 1993, the City Comptroller issued an update to her August 4, 1993 report which found that recent City actions had reduced the potential fiscal year 1994 budget gap by \$60 million, to \$280 million, from the projection contained in her August report. See "SECTION VII: 1994-1997 FINANCIAL PLAN—Certain Reports".

Collective Bargaining Agreements

On January 11, 1993, the City announced a settlement with a coalition of municipal unions, including Local 237 of the International Brotherhood of Teamsters ("Local 237"), District Council 37 of the American Federation of State, County and Municipal Employees ("District Council 37") and other unions covering approximately 44% of the City's workforce. The settlement, which has been ratified by the unions, includes a total net expenditure increase of 8.25% over a 39-month period, ending March 31, 1995 for most of these employees. On April 9, 1993 the City announced an agreement with the Uniformed Fire Officers Association (the "UFOA") which is consistent with the coalition agreement and which has been ratified. On August 30, 1993, the BOE and the City announced an agreement with the United Federation of Teachers ("UFT"). The agreement, which has been ratified by the UFT members, is generally consistent with the coalition agreement. However, while the coalition agreement covers a period of 39 months, the UFT agreement is for 48½ months. The Financial Plan reflects the costs for all City-funded employees associated with these settlements and provides for similar increases for all other City-funded employees. Additional expenditures aggregating \$42 million for fiscal year 1995 and \$79 million for each year thereafter have been added to the Financial Plan to provide funding for the additional 9½ months provided for under the UFT agreement.

The Financial Plan provides no additional wage increases for City employees after their contracts expire in the 1995 and 1996 fiscal years. Each 1% wage increase for all employees commencing in the 1995 and 1996 fiscal years would cost the City an additional \$30 million for the 1995 fiscal year, \$135 million for the 1996 fiscal year and \$150 million each year thereafter above the amounts provided for in the Financial Plan.

In the event of a collective bargaining impasse, the terms of wage settlements could be determined through the impasse procedure in the New York City Collective Bargaining Law, which can impose a binding settlement. See "SECTION VII: 1994-1997 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—1. Personal Service Costs".

The State

As a result of the national and regional economic recession, the State's tax receipts for its 1991 and 1992 fiscal years were substantially lower than projected. 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, but without giving effect to any remedial actions reflected in the State's budget). To correct such potential imbalance, the State took various actions for its 1992 and 1993 fiscal years, which included reductions in State aid to localities from amounts previously projected. The State completed its 1993 fiscal year with a positive margin of \$671 million in the General Fund which was deposited into a tax refund reserve account.

The 1993-94 State Financial Plan, which is based upon the enacted State budget, projects a balanced General Fund. The second quarterly update to the 1993-94 State Financial Plan was released on October 29, 1993. The Division of the Budget has cautioned, however, that its projections are subject to the risk that actual economic growth may be weaker than projected. For further information concerning the State, including the State's credit ratings, see "SECTION VII: 1994-1997 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 of the Deputy Comptroller for Finance. The Bonds will mature and bear interest as described on the cover 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 terms of the Bonds provide for their defeasance prior to maturity by the deposit in trust with a bank or trust company of sufficient cash or cash equivalents to pay when due all principal of, applicable redemption premium, if any, and interest on the Bonds to be defeased.

Payment Mechanism

Pursuant to the New York State Financial Emergency Act for the City of New York (the "Financial Emergency Act" or the "Act"), a general debt service fund (the "General Debt Service Fund" or the "Fund") has been established for City bonds and certain City notes. Pursuant to the Act, payments of the City real estate tax must be deposited upon receipt in the Fund, and retained under a statutory formula, for the payment of debt service (with exceptions for debt service, such as principal of seasonal borrowings, that is set aside under other procedures). 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 in 1978, the Fund has been fully funded at the beginning of each payment period.

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

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

Enforceability of City Obligations

As required by the State Constitution and applicable law, the City pledges its faith and credit for the payment of the principal of and interest on all City indebtedness. Holders of City debt obligations have a contractual right to full payment of principal and interest at maturity. If the City fails to pay principal or

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

Certain Covenants and Agreements

The City will covenant that: (i) a separate fund or funds for the purpose of paying principal of and interest on bonds and interest on notes of the City (including required payments into, but not from, City sinking funds) shall be maintained by an officer or agency of the State or by a bank or trust company; and (ii) not later than the last day of each month, there shall be on deposit in a separate fund or funds an amount sufficient to pay principal of and interest on bonds and interest on notes of the City due and payable in the next succeeding month. The City currently uses the debt service payment mechanism 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 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 Bonds will be subject to redemption at the option of the City on or after August 15, 2003, 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 15, 2003 through August 14, 2004	101½%
August 15, 2004 through August 14, 2005	100¾
August 15, 2005 and thereafter	100

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 Bonds will be used for refunding purposes including certain expenses of the City incurred in connection with the issuance and sale of the Bonds. The proceeds from the sale of the Bonds are expected to be used to refund the bonds identified in Appendix C hereto by providing for the payment of the principal of, 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 Certificates

The Bonds will be issued as registered bonds. The Bonds maturing in 1993 will be issued in denominations of \$5,000 or an integral multiple thereof and principal of and interest on such Bonds will be payable in lawful money of the United States of America at the office of the Fiscal Agent. The Bonds maturing in 1994 and thereafter will be payable as described in "Book-Entry Only System" below. As used in "Book-Entry Only System", "Bonds" means all Bonds maturing in 1994 and thereafter.

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 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 direct participants (“Direct 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 a maturity are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such maturity 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 payment 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 payment 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 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 last business day of the calendar month immediately preceding the applicable interest payment date.

SECTION III: GOVERNMENT AND FINANCIAL CONTROLS

Structure of City Government

The City of New York is divided into five counties, which correspond to its five boroughs. The City, however, is the only unit of local government within its territorial jurisdiction with authority to levy and collect taxes, and is the unit of local government primarily responsible for service delivery. Responsibility for governing the City is currently vested by the City Charter in the Mayor, the City Comptroller, the City Council, the President of the Council and the Borough Presidents.

- The Mayor.* David N. Dinkins, the Mayor of the City, took office on January 1, 1990 and will leave office when his term expires on December 31, 1993. Rudolph W. Giuliani will become Mayor on January 1, 1994. 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 and will leave office when her term expires on December 31, 1993. Alan G. Hevesi will become Comptroller on January 1, 1994. 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 four-year terms who represent various geographic districts of the City. Under the Charter, the City Council must annually adopt a resolution fixing the amount of the real estate tax and approve the City's annual Expense Budget and Capital Budget (as defined below). 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 and as provided by State law.
- 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 and will leave office when his term expires on December 31, 1993. The title of the office of the President of the City Council will be changed to Public Advocate, effective January 1, 1994, pursuant to Local Law No. 19 for the year 1993. The powers and duties of the office will remain the same. Mark Green will become Public Advocate on January 1, 1994. 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.
- The Borough Presidents.* Each of the City's five boroughs elects a Borough President who serves for a four-year term concurrent with other City elected officials. The Borough Presidents consult with the Mayor in the preparation of the City's annual Expense Budget and Capital Budget. Five percent of

discretionary increases proposed by the Mayor in the Expense Budget and, with certain exceptions, five percent of the appropriations supported by funds over which the City has substantial discretion proposed by the Mayor in the Capital Budget, must be based on appropriations proposed by the Borough Presidents. Each Borough President also appoints one member to BOE and has various responsibilities relating to, among other things, reviewing and making recommendations regarding applications for the use, development or improvement of land located within the borough, monitoring and making recommendations regarding the performance of contracts providing for the delivery of services in the borough, and overseeing the coordination of a borough-wide public service complaint program.

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 referendum approving the charter proposed by such commission was approved by the voters of the borough of Staten Island on November 2, 1993. The charter commission will now 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. Any such legislation may be subject to legal challenge and would require approval by the United States Department of Justice under the Federal Voting Rights Act. It cannot be determined at this time what the content of such proposed legislation will be, whether it will be enacted into law by the State Legislature, and if so, what legal challenges might be commenced contesting the validity of such legislation.

On November 2, 1993, the voters of the City approved a referendum amending the City Charter to provide that no person shall be eligible to be elected to or serve in the office of Mayor, Public Advocate, Comptroller, Borough President or Council member if that person had previously held such office for two or more full consecutive terms, unless one full term or more has elapsed since that person last held such office. This Charter amendment will apply only to terms of office commencing after January 1, 1994, and is subject to approval by the United States Department of Justice under the Federal Voting Rights Act.

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") and for submitting the Budgets to the City Council for its review and adoption. 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. Pursuant to the City Charter, the City Council may increase, decrease, add or omit specific units of appropriation in the Budgets submitted by the Mayor and add, omit or change any terms or conditions related to such appropriations. The City Council is also responsible, pursuant to the City Charter, for approving modifications to the Expense Budget and adopting amendments to the Capital Budget beyond certain latitudes allowed to the Mayor under the City Charter. The Mayor has the power to veto any increase or addition to the Budgets or any change in any term or condition of the Budgets approved by the City Council, which veto is subject to an override by a two-thirds vote of the City Council. In addition, the Mayor has 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, through the Office of Management and Budget ("OMB") and the Office of the Comptroller, has developed and implemented sophisticated accounting, reporting, forecasting and internal control systems.

OMB

OMB, with a staff of approximately 300 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. In addition, the City prepares a Ten-Year Capital Strategy.

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 1993 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: 1994-1997 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 1992 fiscal year, which includes, among other things, the City's financial statements for the 1992 fiscal year, has received the GFOA award of the Certificate of Achievement for Excellence in Financial Reporting, the thirteenth 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 or otherwise authorized. 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 thirteen consecutive fiscal years with a General Fund surplus when reported in accordance with GAAP.

Both OMB and the Office of the Comptroller utilize financial monitoring, reporting and control systems, including the Integrated Financial Management System and a comprehensive Capital Projects

Information System, which provide comprehensive current and historical information regarding the City's financial condition. This information, which is independently evaluated by each office, provides a basis for City action required to maintain a balanced budget and continued financial stability.

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

The City has developed and utilizes a cash forecasting system which forecasts its daily cash balances. This enables the City to predict more accurately its short-term borrowing needs and maximize its return on the investment of available cash balances. Monthly statements of operating revenues and expenditures, capital revenues and expenditures and cash flow are reported after each month's end, and major variances from the financial plan are identified and explained.

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. 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 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 (including collective bargaining agreements), long-term and short-term borrowings, and the four-year financial plan and modifications thereto 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 the Municipal Assistance Corporation For The City of New York (“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 establish procedures with respect to the disbursement of monies to the City and the Covered Organizations from the Control Board Fund created by the Act.

The members of the Control Board are Mario M. Cuomo, Governor of the State of New York (Chairman); H. Carl McCall, 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 which position is currently vacant. Rosemary Scanlon has been nominated for the position of State Deputy Comptroller, and her appointment is subject to approval by the State Senate.

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 1993, while unrestricted Federal aid has been sharply reduced. The City projects that local revenues will provide approximately 68.8% of total revenues in the 1994 fiscal year while Federal aid, including categorical grants, will provide 12.4%, and State aid, including unrestricted aid and categorical grants, will provide 18.8%. 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: 1994-1997 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 44.1% of its total tax revenues and 24.0% of its total revenues for the 1994 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—1989-1993 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. The table below sets forth the percentage of the debt service levy to the total levy. 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. 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 \$100 of full valuation for the 1989 through 1994 fiscal years is based on the average of the full value for the current fiscal year and the last four fiscal years.

**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 of Assessed Valuation
	(Dollars in Millions)							
1989	\$6,233.0	\$4,996.3	\$1,236.7	19.8%	\$ 6,808.5	73.4%	\$2.29	\$ 9.74
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
1993	8,392.5	6,469.9	1,922.6	22.9	11,945.0	54.2	1.76	10.63
1994	8,113.2	5,920.9	2,192.2	27.0	13,853.8	42.7	1.46	10.44

(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) Full valuation is based on the special equalization ratios (discussed below) and the billable assessed valuation. Special equalization ratios and full valuations are revised periodically as a result of surveys by the State Board of Equalization and Assessment.

(4) Does not include supplemental levy of \$61.7 million raised in mid-year for the Criminal Justice Fund.

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 1994 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 1989 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 exceeded 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>Special Equalization Ratio</u>	=	<u>Full Valuation(2)</u>
1990	\$70,252,467,843		0.1741		\$403,517,908,346
1991	76,528,438,709		0.1637		467,491,989,670
1992	78,660,903,551		0.1441		545,877,193,276
1993	79,370,561,446		0.1254		632,939,086,491
1994	78,364,554,204		0.1087		720,925,061,674

- (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 1994 fiscal year, the billable assessed value of real estate categorized by the City as exempt is \$59.3 billion, or 42.8% of the \$138.7 billion billable assessed value of all real estate (taxable and exempt).
- (2) These figures are derived from official City Council Tax Resolutions. These figures differ from the assessed and full valuation of taxable real estate reported in the Annual Financial Report of the City Comptroller which excludes veteran's property subject to tax for school purposes (the value of such property is approximately \$200 million in each year).

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. Any class's share of the total tax levy is subject to limited adjustment to reflect market value changes among the four classes since 1989. This adjustment was limited to a five percent increase in class share for fiscal year 1994. 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 and decreases in classes two and four are generally phased in over a period of five years to determine the transition assessed value. 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 to the five-year phase-in requirement applicable to 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. Increases in class one market value in excess of applicable limitations 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 H. LONG-TERM OBLIGATIONS—*Judgments and Claims*".

The State Board has certified class equalization rates and class ratios for the 1991 and 1992 assessment rolls and special equalization ratios for the 1993 fiscal year. In addition, the City has received notice of the final special equalization ratios for the 1994 fiscal year. The City believes that the State Board has overestimated market values for class two and class four properties in calculating these rates and ratios. The City has commenced proceedings challenging the class equalization rates and class ratios. If the City prevails, and the market values determined by the State Board for classes two and four are reduced, the City's real property tax levy would be affected in three ways. First, the operating limit would be lower for fiscal year 1993 and thereafter. This is not expected to affect the level of property tax levy forecast during the period covered by the Financial Plan. Second, "class ratios", which are determined by the State Board and measure the ratio of assessed value to market value, would change for class two and class four. These ratios are used in real property tax *certiorari* proceedings involving allegations of inequality of assessments. Finally, "class equalization rates", also determined by the State Board, would also change. These rates are used to determine the proportion of the total real property tax levy in a given year which is to be paid by each of the four classes of real property in the City. A lowering of the market value determination by the State Board for classes two and four could result in a substantial increase in tax refunds required to be paid by the City to taxpayers in these classes. For further information regarding the City's proceeding, see "SECTION IX: OTHER INFORMATION—Litigation—Taxes".

The City Council has approved legislation creating a commission to study real property tax reform relating to different tax burdens imposed on the owners of different classes of property and within each class, and to issue a report by December 31, 1993 with recommendations for a more equitable real property tax system to be phased in over a period of no less than ten years. For such recommendations to become effective, the City Council must enact into local law those provisions governed by local law, subject to the approval of the Mayor. In addition, the State Legislature, at the request of the Mayor and the City Council, or the City Council alone, as provided by the Municipal Home Rule Law, must enact into State law those provisions governed by State law.

Trend in Taxable Assessed Value

Over the past decade, real property tax revenues grew substantially. Because State law provides for increases in assessed values of most properties to be phased into property tax bills over five-year periods, these revenues increased and billable assessed values continued to grow through fiscal year 1993 even as actual assessed real property values declined during the local recession. For the 1994 fiscal year, billable assessed valuation for taxable property decreased by approximately 1.25% over the \$79.3 billion final valuation for fiscal year 1993. Actual assessed valuation decreased approximately 3.0% in such year from the prior fiscal year valuation of \$81.7 billion. For the 1994 assessment year, a change was made to the assessment percentages for class three property, resulting in a 46% increase in class three billable assessed value. This change did not yield additional revenue to the City because the class three tax rate fell from \$12.79 per hundred dollars of assessed valuation in 1993 to \$7.40 in 1994. After adjusting for the change in assessment percentages, class three billable assessed values grew 2.7% in 1994 and assessed values for all classes declined by 3.6%. Classes one and two declined approximately 1.0% and 2.0%, respectively, and class four declined nearly 6.0% reflecting the fall-off in valuations of commercial properties.

The City forecasts growth in billable assessed values of 1.3% and 2.3% for fiscal years 1995 and 1996, respectively. The forecasts assume a real estate market improvement that will be reflected in a stable assessment in 1995 and a renewed phase-in of billable assessed values thereafter.

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.

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

<u>Fiscal Year</u>	<u>Tax Levy(1)</u>	<u>Cancellations and Abatements</u>	<u>Current Year Tax Collections(2)</u>	<u>Collections as a Percentage of Tax Levy</u>	<u>Delinquent as of end of Fiscal Year(3)</u>	<u>Delinquency as a Percentage of Tax Levy</u>
			(Dollars in Millions)			
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	8,318.8	161.8	7,817.8	94.0	339.2	4.08
1993	8,392.5	154.5	7,886.3	94.0	351.7	4.19
1994(5)	8,113.2	155.6	7,648.0	94.3	309.6	3.82

(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 \$61.7 million raised in mid-year for the Criminal Justice Fund.

(5) Forecast.

Other Taxes

The City expects to derive approximately 55.9% of its total tax revenues for the 1994 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 State legislation. 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 REVENUES—Real Estate Tax". 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, including Audits and Criminal Justice Fund in the 1993 fiscal year increased by \$500 million or approximately 5.4% over the 1992 fiscal year, primarily due to increases in the personal income tax, the region's relatively strong wage rates, and the General Corporation, Banking Corporation and Unincorporated Business Income Taxes. The following table sets forth revenues from other taxes by category for each of the City's 1989 through 1993 fiscal years.

	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>
	(In Millions)				
Personal Income(1)	\$2,445	\$2,532	\$2,789	\$3,223	\$3,465
General Corporation	1,113	954	950	964	989
Banking Corporation	242	129	205	310	362
Unincorporated Business Income	334	332	333	340	400
Sales	2,315	2,407	2,306	2,262	2,372
Commercial Rent	618	640	670	649	630
Real Property Transfer	202	210	141	123	125
Mortgage Recording	214	154	137	121	118
Utility	162	179	177	183	190
All Other(2)	495	537	490	561	588
Audits	314	439	444	528	525
Total	<u>\$8,454</u>	<u>\$8,513</u>	<u>\$8,642</u>	<u>\$9,264</u>	<u>\$9,764</u>

(1) Personal Income Tax includes \$110 of Criminal Justice Fund revenues in the 1993 fiscal year.

(2) All Other includes, among others, the stock transfer tax, OTB net revenues, cigarette, beer and liquor taxes, the hotel tax, the automobile use tax and, for the 1993 fiscal year, \$0.6 million of Criminal Justice Fund revenues.

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, reimbursement to the City from the proceeds of water and sewer rates charged by the New York City Water Board (the "Water Board") for delivery of water and sewer services and paid to the City by the Water Board for the water and sewer system, 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 1989 through 1993 fiscal years.

	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>
	(In Millions)				
Licenses, Permits and Franchises	\$ 193	\$ 189	\$ 201	\$ 210	\$ 213
Interest Income	194	194	167	133	87
Charges for Services	286	299	337	369	397
Water and Sewer Payments(1)	546	571	596	644	709
Rental Income	187	207	169	158	162
Fines and Forfeitures	297	310	366	404	380
Other	367	464	426	411	607
Total	<u>\$2,070</u>	<u>\$2,234</u>	<u>\$2,262</u>	<u>\$2,329</u>	<u>\$2,555</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 Water Board which holds a lease interest in the water and sewer system. The New York City Municipal Water Finance Authority (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 in an amount corresponding to debt service on outstanding general obligation bonds issued to finance water and sewer infrastructure.

A portion of miscellaneous revenues in the 1989 fiscal year consisted of 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. The increase in miscellaneous revenues for the 1992 fiscal year is mainly due to the one time collections from audits of \$50 million and the sale of mortgages of \$35 million. The increase in miscellaneous revenues for the 1993 fiscal year is mainly due to a one time collection from the transfer of surplus funds from the Rehabilitation Mortgage Insurance Corporation amounting to \$23 million, a litigation settlement amounting to \$46 million and on-going payments from HHC amounting to \$161 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: 1994-1997 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 1989 through 1993 fiscal years.

	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>
	(In Millions)				
State Per Capita Aid	\$535	\$535	\$535	\$534	\$535
State Shared Taxes(1)	47	47	20	27	8
Other(2)	131	105	145	265	164
Total	<u>\$713</u>	<u>\$687</u>	<u>\$700</u>	<u>\$826</u>	<u>\$707</u>

- (1) State Shared Taxes are taxes which are levied by the State, collected by the State and which, pursuant to aid formulas determined by the State Legislature, are returned to various communities in the State. 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 1989, 1990, 1991, 1992 and 1993 fiscal years are \$50 million, \$58 million, \$69 million, \$75 million and \$88 million, respectively, of aid associated with the partial 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 wholly or partially 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 all or a portion of certain 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: 1994-1997 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 1989 through 1993 fiscal years.

	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>
	(In Millions)				
Federal					
JTPA.....	\$ 76	\$ 74	\$ 73	\$ 86	\$ 128
Community Development(1).....	223	234	227	187	193
Welfare.....	1,531	1,634	1,842	2,108	2,111
Education.....	512	611	667	744	867
Other.....	269	320	338	297	311
Total.....	<u>\$2,611</u>	<u>\$2,873</u>	<u>\$3,147</u>	<u>\$3,422</u>	<u>\$3,610</u>
State					
Welfare.....	\$1,350	\$1,482	\$1,620	\$1,773	\$1,767
Education.....	2,791	3,072	3,285	3,072	3,309
Higher Education.....	110	111	119	119	117
Health and Mental Health.....	218	244	237	201	189
Other.....	247	263	250	270	279
Total.....	<u>\$4,716</u>	<u>\$5,172</u>	<u>\$5,511</u>	<u>\$5,435</u>	<u>\$5,661</u>

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

SECTION V: CITY SERVICES AND EXPENDITURES

Expenditures for City Services

Three types of governmental agencies provide public services within the City's borders and receive financial support from the City. One category is the mayoral agencies established by the City Charter which include, among others, the Police, Fire and Sanitation Departments. Another is the independent agencies which are funded in whole or in part through the City Budgets but which have greater independence in the use of appropriated funds than the mayoral agencies. Included in this category are certain Covered Organizations such as HHC, the Transit Authority and BOE. A third category consists of certain PBCs which were created to finance the construction of housing, hospitals, dormitories and other facilities and to provide other governmental services in the City. The legislation establishing this type of agency contemplates that annual payments from the City, appropriated through its Expense Budget, may or will constitute a substantial part of the revenues of the agency. Included in this category are, among others, the HFA and the City University Construction Fund (the "CUCF"). For information regarding expenditures for City services, see "SECTION VI: FINANCIAL OPERATIONS—1989-1993 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 73.0% 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 equally by the City and the State.

The Federal Government fully funds and 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. New York State law requires that this standard be supplemented with additional payments that vary according to an individual's living arrangement. Since September 30, 1978, the State has assumed responsibility for the entire cost of both the State and City shares of this SSI supplement. State assumption of the City's share has been extended through September 1995.

The City also provides funding for many other social services such as day care, foster care, family planning, services for the elderly and special employment services for welfare recipients some of which are mandated, and may be wholly or partially subsidized, by either the Federal or State government.

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 1993-1994 school year is estimated to be 1,020,290. Actual enrollment in fiscal years 1989 through 1993 has been 937,248, 939,638, 956,658, 973,263 and 995,465, respectively. Between fiscal years 1989 and 1993, the percentage of the City's total budget allocated to BOE has remained relatively stable at approximately 25.25%; in fiscal year 1994 the percentage of the City's total budget allocated to BOE is projected to be 25.41%. See "SECTION VII: 1994-1997 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. The City is projected to provide approximately 34% of the costs of the Community Colleges in the 1994 fiscal year. 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% of the cost of all Medicaid eligible care. 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.

The City's expense budget has increased during the five-year period ended June 30, 1993, due to, among other factors, the costs of labor settlements, the growth in the number of 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 1989 through 1993 fiscal years.

	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>
Education	84,754	86,224	86,071	83,863	86,981
Police	33,414	32,976	34,401	34,217	35,531
Social Services	29,227	31,491	31,404	28,890	28,810
City University	3,828	3,843	3,864	3,516	3,682
Environmental Protection and Sanitation ...	17,812	18,300	17,366	16,560	16,714
Fire	13,321	12,769	12,679	12,571	12,537
All Other	56,027	57,487	57,423	54,491	54,184
Total	<u>238,383</u>	<u>243,090</u>	<u>243,208</u>	<u>234,108</u>	<u>238,439</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 1989 through 1993 fiscal years.

	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>
Transit Authority	52,315	51,471	49,035	48,388	48,910
Housing Authority	14,747	15,253	15,106	15,271	16,294
HHC	45,115	46,194	45,717	45,498	47,738
Total(1)	<u>112,177</u>	<u>112,918</u>	<u>109,858</u>	<u>109,157</u>	<u>112,942</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.

Under applicable law, the City may not make unilateral changes 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 most recently negotiated collective bargaining settlement, as well as assumptions with respect to the cost of future labor settlements and related effects on the 1994-1997 Financial Plan, see "SECTION VII: 1994-1997 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, rehabilitate and expand 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, physical assets and capital program, see "SECTION VII: 1994-1997 FINANCIAL PLAN—Long-Term Capital and Financing Program" and "APPENDIX A—ECONOMIC AND SOCIAL FACTORS".

The City utilizes a three-tiered capital planning process consisting of the Ten-Year Capital Strategy (previously, the Ten-Year Capital Plan), the Four-Year Capital Program and the current-year Capital Budget. The Ten-Year Capital Strategy, which is published once every two years in conjunction with the Executive Budget, 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.

On May 3, 1993, the City published a Ten-Year Capital Strategy for fiscal years 1994 through 2003 (the "Ten-Year Capital Strategy"). The Ten-Year Capital Strategy totals \$51.6 billion, of which approximately 93% will be financed with City funds. The Ten-Year Capital Strategy includes an assumption that the debt service cost relating to \$2.9 billion of the educational capital program for the ten-year period 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 appropriation from the State. Also, BOE has proposed a five-year capital program for fiscal years 1995 through 1999 which totals \$7.5 billion. The Ten-Year Capital Strategy provides for \$4.0 billion for BOE for that period, as compared with \$4.3 billion for the preceding five-year period. In addition, the State has approved a \$9.6 billion capital funding schedule for the Metropolitan Transportation Authority (the "MTA") for fiscal years 1992 through 1996, which contemplates a capital contribution by the City that is \$500 million higher than the amount provided for this purpose in the Ten-Year Capital Strategy.

The Ten-Year Capital Strategy also assumes that the debt service cost relating to approximately \$671 million of the future capital program for HHC through the 1997 fiscal year and \$1.3 billion over the ten-year period will be paid from incremental third party reimbursement to HHC as a result of capital improvements coming into service during the period. In June 1993 HHC issued \$550 million of bonds for capital projects and other related purposes. The City expects that incremental capital needs of HHC through fiscal year 1997 in the amount of \$884 million will be financed by additional bonds issued by HHC rather than with City general obligation bonds.

The Ten-Year Capital Strategy includes (i) \$10.4 billion to construct new schools and improve existing educational facilities; (ii) \$5.0 billion for expanding and upgrading the City's housing stock; (iii) \$2.3 billion for reconstruction or resurfacing more than 12,000 lane miles of City streets; (iv) \$1.6 billion for continued City-funded investment in mass transit; (v) \$3.7 billion for the continued reconstruction of all four East

River bridges and over 333 other bridge structures; (vi) \$1.4 billion for the major reconstruction of Elmhurst, Kings County and Queens Hospitals; (vii) \$758 million to expand current jail capacity; and (viii) \$2.3 billion for construction and improvement of court facilities.

The Financial Plan reduces the portion of the City's capital program to be funded from tax-levy-supported general obligation debt by approximately 25% in each of the four years covered by the Financial Plan. Such reductions are not reflected in the Ten-Year Capital Strategy described above.

Those programs in the Ten-Year Capital Strategy financed with City funds are currently expected to be funded primarily from the issuance of general obligation bonds. Debt service on such bonds is paid out of the City's operating revenues. As well as the reduction noted above, from time to time in the past, during recessionary periods when operating revenues have come under increasing pressure, funding levels for the earlier years of the Ten-Year Capital Strategy have been reduced from those previously contemplated in order to reduce debt service costs. For information concerning the City's long-term financing program for capital expenditures, see "SECTION VII: 1994-1997 FINANCIAL PLAN—Long-Term Capital and Financing Program".

The City's capital expenditures, including expenditures funded by State and Federal grants, totaled \$18.6 billion during the 1989 through 1993 fiscal years. City-funded expenditures, which totaled \$16.8 billion during the 1989 through 1993 fiscal years, have been financed through the issuance of bonds by the City, the Water Authority and, commencing in fiscal year 1993, HHC. The following table summarizes the major categories of capital expenditures in the past five fiscal years.

	<u>1989</u>	<u>1990</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>Total</u>
	(In Millions)					
Education.....	\$ 208	\$ 380	\$ 694	\$ 681	\$ 754	\$ 2,717
Environmental Protection	622	637	826	894	746	3,725
Transportation	422	392	399	364	341	1,918
Transit Authority(1)	472	360	381	329	250	1,792
Housing	367	572	689	639	431	2,698
Hospitals	118	148	195	155	167	783
Sanitation.....	210	223	172	153	188	946
All Other(2)	724	1,039	877	678	740	4,058
Total Expenditures(3).....	<u>\$3,143</u>	<u>\$3,751</u>	<u>\$4,233</u>	<u>\$3,893</u>	<u>\$3,617</u>	<u>\$18,637</u>
City-funded Expenditures(4)	<u>\$2,690</u>	<u>\$3,213</u>	<u>\$3,946</u>	<u>\$3,582</u>	<u>\$3,395</u>	<u>\$16,826</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 1989 through 1993 fiscal years include City, State and Federal funding and represent amounts which include an accrual for work-in-progress. The figures for the 1989 through 1993 fiscal years are derived from the Comprehensive Annual Financial Report of the Comptroller. Total expenditures for fiscal year 1993 include City, State, and Federal funding as reported in the Financial Plan.
- (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 May 1993, the City issued an assessment of the asset condition and a proposed maintenance schedule for the inventoried assets. For information concerning a report which sets forth the recommended capital investment to bring certain identified assets of the City to a state of good repair, see "SECTION VII: 1994-1997 FINANCIAL PLAN—Long-Term Capital and Financing Program".

SECTION VI: FINANCIAL OPERATIONS

The City's General Purpose Financial Statements and the auditors' opinion thereon are presented in "APPENDIX B—FINANCIAL STATEMENTS". Further details are set forth in the Comprehensive Annual Financial Report of the Comptroller for the Fiscal Year Ended June 30, 1993, 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—1989-1993 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 1994 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.

1989-1993 Statement of Operations

The following table sets forth the City's results of operations for its 1989 through 1993 fiscal years reported in accordance with GAAP. The information regarding the 1989 through 1993 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 1992 and 1993 financial statements included in "APPENDIX B—FINANCIAL STATEMENTS". The 1989 through 1991 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)				
	1989	1990	1991	1992	1993
	(In Millions)				
Revenues and Transfers					
Real Estate Tax(2).....	\$ 5,943	\$ 6,543	\$ 7,251	\$ 7,818	\$ 7,886
Other Taxes(3)	8,454	8,513	8,642	9,264	9,764
Miscellaneous Revenues	2,070	2,234	2,262	2,329	2,555
Unrestricted Federal and State Aid	713	687	700	826	707
Federal Categorical Grants	2,611	2,873	3,147	3,422	3,610
State Categorical Grants	4,716	5,172	5,511	5,435	5,661
Less: Disallowances Against Categorical Grants ..	(18)	(85)	(32)	(72)	(26)
Total Revenues and Transfers	\$24,489	\$25,937	\$27,481	\$29,022	\$30,157
Expenditures and Transfers					
Social Services	\$ 5,355	\$ 5,932	\$ 6,686	\$ 7,108	\$ 7,430
Board of Education	5,786	6,377	6,694	6,626	7,213
City University	266	299	313	458	571
Public Safety and Judicial	3,174	3,523	3,494	3,586	3,759
Health Services	1,337	1,395	1,463	1,276	1,452
Pensions	1,742	1,693	1,479	1,370	1,427
Debt Service(3)	1,324	1,205	1,503	2,502	2,069
MAC Debt Service Funding(3).....	515	522	449	540	370
All Other	4,984	4,986	5,395	5,552	5,861
Total Expenditures and Transfers	\$24,483	\$25,932	\$27,476	\$29,018	\$30,152
Surplus(4)	\$ 6	\$ 5	\$ 5	\$ 4	\$ 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, 1992 and 1993 fiscal years includes \$56 million, \$131 million and \$127.3 million, respectively, 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 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, payments by the City of debt service on City obligations held by MAC. Other Taxes include transfers of net OTB revenues. Other Taxes for the 1992 fiscal year includes \$1.5 million of Criminal Justice Fund revenues from the City lottery. 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 \$412 million, \$570 million, \$27 million, \$253 million, \$409 million before discretionary transfers and expenditures for the 1993, 1992, 1991, 1990 and 1989 fiscal years, respectively.

Forecast of 1994 Results

The following table compares the forecast for the 1994 fiscal year contained in the financial plan submitted to the Control Board on August 30, 1993 (the "August 1993 Forecast") with the 1994 modification submitted to the Control Board on November 22, 1993 (the "November 1993 Forecast"). These forecasts were prepared on a basis consistent with GAAP.

	August 1993 Forecast (1)	November 1993 Forecast (In Millions)	Increase (Decrease) from August 1993 Forecast
REVENUES			
Taxes			
General Property Tax	\$ 7,520	\$ 7,498	\$ (22)(2)
Other Taxes	9,439	9,483	44 (3)
Tax Audit Revenue	553	553	—
Criminal Justice Fund	350	350	—
Sale of Property Tax Receivables	215	215	—
Miscellaneous Revenues	3,651	3,566	(85)(4)
Unrestricted Intergovernmental Aid	451	529	78 (5)
Anticipated Federal Actions	150	150	—
Anticipated State Actions	80	80	—
Inter-Fund Revenues	243	241	(2)
Less: Intra-City Revenues	(693)	(684)	9
Disallowances Against Categorical Grants	(15)	(15)	—
Total City Funds	<u>\$21,944</u>	<u>\$26,966</u>	<u>\$ 22</u>
Federal Categorical Grants	3,569	3,767	198 (6)
State Categorical Grants	5,734	5,852	118 (6)
Total Revenues	<u>\$31,247</u>	<u>\$31,585</u>	<u>\$ 338</u>
EXPENDITURES			
Personal Service	\$15,573	\$15,618	\$ 45 (7)
Other Than Personal Service	13,355	13,761	406 (8)
Debt Service	2,177	2,055	(122)(9)
MAC Debt Service Funding	554	554	—
General Reserve	281	281	—
Total Expenditures	<u>\$31,940</u>	<u>\$32,269</u>	<u>\$ 329</u>
Less: Intra-City Expenses	\$ (693)	(684)	9
Total Expenditures	<u>\$31,247</u>	<u>\$31,585</u>	<u>\$ 338</u>
GAP TO BE CLOSED	<u>\$ —</u>	<u>\$ —</u>	<u>\$ —</u>

- (1) The City Council adopted a budget for the City's 1994 fiscal year on June 14, 1993. On July 2, 1993 the Mayor announced additional expenditure reductions in the amount of approximately \$191 million, which included a \$50 million reduction in BOE expenditures, a \$30 million reduction in Personal Service costs and a \$25 million reduction in Other Than Personal Services, for the City's 1994 fiscal year beyond those incorporated in the adopted budget. Based on the adopted budget and the additional reductions announced by the Mayor on July 2, 1993, the City submitted to the Control Board on August 6, 1993 a financial plan for the 1994 through 1997 fiscal years which was subsequently revised on August 30, 1993 to reflect technical changes.
- (2) The forecasted decrease in General Property Tax revenues reflects a larger provision for refunds, partially offset by the availability of \$28 million of funds previously required in a property tax reserve that is now dormant.
- (3) The forecasted increase in Other Taxes is primarily due to projected increases in collections for the banking corporation tax of \$60 million and for the sales tax of \$55 million due to higher bank profits and higher levels of local consumption. These increases are offset by forecasted decreases in the personal income tax of \$29 million, the general corporation tax of \$20 million and the unincorporated business tax of \$16 million. All other taxes are lower by \$6 million, primarily as a result of the failure to enact the proposed Mortgage Recording Tax on financings of cooperatives.
- (4) Excluding the decrease in Intra-City Revenues, Miscellaneous Revenues are projected to decrease by \$76 million. The projected decreases are due in part to the elimination of \$55 million in revenue associated with the restructuring of OTB and the reduction of \$52 million in projected revenue from fines. Offsetting these decreases is an increase in revenue from private grants of \$31 million.
- (5) The forecasted increase in Unrestricted Intergovernmental Aid of \$78 million is in part due to claims for reimbursement of Supplemental Security Income costs totaling \$43 million, \$15 million resulting from New York State Medicaid audits of pharmacy billings and additional reimbursement of \$20 million for highway improvement claims.
- (6) The increase in Federal and State Categorical Grants is due in part to modifications that were processed from July to September, as well as adjustments to the expenditure forecast.
- (7) The increase in Personal Service expenditures is partially due to additional overtime costs in the uniformed forces of \$53 million and \$48 million for increment costs associated with the slowdown of attrition for police officers and firefighters, partially offset by other changes to the expenditure forecast.
- (8) The increase in Other Than Personal Service is primarily due to budget modifications that were processed from July to September, as well as other revisions to the expenditure forecast, including increased costs in the Department of Social Services, offset by savings from a reduction in prior years' accrued expenditures.
- (9) The decrease in Debt Service costs is primarily due to discretionary adjustments in payments between the 1993 and 1994 fiscal years of \$90 million, the payment of debt from \$21 million of additional resources and reductions in short term interest costs of \$4 million.

SECTION VII: 1994-1997 FINANCIAL PLAN

The following table sets forth the City's projected operations on a basis consistent with GAAP for the 1994 through 1997 fiscal years as contained in the 1994-1997 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".

	1994-1997 Fiscal Years(1)(2)			
	1994	1995	1996	1997
	(In Millions)			
REVENUES				
Taxes				
General Property Tax	\$ 7,498	\$ 7,554	\$ 7,745	\$ 8,119
Other Taxes(3)	9,483	9,850	10,346	11,191
Tax Audit Revenue	553	503	503	503
Criminal Justice Fund(4)	350	437	455	—
Sale of Property Tax Receivables	215	(20)	—	—
Miscellaneous Revenues	3,566	3,288	3,117	3,096
Unrestricted Intergovernmental Aid	529	461	471	471
Anticipated Federal Actions	150	150	150	150
Anticipated State Actions	80	—	—	—
Inter-Fund Revenues(5)	241	244	246	247
Less: Intra-City Revenues	(684)	(785)	(788)	(794)
Disallowances Against Categorical Grants	(15)	(15)	(15)	(15)
Total City Funds	<u>\$21,966</u>	<u>\$21,667</u>	<u>\$22,230</u>	<u>\$22,968</u>
Federal Categorical Grants	3,767	3,403	3,427	3,445
State Categorical Grants	5,852	5,926	6,038	6,170
Total Revenues(6)	<u>\$31,585</u>	<u>\$30,996</u>	<u>\$31,695</u>	<u>\$32,583</u>
EXPENDITURES				
Personal Service(7)	\$15,618	\$16,502	\$17,061	\$17,337
Other Than Personal Service	13,761	14,075	14,494	15,070
Debt Service(3)	2,055	2,725	3,014	3,206
MAC Debt Service Funding(3)	554	59	277	313
General Reserve	281	150	150	150
Total Expenditures	<u>\$32,269</u>	<u>\$33,511</u>	<u>\$34,996</u>	<u>\$36,076</u>
Less: Intra-City Expenses	\$ (684)	\$ (785)	\$ (788)	\$ (794)
Net Total Expenditures(6)	<u>\$31,585</u>	<u>\$32,726</u>	<u>\$34,208</u>	<u>\$35,282</u>
GAP TO BE CLOSED	<u>\$ —</u>	<u>\$(1,730)</u>	<u>\$(2,513)</u>	<u>\$(2,699)</u>
GAP-CLOSING PROGRAM				
City Actions	\$ —	\$ 640	\$ 814	\$ 870
State Actions Including Mandate Relief	—	306	616	766
Federal Actions	—	—	100	200
Other Actions	—	784	983	863
TOTAL GAP-CLOSING PROGRAM	<u>\$ —</u>	<u>\$ 1,730</u>	<u>\$ 2,513</u>	<u>\$ 2,699</u>

(1) The four-year financial plan for the 1993 through 1996 fiscal years, as submitted to the Control Board on June 11, 1992, contained the following projections for the 1993-1996 fiscal years: (i) for 1993, total revenues of \$29.508 billion and total expenditures of \$29.508 billion; (ii) for 1994, total revenues of \$29.895 billion and total expenditures of \$31.492 billion, with a gap to be closed of \$1.597 billion; (iii) for 1995, total revenues of \$30.395 billion and total expenditures of \$32.092 billion, with a gap to be closed of \$1.697 billion; (iv) for 1996, total revenues of \$31.430 billion and total expenditures of \$33.676 billion with a gap to be closed of \$2.246 billion.

(footnotes continued on next page)

(footnotes continued from previous page)

The four-year financial plan for the 1992 through 1995 fiscal years, as submitted to the Control Board on July 12, 1991, contained the following projections for the 1992-1995 fiscal years: (i) for 1992, total revenues of \$28.517 billion and total expenditures of \$28.517 billion; (ii) for 1993, total revenues of \$29.025 billion and total expenditures of \$30.076 billion with a gap to be closed of \$1.051 billion; (iii) for 1994, total revenues of \$29.756 billion and total expenditures of \$31.391 billion with a gap to be closed of \$1.635 billion; and (iv) for 1995, total revenues of \$30.226 billion and total expenditures of \$31.970 billion with a gap to be closed of \$1.744 billion.

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.

- (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. For information concerning the Transit Authority, see "SECTION VII: 1994-1997 FINANCIAL PLAN—Assumptions—Expenditure Assumptions—2. Other Than Personal Service Costs—Transit Authority".
- (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 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. Other Taxes include transfers of net OTB revenues.
- (4) Criminal Justice Fund revenues comprise \$150 million, \$150 million and \$150 million from the general property tax receipts projected for the 1994 through 1996 fiscal years, respectively; \$120 million for each of 1995 and 1996 fiscal years from the City lottery; and \$200 million, \$167 million and \$185 million projected to be received from personal income tax for the 1994 through 1996 fiscal years, respectively.
- (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) 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".
- (7) For an explanation of projected expenditures for personal service costs, see "SECTION V: CITY SERVICES AND EXPENDITURES—Employees and Labor Relations".

For fiscal year 1994, the Financial Plan includes \$80 million of Anticipated State Actions, of which approximately half require no further approval. The Financial Plan also assumes the receipt of \$150 million of Anticipated Federal Actions in each of the 1994 through 1997 fiscal years. Approximately half the Anticipated State Actions for fiscal year 1994 are subject to approval by the Governor, and the Anticipated Federal Actions are subject to approval by Congress and the President.

Actions to Close the Gaps

The 1994-1997 Financial Plan reflects a program of proposed actions by the City, State and Federal governments to close the gaps between projected revenues and expenditures of \$1.7 billion, \$2.5 billion and \$2.7 billion for the 1995, 1996 and 1997 fiscal years, respectively.

City gap-closing actions total \$640 million in the 1995 fiscal year, \$814 million in the 1996 fiscal year and \$870 million in the 1997 fiscal year. These actions include increased revenues and reduced expenditures from agency actions aggregating \$165 million, \$439 million and \$470 million in the 1995 through 1997 fiscal years, respectively, including productivity savings and savings from restructuring the delivery of City services and service reductions; possible BOE expenditure reductions aggregating \$125 million in each of the 1995 through 1997 fiscal years; and reduced other than personal service costs aggregating \$50 million in each of the 1995 through 1997 fiscal years.

State actions proposed in the gap-closing program total \$306 million, \$616 million and \$766 million in each of the 1995, 1996 and 1997 fiscal years, respectively. These actions include savings from various proposed mandate relief measures and the proposed reallocation of State education aid among various localities totaling \$175 million, \$325 million and \$475 million in each of the 1995, 1996 and 1997 fiscal years,

respectively. These actions also include \$131 million in 1995 and \$291 million in each of 1996 and 1997 in anticipated State actions which could include savings from the proposed State assumption of certain Medicaid costs or various proposed mandate relief measures.

The Federal actions proposed in the gap-closing program are \$100 million and \$200 million in increased Federal assistance in fiscal years 1996 and 1997, respectively.

Other Actions proposed in the gap-closing program represent Federal, State or City actions to be specified in the future.

Various actions proposed in the Financial Plan, including the proposed continuation of the personal income tax surcharge beyond December 31, 1995, and the proposed mandate relief, State assumption of Medicaid costs and reallocation of State education aid, are subject to approval by the Governor and the State Legislature, and the proposed increase in Federal aid is subject to approval by Congress and the President. State and Federal 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. The State Legislature failed to approve the proposed Medicaid and certain mandate relief programs in the last session. The Financial Plan assumes that these proposals will be approved by the State Legislature during 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. The continuation of the personal income tax surcharge through December 31, 1995 has been approved. See "SECTION VII: 1994-1997 FINANCIAL PLAN—Certain Reports", "SECTION VII: 1994-1997 FINANCIAL PLAN—Assumptions" and "SECTION IX: OTHER INFORMATION—Ratings".

The City's projected budget gaps for the 1996 and 1997 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 1995 budget are not taken into account in projecting the budget gaps for the 1996 and 1997 fiscal years.

Although the City has maintained balanced budgets in each of its last thirteen fiscal years, and is projected to achieve balanced operating results for the 1994 fiscal year, 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 1994-1997 Financial Plan is based on numerous assumptions, including the recovery of the City's and the region's economy beginning by the end of calendar year 1993 and the concomitant receipt of economically sensitive tax revenues in the amounts projected. The 1994-1997 Financial Plan is 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 1994 through 1997 fiscal years; continuation of the 9% interest earnings assumptions for pension fund assets affecting the City's required pension fund contributions; the willingness and ability of the State, in the context of the State's current financial condition, 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; the ability of HHC, BOE and other such agencies to maintain balanced budgets; the willingness of the Federal government to provide Federal aid; approval of the proposed continuation of the personal income tax surcharge and the State budgets; adoption of the City's budgets by the City Council in substantially the form of the budgets proposed by the Mayor; the receipt of revenues from the City lottery in the amounts projected in the Financial Plan; 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: 1994-1997 FINANCIAL PLAN—Certain Reports". For further information concerning certain legislation requiring minimum levels of funding for education, see "SECTION VII: 1994-1997 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 tax revenues for its 1991 and 1992 fiscal years were substantially lower than projected. 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 State's 1992-93 budget was passed on time, closing an estimated \$4.8 billion imbalance resulting primarily from the national and regional economic recession. Major budgetary actions included a freeze in the scheduled reduction in the personal income tax and business tax surcharge, adoption of significant Medicaid cost containment or revenue initiatives, and reductions in both agency operations and grants to local governments from previously anticipated levels. The State completed its 1993 fiscal year with a positive margin of \$671 million in the General Fund which was deposited into a tax refund reserve account.

The Governor released the recommended Governor's Executive Budget for the 1993-94 fiscal year on January 19, 1993. The recommended 1993-94 State Financial Plan projected a balanced General Fund. General Fund receipts and transfers from other funds were projected at \$31.6 billion, including \$184 million carried over from the State's 1993 fiscal year. Disbursements and transfers from other funds were projected at \$31.5 billion, not including a \$67 million repayment to the State's Tax Stabilization Reserve Fund. To achieve General Fund budgetary balance in the 1994 State fiscal year, the Governor recommended various actions. These included proposed spending reductions and other actions that would reduce General Fund spending (\$1.6 billion); continuing the freeze on personal income and corporate tax reductions and on hospital assessments (\$1.3 billion); retaining moneys in the General Fund that would otherwise have been deposited in dedicated highway and transportation funds (\$516 million); a 21-cent increase in the cigarette tax (\$180 million); and new revenues from miscellaneous sources (\$91 million). The recommended Governor's 1993-94 Executive Budget included reductions in anticipated aid to all levels of local government.

In comparison to the recommended 1993-94 Executive Budget, the 1993-94 State budget, as enacted, reflects increases in both receipts and disbursements in the General Fund of \$811 million.

The \$811 million increase in projected receipts reflects (i) an increase of \$487 million, from \$184 million to \$671 million, in the positive year-end margin at March 31, 1993, which resulted primarily from improving economic conditions and higher than expected tax collections, (ii) an increase of \$269 million in projected receipts, \$211 million resulting from the improved 1992-93 results and the expectation of an improving economy and the balance from improved auditing and enforcement measures and other miscellaneous items, (iii) additional payments of \$200 million from the Federal government to reimburse the State for the cost of providing indigent medical care, and (iv) the payment of an additional \$50 million of personal income tax refunds in the 1992-93 fiscal year which would otherwise have been paid in fiscal year 1993-94; offset by (v) \$195 million of revenue raising recommendations in the Executive Budget that were not enacted and thus are not included in the 1993-94 State Financial Plan.

The \$811 million increase in projected disbursements reflects (i) an increase of \$252 million in projected school aid payments, after applying estimated receipts from the State Lottery allocated to school aid, (ii) an increase of \$194 million in projected payments for Medicaid assistance and other social service programs, (iii) additional spending on the judiciary (\$56 million) and criminal justice (\$48 million), (iv) a net increase in projected disbursements for all other programs and purposes, including mental hygiene and capital projects, of \$161 million, after reflecting certain re-estimates in spending, and (v) the transfer of \$100 million to a newly established contingency reserve.

The second quarterly update to the 1993-94 State Financial Plan was released on October 29, 1993. The update included increased estimates of receipts and disbursements from those set forth in the 1993-94 State Financial Plan formulated on April 16, 1993, as modified by the first quarterly update issued on July 30, 1993. The second quarterly update increased the potential year-end positive margin in the General Fund to \$38 million from the \$5 million margin forecast in the first quarterly update. The short-term economic forecast for the national economy contained in the second quarterly update is basically unchanged from July. The forecast for the State economy calls for economic growth to begin late in calendar year 1993 with an acceleration of gains in employment, income and wages anticipated in 1994. The State Division of the Budget has cautioned, however, that its forecast for both the State and the national economies is subject to uncertainties with respect to the level of consumer and business confidence, the effect of cutbacks in Federal spending and the weakness in the European and Japanese economies, among other factors.

The 1993-94 State budget, as enacted, included \$400 million less in State actions than the City had anticipated. As a result of adjustments to education aid formulas, the City received an additional \$145 million in education funds. However, the State Legislature failed to enact a takeover of local Medicaid costs, other significant mandate relief items and certain Medicaid cost containment items proposed by the Governor, which would have provided the City with savings. The adopted State budget increased sanctions on social service programs, eliminated the pass-through of a State surcharge on parking tickets, cut reimbursement for transportation operations under the Consolidated Local Highway Assistance Program, and required a large contribution in City funds to hold the MTA fare at the current level. In the event of any significant reduction in projected State revenues or increases in projected State expenditures from the amounts currently projected by the State, there could be an adverse impact on the timing and amounts of State aid payments to the City in the future. For further information concerning the State, including the State's credit ratings, see "SECTION VII: 1994-1997 FINANCIAL PLAN—Assumptions".

In certain prior fiscal years, the State has failed to enact a budget prior to the beginning of the State's fiscal year. A 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 certain 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 State has noted that its forecasts of tax receipts have been subject to variance in recent fiscal years. 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 Corporation ("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 April 26, 1993, Standard & Poor's revised the rating outlook assessment to stable. On June 15, 1993, Standard & Poor's confirmed its January 1992 rating and continued its outlook as stable with respect to the State's general obligation bonds. On January 6, 1992, Moody's Investors Service, Inc. ("Moody's") reduced its ratings on outstanding limited-liability State lease purchase and contractual obligations from A to Baa1. On June 15, 1993, Moody's reconfirmed its A rating on the State's general obligation long-term indebtedness.

The projections and assumptions contained in the 1994-1997 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 October 1993. 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 impact of the current recession and the declines in employment since 1987 on the receipt of tax revenues. The Financial Plan now projects that the economy has stabilized and that there will be a modest recovery beginning by the end of the 1993 calendar year. However, there can be no assurance that the City will recover from the current recession at that time or to the extent assumed in the Financial Plan or that the economically sensitive tax revenues projected in the Financial Plan to be received will be received in the amounts anticipated.

The following table presents a forecast of the key economic indicators for the calendar years 1993 through 1997. This forecast is based upon information available in October 1993.

FORECAST OF KEY ECONOMIC INDICATORS

<u>U.S. ECONOMY</u>	Calendar Years				
	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>
<i>Economic Activity and Income</i>					
Real GDP (\$ billions of 1987 dollars)	5,122.2	5,285.4	5,422.5	5,534.5	5,700.8
Percent Change	2.7	3.2	2.6	2.1	3.0
Pre-tax Corporate Profits (\$ billions)	437.1	487.7	473.9	471.6	510.9
Percent Change	10.6	11.6	(2.8)	(0.5)	8.3
Personal Income (\$ billions)	5,389.0	5,693.8	6,015.9	6,352.7	6,708.3
Percent Change	4.7	5.7	5.7	5.6	5.6
Nonagricultural Employment (millions)	110.1	112.3	114.8	116.8	119.0
Change From Prior Year	1.6	2.2	2.5	2.0	2.2
Unemployment Rate	6.9	6.3	5.9	6.1	6.0
CPI-All Urban (1982-84=100)	144.7	149.3	154.2	159.4	164.7
Percent Change	3.1	3.2	3.3	3.4	3.3
3 Month T-Bill Rate	3.0	3.2	3.2	2.9	3.5
<u>CITY ECONOMY</u>					
Personal Income (\$ billions)	184.2	192.9	201.7	211.0	222.3
Percent Change	2.2	4.7	4.6	4.6	5.4
Nonagricultural Employment (thousands)	3,254.9	3,255.2	3,268.6	3,287.9	3,314.8
Change From Prior Year	(30.2)	0.3	13.4	19.2	26.9
Real Gross City Product (\$ billions of 1987 dollars)	218.1	223.5	227.5	232.2	239.0
Percentage Change	(2.3)	2.5	1.8	2.1	2.9
CPI-All Urban NY-NJ Area (1982-84=100)	154.7	160.0	165.6	171.7	178.1
Percent Change	3.1	3.4	3.5	3.7	3.7

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, assumptions relating to 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 the operating limit. See "SECTION IV: SOURCES OF CITY REVENUES—Real Estate Tax".

The delinquency rate for the 1993 fiscal year was 4.19%. The 1994-1997 Financial Plan projects delinquency rates of 3.82%, 3.35%, 2.91% and 2.82%, respectively, for the 1994 through 1997 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". For information concerning a commission created to study real property tax reform, see "SECTION IV: SOURCES OF CITY REVENUES—Real Estate Tax—Assessment".

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 1994-1997 Financial Plan. The amounts set forth below include projected tax program revenues and excludes the Criminal Justice Fund and audit revenues.

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>
	(In Millions)			
Personal Income(1)	\$3,346	\$3,574	\$ 3,783	\$ 4,231
General Corporation	1,041	1,090	1,140	1,192
Banking Corporation	470	445	470	468
Unincorporated Business Income	422	455	482	514
Sales	2,456	2,568	2,690	2,818
Commercial Rent	616	623	645	672
Real Property Transfer	142	150	164	179
Mortgage Recording	126	136	151	168
Utility	207	203	211	219
All Other(2)	657	606	610	730
Total	<u>\$9,483</u>	<u>\$9,850</u>	<u>\$10,346</u>	<u>\$11,191</u>

- (1) Personal Income excludes amounts to be paid to the Criminal Justice Fund of \$200 million, \$167 million and \$185 million in the 1994 through 1996 fiscal years, respectively. Personal Income includes revenues which would be generated by extension of an existing personal income tax surcharge amounting to \$142 million, \$415 million, \$440 million and \$470 million in the 1994 through 1997 fiscal years, respectively. The Financial Plan assumes renewal of the surcharge, which requires enactment of State legislation.
- (2) All Other includes, among others, stock transfer tax, the OTB net revenues, cigarette, beer and liquor taxes, the hotel tax and the automobile use tax. Stock transfer tax is \$114 million in each of the 1994 through 1997 fiscal years. All Other excludes Criminal Justice Fund revenues from the City lottery of \$120 million in each of the 1995 and 1996 fiscal years, respectively.

The 1994-1997 Financial Plan reflects 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, stabilization in the outlook for the manufacturing, trade and business service sectors and continued strength in the securities industry in the 1993 fiscal year, with moderate growth thereafter; (iii) with respect to the banking corporation tax, earnings declining in the 1994 through 1996 fiscal years as an improving economy causes interest rate spreads to narrow; (iv) with respect to the unincorporated business tax, continued strength in the securities industry partially offset by further weakness in the service sector, and continued improvement in fiscal year 1994; (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 wage income; (vi) with respect to the mortgage recording and real property transfer taxes, a slow recovery in the 1994 fiscal year and the proposed extension of the mortgage recording tax to cooperatives; (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 as well as the proposed increase in the taxable thresholds; and (viii) with respect to the All Other category, the current general economic forecast. The 1994-1997 Financial Plan also assumes the timely extension by the State Legislature of the current rate structures for the non-resident earnings tax, for the resident personal income tax, for the general corporation tax, for the two special sales taxes and for the cigarette tax. Legislation extending these taxes to December 31, 1995 has been approved. The City intends to seek additional extensions through at least the 1997 fiscal year.

4. MISCELLANEOUS REVENUES

The following table sets forth amounts of miscellaneous revenues projected to be received by the City in the 1994-1997 Financial Plan.

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>
	(In Millions)			
Licenses, Permits and Franchises	\$ 214	\$ 209	\$ 211	\$ 209
Interest Income	74	91	105	112
Charges for Services	400	397	391	393
Water and Sewer Payments(1)	749	727	716	726
Rental Income	180	203	193	188
Fines and Forfeitures	472	437	369	364
Other	793	439	344	310
Intra-City Revenues	684	785	788	794
Total	<u>\$3,566</u>	<u>\$3,288</u>	<u>\$3,117</u>	<u>\$3,096</u>

(1) Received from the Water Board. For further information regarding the Water Board, see "SECTION VII: 1994-1997 FINANCIAL PLAN—Long-Term Capital and Financing Program".

The 1994-1997 Financial Plan projects that aggregate miscellaneous revenues except for the "Other" category will remain relatively stable with offsetting increases and declines. Rental Income is estimated to increase in the 1994 through 1997 fiscal years due to the anticipated renegotiation of the airport lease with the Port Authority. For the 1994 through 1997 fiscal years, the 1994-1997 Financial Plan provides that water and sewer payments levied and collected by 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 1994 fiscal year include \$120 million from union contributions and \$85 million from the recovery of prior year FICA overpayments.

5. UNRESTRICTED INTERGOVERNMENTAL AID

The following table sets forth amounts of unrestricted intergovernmental aid projected to be received by the City in the 1994-1997 Financial Plan.

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>
	(In Millions)			
State Revenue Sharing	\$293	\$293	\$293	\$293
Other Aid	236	168	178	178
Total	<u>\$529</u>	<u>\$461</u>	<u>\$471</u>	<u>\$471</u>

The "Other Aid" category mainly consists of \$10 million annually of the Consolidated Local Highway Assistance Program aid, approximately \$88 to \$107 million from aid associated with the State takeover of long-term care Medicaid costs, \$76 to \$27 million of recoupment for welfare clients who were originally denied disability assistance and \$30 to \$25 million from New York State fraud audits.

The receipt of State Revenue Sharing funds could be affected by potential prior claims asserted by the State. For information concerning recent shortfalls in projected State tax revenues and the possible impact on State aid to the City, see "SECTION VII: 1994-1997 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 1994-1997 Financial Plan.

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>
	(In Millions)			
Federal				
JTPA	\$ 92	\$ 74	\$ 74	\$ 74
Community Development(1)	306	258	258	258
Welfare	2,351	2,220	2,237	2,251
Education	709	675	675	675
Other	309	176	183	187
Total	<u>\$3,767</u>	<u>\$3,403</u>	<u>\$3,427</u>	<u>\$3,445</u>
State				
Welfare	\$1,877	\$1,923	\$1,945	\$1,964
Education	3,343	3,424	3,503	3,591
Higher Education	162	126	128	122
Health and Mental Health	214	202	200	200
Other	256	251	262	293
Total	<u>\$5,852</u>	<u>\$5,926</u>	<u>\$6,038</u>	<u>\$6,170</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 1994-1997 Financial Plan assumes 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: 1994-1997 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 September 30, 1993, approximately 11.37% 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, possible disallowances and possible prior claims 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 1994-1997 Financial Plan, the City believes, based on past administrative and legislative actions, that it is unlikely that substantial disallowances would occur. The amounts of such disallowances attributable to prior years declined from \$124 million in the 1977 fiscal year to \$8 million in the 1993 fiscal year. This decrease reflects improved claims control procedures and favorable experience with the level of disallowances in recent years. As of June 30, 1993, the City had an accumulated reserve of \$189 million for future disallowances of categorical aid. The 1994-1997 Financial Plan contains a provision for aid disallowances of \$15 million for each of the City's 1994 through 1997 fiscal years.

On April 8, 1993, President Clinton formally submitted to Congress a budget for Federal fiscal year 1994. On November 10, 1993, the last of thirteen appropriations bills for Federal fiscal year 1994 was approved by Congress. All of the bills have been signed into law by the President. The appropriations provide higher funding for a number of programs which benefit the City. These include additional transportation funds through the Intermodal Surface Transportation Efficiency Act Program, Community Development Block Grant funds, HOME Investment Partnership Program funds, and Head Start funds. Increases for a number of programs could also yield additional Federal aid for the City. These programs include State Legalization Impact Assistance Grants, a Supportive Housing Program, Tuberculosis Elimination Grants and HIV Education and Prevention

Grants. There are several rescission bills and deficit reduction bills pending for Federal fiscal year 1994 and, while it does not appear that their passage will have a substantial impact on the City, the City will continue to monitor them until 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 1994-1997 Financial Plan.

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>
	(In Millions)			
Wages and Salaries	\$11,161	\$11,261	\$11,388	\$11,458
Pensions	1,499	1,438	1,515	1,433
Other Fringe Benefits	2,773	2,996	3,208	3,443
Reserve for Collective Bargaining(1)	186	808	951	1,001
Total	<u>15,619</u>	<u>16,503</u>	<u>17,062</u>	<u>17,335</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 1994-1997 Financial Plan projects 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 212,853 on June 30, 1994 to an estimated level of 208,228 by June 30, 1997, assuming the gap-closing program contained in the Financial Plan is successfully implemented.

On January 11, 1993 the City announced a settlement with a coalition of 19 municipal unions for a 39-month period that will extend into fiscal year 1995. The coalition of 19 unions includes District Council 37 and Local 237 and represents approximately 44% of the City's workforce. This settlement, which has been ratified by the unions, provides that employees will receive no wage increase during the first 18 months of the agreement, a 2% increase in the 19th month of the agreement, another 2% increase in the 31st month of the agreement and a 3% increase in the 36th month of the agreement. Thus by the end of the term of the agreement the wage increase will total 7.16%. Other benefits include a one-time bonus of \$700, a one-time payment to union-administered welfare funds of \$125 per employee and retiree and annual increases to the welfare funds totalling \$200 per employee and retiree per year. As an offset to these costs, employees hired after the first wage increase will be hired at salaries that do not include any of the increases; they will remain at those salaries for one year. If the value of all of the benefits contained in the agreement are included, the total net increase by the end of the agreement period is 8.25%. Subsequently, the City reached similar agreements with the United Probation Officers Association which represents approximately 800 probation officers, the Professional Staff Congress ("PSC") which represents over 3,000 full-time and part-time professors at the community colleges of City University and the UFOA which represents approximately 2,500 fire officers. The PSC agreement is retroactive to November 1, 1990 and will extend through June 30, 1995. The UFOA agreement is retroactive to November 1, 1990 and will extend through April 30, 1995.

On August 4, 1992, the UFT filed a declaration of impasse with the New York State Public Employment Relations Board ("PERB"). Hearings before a panel of fact-finders began on January 13 and concluded on February 7, 1993. The panel issued its non-binding recommendations on April 28, 1993. The panel gave great weight to the pattern established by the settlement with a coalition of municipal unions in January, which called for increases totaling 8.25% for a thirty-nine month period and included a freeze on starting salaries for new employees. In its report, the panel recommended the same increases for teachers, with the exception of the wage freeze for starting salaries (which adds an additional 0.25% onto the cost). On August 30, 1993, BOE and the City announced an agreement with the UFT. The agreement, which has been ratified by the UFT's membership, is generally consistent with the coalition agreement. However, while the coalition agreement is for a period of 39 months and provides for a freeze on starting salaries for new employees, the UFT agreement covers a 48½ month period and does not freeze starting salaries. For the first 39 months of the UFT agreement, the net expenditure increase will total 8.5%, the increase recommended by the fact-finding panel. For the period beyond the first 39 months, the net expenditure increase is based on a mathematical proration and will amount to 2.06%. The agreement also contains various educational reforms that will yield savings that are expected to help fund the agreement.

The 1994-1997 Financial Plan reflects the costs associated with the 39 month settlements and provides for similar increases for all City-funded employees. Additional sums in the amounts of \$42 million for fiscal year 1995 and \$79 million for each year thereafter have been added to the Financial Plan to provide funding for the additional 9½ months provided for under the UFT agreement.

The 1994-1997 Financial Plan also provides for the cost of wage increases for the correction officers who reached a tentative agreement with the City on November 13, 1993 for a fifteen month period spanning the 1991 and 1992 fiscal years, based on the framework established by the 1991 police officers arbitration. The Financial Plan provides no additional wage increases for City employees after the 1995 fiscal year. Each 1% wage increase for all employees commencing in the 1995 or 1996 fiscal year would cost the City an additional \$30 million for the 1995 fiscal year and \$135 million for the 1996 fiscal year and \$150 million each year thereafter above the amounts provided for in the Financial Plan. The terms of wage settlements could be determined through the impasse procedure in the New York City Collective Bargaining Law, which can impose a binding settlement.

The agreement with the coalition of municipal unions also calls for the implementation of at least six workforce productivity initiatives in mid-1993; the savings produced by these initiatives will be shared with the workers involved. A Productivity Advisory Council with members from business, academia and labor has been established to advise the City concerning these and other initiatives.

On March 12, 1993, an impasse panel issued an interim award covering approximately 8,800 firefighters of the Uniformed Firefighters Association (the "UFA") for the fifteen month period beginning July 1, 1990. On May 17, 1993 the panel issued its final award. The award conforms to the pattern set by other uniformed unions for that fifteen month period and funding for the award is reflected in the 1994-1997 Financial Plan. On June 18, 1993, the New York City Board of Collective Bargaining affirmed the impasse panel's final award following an appeal by the UFA.

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 R".

2. OTHER THAN PERSONAL SERVICE COSTS

The following table sets forth projected OTPS expenditures contained in the 1994-1997 Financial Plan.

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>
	(In Millions)			
Administrative OTPS	\$ 6,239	\$ 6,069	\$ 6,249	\$ 6,456
Public Assistance	3,144	3,234	3,293	3,348
Medical Assistance (Excluding City Medicaid Payments to HHC)	1,860	2,046	2,272	2,534
HHC Support	978	1,110	1,024	1,050
Other	1,541	1,617	1,657	1,685
Total	<u>13,762</u>	<u>14,076</u>	<u>14,495</u>	<u>15,073</u>

Administrative OTPS

The 1994-1997 Financial Plan contains estimates of the City's administrative OTPS expenditures for general supplies and materials, equipment and selected contractual services in the 1994 fiscal year. Thereafter, to account for inflation, selected OTPS expenditures are projected to rise by approximately 3.8% in fiscal year 1995, 4.1% in fiscal year 1996 and 4.0% in fiscal year 1997. However, it is assumed that the savings from a procurement initiative will offset the need for funding projected increases in OTPS expenditures that result from the accounting for inflation.

Energy

The 1994-1997 Financial Plan assumes different rates of inflation for energy costs for each of the 1995 through 1997 fiscal years. Inflation rates for each of the 1995 through 1997 fiscal years are set forth in the following table.

	<u>1995</u>	<u>1996</u>	<u>1997</u>
	(In Millions)		
Gasoline and Fuel Oil	5.0%	9.0%	10.0%
Electricity	3.0	5.0	7.0
Natural Gas	3.0	4.0	6.0

Total energy expenditures are projected at \$433 million in the 1994 fiscal year, rising to \$507 million in the 1997 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 1994 adjustments, where applicable.

Public Assistance

The average number of persons receiving income benefits under public assistance is projected to be 1,115,823 per month in the 1994 fiscal year. The 1994-1997 Financial Plan projects that the average number of recipients will increase by 6.5% in the 1994 fiscal year from the average number of recipients in the 1993 fiscal year. The Financial Plan assumes that past trends of increases in the public assistance grant level will continue during the 1994 fiscal year, with a projected annual increase in the average grant of 0.07%. Of total public assistance expenditures in the City for the 1994 fiscal year, the City-funded portion is projected to be \$858.7 million. The City-funded portion of public assistance expenditures is projected to be \$897.2 million in the 1995 fiscal year, an increase of 4.4% from the 1994 fiscal year, increasing to \$914.1 million in the 1997 fiscal year.

Medical Assistance

Medical assistance payments projected in the 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 \$1.784 billion for the 1994 fiscal year and is expected to increase to \$2.469 billion in the 1997 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 1994-1997 Financial Plan do not include Medicaid costs for the mentally disabled and 80% of the non-Federal share of long-term care costs which have been assumed by the State. The 1994-1997 Financial Plan projects savings of \$549 million in the 1994 fiscal year due to the State having assumed such costs, and projects such savings will increase to \$622 million in the 1997 fiscal year.

Health and Hospitals Corporation

The 1994-1997 Financial Plan anticipates a decrease in the 1994 fiscal year of approximately \$31 million in the City subsidy portion of the total City funds provided to HHC from the 1993 fiscal year.

Support for HHC in the 1994-1997 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 \$609 million in the 1994 fiscal year and are projected to be approximately \$626 million in the 1997 fiscal year.

HHC operates under its own section of the 1994-1997 Financial Plan as a Covered Organization. HHC's financial plan projects City-funded expenditures of \$978 million for the 1994 fiscal year (including debt service and lease payments), increasing to \$1.050 billion in the 1997 fiscal year. The City-funded expenditures in the 1994 fiscal year include \$278 million of general City support, \$609 million of Medicaid payments to HHC and \$90 million for certain intra-city payments. The HHC plan projects total expenditures of \$3.260 billion in the 1994 fiscal year, increasing to \$3.541 billion in the 1997 fiscal year. The plan projects no gaps between revenues and expenditures in the 1994 through 1997 fiscal years. These projections assume: (i) an increase in wages of 2.0% in fiscal year 1994, and no increases in the 1995 through 1997 fiscal years; (ii) a 1.6% increase in each of the 1994 through 1997 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 4.5% in fiscal year 1994, 4.7% in fiscal year 1995, 4.7% in fiscal year 1996 and 4.7% in fiscal year 1997 in other than personal service costs (excluding fuel and per diem nursing costs); and (v) a weighted Medicaid in-patient rate increase of 3.6%, 2.9%, 2.9% and 2.9% in fiscal years 1994 through 1997, respectively. Significant changes have been and may be made in Medicaid, Medicare and other third-party payor programs, which changes could have a material adverse impact on HHC's financial condition. President Clinton has recommended comprehensive changes to the current health care system encompassing the delivery and financing of health care and related services. If enacted, such changes may adversely affect the operations of HHC, including its ability to compete for patients and the level of reimbursement it receives for medical services.

Other

The projections set forth the 1994-1997 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

The City submitted to the Control Board on August 6, 1993 a financial plan for the Transit Authority covering its 1993 through 1997 fiscal years (the "Transit Authority Financial Plan"). The TA's fiscal year is the calendar year. The Transit Authority Financial Plan projects for its 1993 fiscal year, among other things, a cash-basis surplus of \$1.7 million and operating expenses of approximately \$3.6 billion. City assistance to the TA is \$632.1 million for the TA's 1993 fiscal year. This plan includes an increase in the City's contribution over the previous plan of \$91 million in 1993 and \$65 million per year in the out-years in order to maintain the fare at \$1.25 until 1995.

For 1993, the TA originally projected a budget gap of approximately \$265.9 million in the TA's 1993 fiscal year operating budget proposal submitted to the MTA on November 9, 1992. This proposal included the assumption of the City's paratransit program, Access-a-Ride, on July 1, 1993 at an expected net cost of \$5.1 million. The budget adopted by the MTA Board on December 18, 1992 incorporated a 20% increase in Triborough Bridge and Tunnel Authority (the "TBTA") tolls effective January 31, 1993 which is expected to raise \$43.7 million. Combined with modifications to cash flow adjustments, the budget gap was reduced to \$229.1 million.

Subsequently the MTA revised the TA's 1993 budget in April 1993 to reflect the State's 1994 fiscal year budget. The revised budget includes the additional City funds, a portion of the Petroleum Business Tax revenues in the amount of \$73.2 million, the restoration through November 1995 of the Corporate Tax Surcharge and other MTA actions that will close the TA's budget gap in 1993.

The Transit Authority Financial Plan forecasts cash-basis gaps of \$29.8 million, \$471.9 million, \$613.4 million and \$764.2 million in its 1994 through 1997 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 for its 1994 to 1997 fiscal years in the Transit Authority Financial Plan occur, in part, because expenditures are expected to increase by 22.4 percent between fiscal years 1993 and 1997 while revenues are expected to increase by 1.7 percent during the same period. The plan assumes that the gaps beyond 1993 will be closed in part through restoration by the end of 1995 of certain State taxes (which were restored only through November 1995 by the State legislature) which will be available to the MTA, additional Federal, State or local assistance, increased user charges, productivity measures, reduced service levels, additional management actions, or some combination of these actions.

On April 5, 1993, the State Legislature approved and the Governor subsequently signed into law, legislation authorizing a five-year \$9.56 billion capital plan for the MTA for 1992 through 1996 including approximately \$7.4 billion in projects for the TA, with the additional resources to be provided by additional Federal, State and City capital funds, MTA bonds and other MTA resources. The MTA has submitted a 1992-1996 Capital Program based on this legislation for the approval of the MTA Capital Program Review

Board (the "CPRB"), as State law requires. The State has assumed a City capital contribution \$500 million greater than the amount funded in the City's Ten-year Capital Strategy. Unless the MTA identifies additional resources, parts of the 1992-1996 Capital Program may be deferred or reduced.

If approved, the 1992-1996 Capital Program would supersede a one-year program adopted in 1992. The 1992-1996 Capital Program would succeed two previous five-year capital programs for the periods covering 1982-1986 and 1987-1991. The 1987-1991 Capital Program totaled approximately \$8.0 billion, including \$6.2 billion for TA capital projects.

The MTA originally submitted its 1992-1996 Capital Program proposal to the CPRB for approval with projected total spending of \$10.0 billion, of which the TA portion was \$7.7 billion. Due to questions about how the funding gaps in the MTA's proposed 1992-1996 Capital Program would be closed, the CPRB disapproved the proposal "without prejudice" on December 27, 1991. Pending the approval of a 1992-1996 Capital Program, the MTA proceeded with first-half fiscal year 1992 capital projects for which funding was available under existing authority. On March 9, 1992 the MTA submitted revised 1992-1996 Capital Program proposals, which identified \$6.7 billion in potential funding, most of which required 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 was deemed approved by the CPRB on May 28, 1992 and is consistent with the State's enacted 1993 budget. The State required the MTA to submit to the CPRB by October 1, 1992 a revised 1992-1996 Capital Program, and the MTA complied. This third submission reduced the overall program to \$9.6 billion, for which \$3.7 billion in funding sources was not identified. The submission was disapproved "without prejudice" on December 30, 1992, again due to the funding shortfalls.

Board of Education

The Stavisky-Goodman Act requires the City to allocate to BOE an amount of funds from the total budget either 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. In the Financial Plan 25.41% of the City's budget is allocated to BOE for the 1994 fiscal year, exceeding the amount required by the Stavisky-Goodman Act. The Financial Plan allocation to BOE reflects a reduction of \$60 million in funding to be provided to BOE by the City in 1994 from the amount appropriated to BOE in the City's 1994 adopted budget. The City has reached agreement with BOE identifying additional resources available to BOE in 1994. These resources will permit BOE to replace the substantial gap closing actions which were assumed in the adopted budget to be met through reductions in BOE personnel. The agreement also implements the \$60 million reduction in City funding reflected in the Financial Plan. The additional resources identified for BOE will not require any net increase in the City's tax levy supported budget in 1994.

The 1994-1997 Financial Plan assumes student enrollment to be 1,020,290, 1,044,088, 1,066,921, 1,086,993 in the 1994 through 1997 fiscal years, respectively.

Judgments and Claims

In the fiscal year ended on June 30, 1993, the City expended \$231 million for judgments and claims. The 1994-1997 Financial Plan includes provisions for judgments and claims of \$222 million, \$243 million, \$253 million and \$262 million for the 1994 through 1997 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, 1993 amounted to approximately \$2.2 billion. This estimate was made by categorizing the various claims and applying a statistical model, based primarily on actual settlements by type of claim during the preceding ten fiscal years, and by supplementing the estimated liability with information supplied by the City's Corporation Counsel. For further information regarding certain of these claims, see "SECTION IX: OTHER INFORMATION—Litigation".

In addition to the above claims, numerous real estate tax *certiorari* proceedings involving allegations of inequality of assessment, illegality and overvaluation are currently pending against the City. The City's 1993 Financial Statements estimate that the potential exposure to the City in the *certiorari* proceedings, as of June 30, 1993, could amount to approximately \$268 million. Provision has been made in the Financial Plan for estimated average refunds of \$170 million in each of the 1994 through 1997 fiscal years. For further

information concerning these claims, certain remedial legislation related thereto and the City's estimates of potential liability, see "SECTION IX: OTHER INFORMATION—Litigation—*Taxes*" and "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Note H".

The United States Environmental Protection Agency and the City have entered into a consent decree which includes the agreement by the City to have a permanent sewage sludge disposal plan by December 31, 1998. The 1994-1997 Financial Plan includes \$100 million in each of fiscal years 1994 through 1997 to cover the estimated cost of sludge disposal. The Ten-Year Capital Strategy includes over \$1.0 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, was completed in fiscal year 1993 at a cost of approximately \$850 million. All costs associated with sludge disposal are expected to be funded by 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 user charges are currently assumed in the 1994-1997 Financial Plan.

3. DEBT SERVICE

Debt service estimates for the 1994 through 1997 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. These estimates reflect the debt service savings from the refunding to be effected with the proceeds of the Bonds.

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.

The City estimates that MAC's February 1992 refunding will make available \$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 Financial Plan does not include the receipt of these funds.

5. GENERAL RESERVE

The 1994-1997 Financial Plan includes a reserve of \$281 million in fiscal year 1994 and \$150 million in each of the 1995 through 1997 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, the City Comptroller and OSDC will issue reports in the near future reviewing the 1994-1997 Financial Plan.

The City Comptroller issued a report on the state of the City's economy on December 15, 1992. The report projected that the City's economy would slowly follow the national economy out of recession. The report noted that, from the peak employment level in April 1989 through September 1992, the City lost more than 350,000 jobs. The report stated that job loss, while continuing, had decelerated and that the productivity of persons employed in the City had risen rapidly in 1992. The report also noted that Gross City Product had stopped declining in 1992. The report projected that job losses would continue to occur in the City in 1993, but that Gross City Product would rise. The report noted that increased productivity and Gross City Product had led to raises for those persons with jobs, but that new jobs were not being created for the unemployed. The City Comptroller warned that this phenomenon was increasing the disparity between the employed and the unemployed and that the City needed to stimulate job growth to allow the unemployed to become productive members of the economy.

In her previous economic reports, the City Comptroller had stated that the recession in the City's economy began earlier and was more devastating than the national recession. The reports 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 about 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 was an acceleration of the loss of businesses and jobs from the City.

The reports 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 were expected to have a devastating effect on the City's local service industries. The combined effect was 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 caused increased demand for social services provided by the City.

The Comptroller also 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's Office issued a report on September 30, 1992 detailing the causes of, and the effects on the City's economy from, the relocation of corporate headquarters away from the City. The report explained that each corporate headquarters has a multiplier effect on the City economy because such headquarters use services provided by the local economy, such as advertising, banking, communications and real estate. Therefore, a move by a corporate headquarters out of the City means the local economy suffers from the loss of not only the jobs of the persons employed by the corporation, but also the jobs of the persons who provided such services to the corporation. The report predicted that State and local tax increases in fiscal years 1991 and 1992 will continue to drive headquarters from the City.

On August 4, 1993, the City Comptroller issued a report on the financial plan which was submitted to the Control Board on August 6, 1993 that identified risks of \$340 million, \$1.5 billion, \$2.0 billion and \$2.2 billion in fiscal years 1994 through 1997, respectively. The City Comptroller's estimate of risks to the fiscal year 1994 budget is based on the uncertainty of (i) receiving all the Federal aid anticipated, (ii) completing the sale or reorganization of OTB in fiscal year 1994 and (iii) winning approval to eliminate preparation time for certain teachers and on higher projections of spending on overtime. Additional risks in the out years of such financial plan include unspecified State and Federal aid in the gap-closing program and lower projections from the City lottery.

On October 21, 1993, the City Comptroller issued a report on the financial plan then in effect that found that recent City actions had reduced the potential fiscal year 1994 budget gap by \$60 million to \$280 million from the projection contained in her August report. Positive developments included (i) elimination of the preparation time risk through the contract settlement with the UFT, and (ii) a reduction in the uncertainty regarding portions of the Federal aid anticipated. Offsetting these developments were (i) poorer than anticipated tax collections for July through September and (ii) higher than anticipated expenditures.

In other reports, the City Comptroller has warned that State and local tax increases in a recession can have adverse effects on the local economy and can prolong the recession. She has also 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 reductions 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 August 10, 1993, OSDC released a report on the financial plan which was submitted to the Control Board on August 6, 1993. The report stated that expenditures for the 1994 fiscal year could be higher by \$240 million, due primarily to higher City payments to HHC and overtime costs in the uniformed services, and that revenues could be lower by \$182 million, resulting primarily from lower estimated tax receipts, lower estimated revenues from the sale or restructuring of OTB and the need for additional reserves for disallowances for Federal and State aid. The report noted that additional uncertainties for the 1994 fiscal year included \$150 million of projected Federal aid and \$215 million from the sale of real estate tax receivables.

With respect to the 1995 through 1997 fiscal years, the report noted that the budget gaps projected in such financial plan could rise by \$556 million, \$561 million and \$515 million in the 1995, 1996 and 1997 fiscal years, respectively, primarily reflecting higher City payments to HHC, higher overtime costs in the uniformed services, increased spending for BOE and lower than anticipated tax receipts, principally from the City lottery, the personal income tax and general corporation tax. The report noted that additional uncertainties for the 1995 through 1997 fiscal years included the amount of projected State and Federal aid that would ultimately be received by the City. The report noted that these gaps will increase even further to the extent that the City incurs increased collective bargaining costs after the expiration of the current contracts in the middle of the 1995 fiscal year. The report further notes that the gap-closing program for the 1995 through 1997 fiscal years has not yet been fully developed by the City and relies heavily on Federal and State assistance. The report concluded that, with the growth in spending projected to exceed the growth in revenues, the City faces a formidable challenge as it seeks to maintain annual budget balance and moves towards recurring structural balance.

On October 15, 1993, OSDC issued a status report discussing budget developments since August 1993. The report reaffirmed the financial findings in OSDC's August 10, 1993 report, concluding that aggressive financial management over the coming months is necessary in order for the City to meet its fiscal year 1994 personnel reduction targets and balance the fiscal year 1994 budget. The report also concluded that the City must generate recurring and growing resources to reduce the large budget gaps projected for the 1995 and subsequent fiscal years.

On May 25, 1993 the private members of the Control Board, Heather L. Ruth, Robert R. Kiley and Stanley S. Shuman, issued a statement which concluded that the City has a structural budget problem which has worsened into a permanent deficit and which must be resolved through permanent changes in the types of activities the City undertakes and the types of revenues the City raises. The private members stated that if the financial plan which was released by the City on May 3, 1993 (the "May Financial Plan") had been submitted during a Control Period, they would not have been able to vote for its approval. The private members stated that the City needs to balance its budget with actions that are reasonably under its control and that have recurring benefits, and that too many actions presented in the May Financial Plan do neither. The statement noted that the budget for the 1994 fiscal year set forth in the May Financial Plan was proposed to be balanced by relying on over \$1 billion of non-recurring actions and actions which are unlikely to occur.

On August 5, 1993, the staff of the Control Board issued a report on the then proposed financial plan. The staff identified risks of \$687 million, \$1.9 billion, \$2.4 billion and \$2.5 billion in each of the 1994 through 1997 fiscal years, respectively. The major risks identified in the report include actions that require State and/or Federal approval and risks associated with the City's revenue and expenditure estimates, including higher than planned overtime costs, larger City subsidy payments to HHC and proposed BOE expenditure reductions. The staff noted that the \$131 million of expenditure reductions for the City's 1994 fiscal year announced on July 2, 1993 are largely unspecified and, accordingly, there is uncertainty over the ultimate

value of these proposed reductions. The staff also noted that the then proposed financial plan does not fundamentally change the structural incompatibility between the City's revenues and expenditures, and that the vast majority of the gap-closing actions consist of unspecified actions expected to be taken by the City, State or Federal governments. In addition, the report concludes that enhanced monitoring and control systems are needed to insure that savings from the hiring freeze are achieved and that the City's reliance upon nonrecurring resources to balance budgets has allowed structural problems to persist and, in some cases, produced larger future gaps.

On October 12, 1993, the staff of the Control Board issued a report to the members of the Board (the "Board Report") on the status of the City's budget for the 1994 fiscal year. The Board Report identified risks of \$681 million for the 1994 fiscal year, a decrease of \$6 million compared to the staff's August 1993 analysis. The principal risks continued to include greater overtime costs of approximately \$124 million, which could grow to as much as \$200 million; larger City subsidy payments to HHC of approximately \$150 million; and uncertainty concerning the projected receipt of \$150 million in Federal aid. The Board Report noted that, while the risks to BOE's budget have been significantly reduced, there may be additional costs for asbestos abatement, overtime and transportation as a result of the asbestos problem in the City's schools. In addition, the Board Report noted that, although it is too early in the fiscal year to discern a trend, sales, general property and non-bank business tax collections through August have been weak, while preliminary September results from the bank tax were extraordinarily large, bringing year-to-date growth in the bank tax to 90%. The Board Report concluded that additional gap-closing actions will be necessary to assure balance, because the City does not have many of the additional resources which were available in the 1993 fiscal year, such as lower than expected headcount, greater pension investment earnings and reduced OTPS expenditures, to offset shortfalls or failures in the gap-closing program and to fund new needs.

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, during recessionary periods when operating revenues come under increasing pressure, funding levels for the earlier years of the City's capital program are reduced from those previously forecast in order to reduce debt service costs. The Financial Plan reduces the portion of the City's capital program to be funded from City general obligation debt by approximately 25% in each of the four years covered by the Financial Plan. For additional information regarding the City's infrastructure and physical assets, see "APPENDIX A—ECONOMIC AND SOCIAL FACTORS".

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

City-funded commitments, which were \$344 million in 1979, are projected to reach \$3.2 billion in 1994. City-funded expenditures, which more than tripled between fiscal years 1980 and 1985, are forecast at \$3.8 billion in the 1994 fiscal year; total expenditures are forecast at \$4.2 billion in 1994. For additional information concerning the City's capital expenditures and the Ten-Year Capital Strategy covering fiscal years 1994 through 2003, see "SECTION V: CITY SERVICES AND EXPENDITURES—Capital Expenditures".

The following table sets forth the major areas of capital commitment projected for the 1994 through 1997 fiscal years. See "SECTION V: CITY SERVICES AND EXPENDITURES—Capital Expenditures".

1994-1997 CAPITAL COMMITMENT PLAN

	1994		1995		1996		1997	
	City Funds	All Funds	City Funds	All Funds	City Funds	All Funds	City Funds	All Funds
	(In Millions)							
Mass Transit(1)	\$ 238	\$ 238	\$ 547	\$ 547	\$ 107	\$ 107	\$ 106	\$ 106
Roadway, Bridges	483	761	512	717	612	710	414	496
Environmental Protection(2)	803	892	1,551	1,634	1,495	1,532	1,364	1,397
Education	958	958	713	713	743	743	670	670
Housing	435	555	329	514	278	401	277	406
Hospitals	426	427	319	319	313	313	380	380
Sanitation	331	352	204	228	172	622	321	321
City Operations/Facilities	1,429	1,493	1,449	1,571	572	596	953	990
Economic and Port Development	303	322	172	174	57	91	17	39
Reserve For Unattained Commitments(3)	(2,199)	(2,199)	(1,856)	(1,856)	(569)	(569)	(836)	(836)
Total Commitments(4)(6)	\$3,207	\$3,799	\$3,939	\$4,561	\$3,779	\$4,545	\$3,667	\$3,969
Total Expenditures(5)(6)	\$3,824	\$4,167	\$3,578	\$4,136	\$3,694	\$4,328	\$3,741	\$4,317

- (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) Reflects a planned reduction in the authorized capital commitment plan to be funded by City general obligation debt by approximately 25% per year.
- (4) Commitments represent contracts registered with the City Comptroller, except for certain projects which are undertaken jointly by the City and State. Totals may not add due to rounding.
- (5) Expenditures represent cash payments and appropriations planned to be expended for financing costs, excluding amounts for original issue discount.
- (6) Total Commitments do not include \$937 million of commitments for court facilities during the 1994 through 1997 fiscal years. Total Expenditures do not include cash payments pursuant to such commitments for court facilities. These expenditures are currently expected to be funded by the proceeds of financings by the Dormitory Authority of the State of New York, with the debt service on such financings to be funded by lease payments from the City net of a State subsidy of a portion of the interest costs.

The following table which is based on the Financial Plan 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 1994 through 1997 fiscal years.

1994-1997 FINANCING PROGRAM

	1994	1995	1996	1997	Total
	(In Millions)				
SOURCES OF FUNDS:					
City General Obligation Bonds	\$3,995	\$2,709	\$2,614	\$2,414	\$11,732
Water Authority Revenue Bonds	1,837	829	1,198	1,405	5,269
HHC Financing(1)	0	236	336	312	884
Other Sources(2)	255	155	(82)	(8)	320
Total	6,087	3,929	4,066	4,123	18,205
USES OF FUNDS:					
City Capital Improvements	3,824	3,578	3,694	3,741	14,837
City Refunding	708	21	0	0	729
Reserve Funds and Other(3)	354	330	372	382	1,438
Water Authority Refunding and BAN Bonds (4)	1,201	0	0	0	1,201
Total	\$6,087	\$3,929	\$4,066	\$4,123	\$18,205

- (1) The financing program assumes that HHC will finance 100% of its capital commitments. Amounts do not reflect a specific borrowing schedule. The amounts reflected are the projected capital cash flow of HHC program commitments in fiscal years 1994 through 1997 of \$1.258 billion less \$374 million from the capital proceeds of a bond issuance by HHC in June 1993. The restricted balances from such bond issuance are included in Other Sources in fiscal years 1994 and 1995, respectively.
- (2) Other Sources consists primarily of changes in restricted cash balances and the amount of funds advanced from the general fund for capital expenditures which have not been reimbursed from the proceeds of long-term debt.
- (3) Reserve Funds and Other comprises amounts necessary to fund certain reserves in connection with the issuance of Water Authority revenue bonds, amounts to provide for certain costs of issuance of securities and allocations for original issue discounts in connection with the issuance of City bonds. The amounts allocated for original issue discounts are 9% of the capital cash needs in the 1994 through 1997 fiscal years.
- (4) The amount shown reflects \$826 million of refunding bonds and \$375 million of bonds to redeem Water Authority bond anticipation notes.

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. The City may incur substantial additional capital expenditures, as well as additional operating expenses to comply with the law. Compliance measures which require additional capital measures are expected to be achieved through the reallocation of existing funds within the City's capital program.

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

The City's current four-year financing program and capital program includes the issuance of water and sewer revenue bonds. The Water Authority is authorized to issue bonds to finance capital investment in the City's water and sewer system. Pursuant to State law, debt service on this indebtedness is secured by water and sewer fees paid by users of the water and sewer system. 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 Ten-Year Capital Strategy covering fiscal years 1994 through 2003 projects City-funded water and sewer investment at approximately \$9.4 billion of the \$47.8 billion City-funded portion of the plan. The City retains the legal authorization to fund any portion of the \$10.0 billion strategy with the proceeds of sales of its general obligation bonds.

The City is subject to statutory and regulatory standards relating to the quality of its drinking water. State and Federal regulations require the City water supply to meet certain standards to avoid filtration. The City's water supply now meets all technical standards and the City's current efforts are directed toward protection of the watershed area. 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 City has estimated that if filtration of the upstate water supply system is ultimately required, the capital expenditures required could be between \$4 billion and \$5 billion. The U.S. Environmental Protection Agency has granted interim approval to the City filtration's avoidance plan and intends to issue a final decision before the end of 1993.

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 and HHC 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 Ten-Year Capital Strategy for fiscal years 1994 through 2003 totals \$51.6 billion, of which approximately 93% is to be financed with City funds. Federal tax law provisions which restrict 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 asset systems which have a replacement cost of \$10 million or more and a useful life of at least ten years. In May 1993, the City issued an assessment of the asset condition and a proposed maintenance schedule for the inventoried assets. The City released a report which lists for each inventoried asset the capital investment needed from an engineering perspective to bring the asset to a state of good repair, and compares the recommended

capital investment with the capital spending allocated by the City in the Four-Year Capital Program to the specifically identified inventoried assets. The report does not reflect any policy considerations which could affect the appropriate amount of investment, such as whether there is a continuing need for a particular facility or whether additional changes are necessary to meet current usage requirements. In addition, the recommended capital investment for each inventoried asset is not readily comparable to the capital spending allocated by the City in the Four-Year Capital Program and the Ten-Year Capital Strategy. Only a portion of the funding set forth in the Four-Year Capital Program is allocated to specifically identified assets, and funding in the subsequent years of the Ten-Year Capital Strategy is even less identifiable with individual assets. In large part because of the difficulties in comparability at a detailed asset-by-asset level, the report indicates a substantial difference between the amount of investment recommended in the report for all inventoried City assets and amounts allocated to the specifically identified inventoried assets in the Four-Year Capital Program. OMB estimates that amounts allocated in the Ten-Year Capital Strategy fund approximately 85% of the total \$4.76 billion investment recommended in the report, although the report concludes that the capital investment in the Four-Year Capital Program for the specifically identified inventoried assets funds 50% of the recommended investment. In addition, the report sets forth operating maintenance recommendations for the inventoried assets totalling \$174 million, \$111 million, \$118 million and \$118 million for the 1994 through 1997 fiscal years, respectively. OMB has estimated that approximately 40% of such maintenance activities for fiscal year 1994 are included in the 1994-1997 Financial Plan.

The Financial Plan reduces the City's capital program by approximately 25% in each of the four years covered by the Financial Plan, and such reductions are not reflected in the Ten-Year Capital Strategy or the Four-Year Capital Program described above.

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 \$1.75 billion of short-term obligations in fiscal year 1994 to finance the City's current estimate of its seasonal cash flow needs for the 1994 fiscal year. Seasonal financing requirements for the 1993 fiscal year decreased to \$1.4 billion from \$2.25 billion in the 1992 fiscal year. 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: 1994-1997 FINANCIAL PLAN—Assumptions".

Seasonal financing requirements were \$3.65 billion, \$2.45 billion and \$1.2 billion in the 1991, 1990 and 1989 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 September 30, 1993.

(In Thousands)

Gross City Long-Term Indebtedness(1)	\$21,392,954	
Less: Assets Held for Debt Service(2)	1,415,924	
Net City Long-Term Indebtedness		\$19,977,030
Gross MAC Long-Term Indebtedness(3)	5,203,635	
Less: Assets Held for Debt Service(3)	661,505	
Net MAC Long-Term Indebtedness.....		4,542,130
PBC Indebtedness(4)		
Bonds Payable	575,350	
Capital Lease Obligations	384,442	
Gross PBC Indebtedness(5)	959,792	
Less: Assets Held for Debt Service	196,502	
Net PBC Indebtedness.....		763,290
Combined Net City, MAC and PBC Indebtedness ...		\$25,282,450

- (1) Amount does not reflect the issuance of \$600,000,000 principal amount of Fiscal 1994 Series C Bonds on October 14, 1993.
- (2) With respect to City long-term indebtedness, "Assets Held for Debt Service" consists of General Debt Service Fund assets, and \$1,166.0 million principal amount of City serial bonds held by MAC.
- (3) 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 H".
- (4) "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 G and H". "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 J, K, L, M and N".
- (5) Amount does not include \$262.8 million principal amount of Housing Development Corporation bonds subject to capital reserve fund arrangements with the City.

Trend in Outstanding Net Indebtedness

The following table shows the trend in the outstanding net long-term and net short-term debt of the City and MAC and in net PBC indebtedness as of June 30 of each of the years 1988 through 1993 and as of September 30, 1993, except for short-term debt information, which is as of November 18, 1993.

	City(1)		MAC(2)		Component Unit and City Guaranteed Debt(3)	Total
	Long-Term Net Debt(3)	Short-Term Debt(4)	Long-Term Net Debt(5)	Short-Term Debt		
	(In Millions)					
1988	\$ 7,820	—	\$6,470	—	\$714	\$15,004
1989	9,332	—	6,082	—	780	16,194
1990	11,779	—	5,713	—	782	18,274
1991	15,293	—	5,265	—	803	21,361
1992	17,916	—	4,657	—	782	23,355
1993	19,624	—	4,470	—	768	24,862
September 30, 1993	19,977	1,750	4,542	—	763	27,032

- (1) Amounts do not include debt of the City held by MAC. See "Outstanding Indebtedness—note 2". Amount does not reflect the issuance of \$600,000,000 principal amount of Fiscal 1994 Series C Bonds on October 14, 1993.
- (2) MAC reported outstanding long-term indebtedness without reduction for reserves, as follows: \$7,636 million, \$7,307 million, \$6,901 million, \$6,471 million, \$5,559 million and \$5,304 million as of June 30 of each of the years 1988 through 1993 and \$5,204 million as of September 30, 1993.
- (3) Net of reserves. See "Outstanding Indebtedness—note 2". 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 G and H". For more information concerning Enterprise Funds PBCs, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes J, K, L, M and N".
- (4) Amount includes revenue anticipation notes issued on August 10, 1993, \$400 million of which mature on April 15, 1994, and \$700 million of which mature on June 30, 1994 and \$650 million of tax anticipation notes issued on October 21, 1993 which mature on April 8, 1994.
- (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 September 30, 1993, 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.

Period	Cumulative Percentage of Debt Scheduled for Retirement
5 years	25.57%
10 years	47.54
15 years	66.04
20 years	80.79
25 years	92.91
30 years	99.69

City, MAC and City-guaranteed PBC Debt Service Requirements

The following table summarizes future debt service requirements, as of September 30, 1993, 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(2)</u> (In Thousands)	<u>MAC Funding Requirements</u>	<u>Total</u>
	<u>Principal Serial Bonds(1)</u>	<u>Interest(1)</u>			
1994	\$ 291,041	\$ 863,232	\$ 69,262	\$ 599,001	\$ 1,822,536
1995	1,152,859	1,314,196	93,786	525,423	3,086,264
1996	1,215,826	1,242,564	96,793	514,187	3,069,370
1997	1,117,608	1,181,942	99,166	577,010	2,975,726
1998	1,080,553	1,114,676	99,134	588,707	2,883,070
1999	987,537	1,046,866	99,470	607,226	2,741,099
2000	885,839	997,742	99,466	542,653	2,525,700
2001 through 2147	13,295,652	9,249,476	1,088,164	4,345,064(3)	27,978,356
Total	\$20,026,915	\$17,010,694	\$1,745,241	\$8,299,271	\$47,082,121

- (1) Amount does not reflect the issuance of \$600,000,000 principal amount of Fiscal 1994 Series C Bonds on October 14, 1993. Excludes debt service payments on \$1,160.0 million principal amount of serial bonds held by MAC.
- (2) 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 G and H". For more information concerning Enterprise Funds PBCs, see "APPENDIX B—FINANCIAL STATEMENTS—Notes to Financial Statements—Notes J, K, L, M and N".
- (3) Amount shown is for fiscal years 2001 through 2009.

Certain Debt Ratios

The following table sets forth information, as of December 31, for each of the fiscal years 1988 through 1993, 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 as % of Total Taxable Real Property By</u>		
	<u>Debt Per Capita</u>	<u>Assessed Valuation</u>	<u>Estimated Full Valuation</u>
1988	2,041	25.3	6.0
1989	2,202	25.4	4.6
1990	2,496	26.1	4.5
1991	2,918	28.0	4.5
1992	3,190	28.6	4.1
1993	3,396	31.4	3.9

Source: Comprehensive Annual Financial Report of the Comptroller for the Fiscal Year Ended June 30, 1993.

Ratio of Debt to Personal Income

The following table sets forth, for each of fiscal years 1984 through 1990, 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	\$13,895	12.22%
1984	1,695	15,188	11.16
1985	1,723	16,050	10.74
1986	1,833	16,902	10.84
1987	1,893	18,009	10.51
1988	2,041	19,669	10.38
1989	2,202	21,119	10.43
1990	2,496	22,454	11.12

Source: Comprehensive Annual Financial Report of the Comptroller for the Fiscal Year Ended June 30, 1993.

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

The MAC Act contains two limitations on the amount of short-term debt which the City may issue. As of November 18, 1993, the maximum amount of additional short-term debt which the City could issue was approximately \$4.40 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 TANs, RANs or Budget Notes issued in a fiscal year and maturing in a subsequent fiscal year, including issuances and renewals of RANs or 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 September 30, 1993.

GENERAL DEBT LIMIT		
Total Debt-Incurring Power		\$55,415,024,789
Gross Debt—Funded	\$21,754,393,565	
Less: Excluded Debt	<u>1,249,329,264</u>	
	20,505,064,301	
Less: Assets of Sinking Funds and General Debt Service Fund and Balance of Appropriations for Redemption of Debt	<u>298,532,278</u>	
Net Debt	20,206,532,023	
Add: Net Contracts and Other Liabilities.....	<u>3,815,830,038</u>	24,022,362,061
Remaining Debt-Incurring Power Within Limit		<u>\$31,392,662,728</u>
TWO PERCENT DEBT LIMIT		
Total Debt-Incurring Power		\$ 1,532,707,703
Charges:		
Housing Authority Indebtedness	\$ 808,000	
Limited Profit Housing Program	15,999,879	
Housing and Industrial Urban Renewal Programs	<u>123,852,846</u>	140,660,725
Remaining Debt-Incurring Power Within Limit		<u>\$ 1,392,046,978</u>

The aggregate amount of the City's planned debt issues required to fund the Ten-Year Capital Strategy approaches the general debt limit estimated for the late 1990's. This estimate is strongly affected by projected real property values in the City.

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 September 30, 1993, when the debt-incurring capacity under the general debt limit was \$31.393 billion, the unencumbered margin was \$19.7 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 may provide for the municipality to issue 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 are paid, subject to appropriation, directly by 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. 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. 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 September 30, 1993, MAC had outstanding an aggregate of approximately \$5.304 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 H".

As of September 30, 1993, 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 \$1.180 billion was held by MAC as of September 30, 1993. MAC has also exchanged \$1.839 billion principal amount of MAC bonds for City debt, of which approximately \$99.0 million was held by MAC on September 30, 1993.

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. In July 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 1994 through 1997, the amounts that the City will receive for operating purposes under the agreements as amended are \$185 million, \$515 million, \$75 million and \$75 million, respectively.

Public Benefit Corporation Indebtedness

City Financial Commitments to PBCs

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

The City has undertaken various types of financial commitments with certain PBCs which, although they generally do not represent City indebtedness, have a similar budgetary effect. During a Control Period as defined by the Financial Emergency Act, neither the City nor any Covered Organization may enter into

any arrangement whereby the revenues or credit of the City are directly or indirectly pledged, encumbered, committed or promised for the payment of obligations of a PBC unless approved by the Control Board. The principal forms of the City's financial commitments with respect to PBC debt obligations are as follows:

1. *Guarantees*—PBC indebtedness may be directly guaranteed by the City.
2. *Capital Lease Obligations*—These are leases of facilities by the City or a Covered Organization, entered into with PBCs, under which the City has no liability beyond monies legally available for lease payments. State law generally provides, however, that in the event the City fails to make any required lease payment, the amount of such payment will be deducted from State aid otherwise payable to the City and will be paid to the PBC.
3. *Executed Leases*—These are leases pursuant to which the City is legally obligated to make the required rental payments.
4. *Capital Reserve Fund Arrangements*—Under these arrangements, State law requires the PBC to maintain a capital reserve fund in a specified minimum amount to be used solely for the payment of the PBC's obligations. State law further provides that in the event the capital reserve fund is depleted, State aid otherwise payable to the City may be paid to the PBC to restore such fund.

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

New York City Educational Construction Fund

As of September 30, 1993, approximately \$126.6 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 September 30, 1993, the City had guaranteed \$37.7 million principal amount of HA bonds. The Federal government has agreed to pay debt service on \$43.8 million principal amount of additional HA indebtedness guaranteed by the City. The City has also guaranteed the repayment of \$237.2 million principal amount of HA indebtedness to the State, of which the Federal government has agreed to pay debt service on \$118.1 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 \$131.6 million in the 1993 fiscal year and are projected to amount to approximately \$136.6 million in the 1994 fiscal year.

New York State Housing Finance Agency

As of September 30, 1993, \$318.5 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 September 30, 1993, \$634.4 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 September 30,

1993, approximately \$91.0 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 September 30, 1993, \$65.9 million principal amount of UDC bonds subject to executed or proposed lease arrangements was outstanding. This amount differs from the amount calculated by UDC (\$71.0 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 September 30, 1993, \$262.8 million principal amount of HDC bonds was subject to a capital reserve fund arrangement with the City. This amount is not included in the amount of gross PBC indebtedness included in the table on Outstanding Indebtedness above. Of the total principal amount of outstanding HDC bonds, \$30.2 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 \$232.6 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 \$22.9 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 1994 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 September 30, 1993, HDC's combined capital reserve funds amounted to approximately \$31.3 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, 1992 consisted of approximately 342,000 current employees, of whom approximately 90,000 were employees of certain independent agencies whose pension costs in some cases are provided by City appropriations. In addition, there are approximately 220,000 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 10,000 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 1994 fiscal year are expected to approximate \$1.5 billion. In fiscal years 1995 through 1997, these expenditures are expected to approximate \$1.4 billion, \$1.5 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 1993 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, are projected to be approximately 21% 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>
1989.....	\$ 6.51
1990.....	6.10
1991.....	4.16
1992.....	2.67

(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, 1992, there was approximately \$336 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 R".

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 1994-1997 Financial Plan. The City has estimated that its potential future liability on account of outstanding claims against it as of June 30, 1993 amounted to approximately \$2.2 billion. See "SECTION VII: 1994-1997 FINANCIAL PLAN—Assumptions—*Expenditure Assumptions*—2. Other Than Personal Service Costs—*Judgments 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 \$268 million at June 30, 1993. 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 H".

2. The State Board has certified final class ratios for the 1991 and 1992 assessment rolls. The City believes that the class ratios determined for class two and class four are invalid and has commenced Article 78 proceedings challenging the class ratios. Class ratios are used in real property tax *certiorari* proceedings involving allegations of inequality of assessments of real property and low class ratios could lead to an increase in refunds for overpayment of real property taxes paid in the 1992 and 1993 fiscal years. For additional information, see "SECTION IV: SOURCES OF CITY REVENUES—Real Estate Tax—*Assessment*".

3. 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). By motion dated June 10, 1993 plaintiffs moved for summary judgment. On or about July 2, 1993, the State and City defendants each cross-moved to dismiss the action and for summary judgment. A similar action relating to the real estate tax levy for fiscal year 1993 has been commenced by another group of taxpayers and is also pending in State Supreme Court, Albany County.

4. A number of petitions for administrative review of the Commissioner of Finance's denial of refund claims are pending in which the taxpayers claim they are due refunds under the Banking Corporation and General Corporation Tax Laws due to their payment of tax on interest from Federal obligations in violation of 31 U.S.C. Section 3124(a). In addition, an action has been commenced by Astoria Federal Savings and Loan Association in New York Supreme Court, Nassau County, to which the City is not a party, seeking a declaratory judgment that, inter alia, interest on certain bonds issued pursuant to the Public Authorities Law are exempt from the City's franchise taxes. Defendant's motion to dismiss the action was denied by the

Court. The City has filed a motion to intervene as a party in the action and expects such motion to be granted since it has not been opposed. If the taxpayers' positions are upheld, the City could become liable to pay substantial refunds and could experience a substantial decrease in revenues earned from such taxes.

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. On September 14, 1993, the Appellate Division, First Department, modified this order by overturning the dismissal of the claims made against the City's co-defendant, The Consolidated Edison Company, for purely economic loss. The decision did not directly address the claims against the City and it is not clear what impact it has on those claims. The City has sought a clarification of the decision from the Appellate Division.

2. 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. On August 7, 1991 the Court granted the City's motion for summary judgment and on May 20, 1993 the Appellate Division, First Department affirmed the decision. On June 21, 1993 plaintiff filed a notice of appeal to the New York State Court of Appeals. On September 14, 1993, the plaintiff's appeal as of right was dismissed by the Court of Appeals for lack of a substantial constitutional issue. The plaintiffs have moved for leave to appeal to the Court of Appeals. The City will seek to have the motion denied.

3. Forty 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.

4. On April 3, 1990, the New York State Court of Appeals ruled, in a case brought by a group of New York City recipients of AFDC, that the New York Social Services Law requires that AFDC recipients receive for housing an adequate allowance that bears a reasonable relationship to the cost of housing and, if so, whether the law was being implemented properly. The Court remanded the case to the trial court. In a decision issued in 1988 granting plaintiffs a preliminary injunction pending a full trial, the trial court ruled that plaintiffs were likely to succeed on the merits of their claim that the shelter allowance was inadequate and awarded preliminary injunctive relief in the form of payments for rent in excess of the shelter allowance. The trial on the merits has been completed and the parties have submitted post trial briefs. 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.

5. 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.

6. 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 claimed that this policy was discriminatory and violated 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 sought 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. On October 29, 1993, the parties entered into a settlement. The City agreed to extend to the registered domestic partners of City employees and retirees the same health insurance benefits and options as are provided to the married spouses of employees and retirees. In turn, the plaintiffs agreed to discontinue their action, provided that the extension of benefits contemplated by the settlement is ratified by the Municipal Labor Committee, a coalition of City labor unions.

7. In an action brought by the New York City Coalition to End Lead Poisoning and other plaintiffs, against the City and other defendants, the Supreme Court, New York County, on August 2, 1990 ordered the City to promulgate regulations consistent with local law governing the removal of lead-based paint in residential buildings. On February 28, 1991, the Appellate Division, First Department affirmed the order and on May 30, 1991, the Appellate Division, First Department, denied the City's motion for leave to appeal to the Court of Appeals. On March 26, 1993, plaintiffs moved for partial summary judgment and a permanent injunction directing the City to adopt written procedures to ensure adequate enforcement of local law. On May 4, 1993 the Supreme Court issued a decision holding the City in contempt for failing to comply with its 1990 order and fined the City approximately \$14,000. The City could incur substantial costs if it is required to issue regulations implementing the law as currently interpreted by the courts. 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 was passed in the United States Congress that could impose substantial costs on municipalities, including the City, in connection with lead paint removal.

8. 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 New York Court of Appeals has ruled that the City must, *inter alia*, assist in locating adequate and appropriate housing when such patients are discharged from in-patient care. It is unclear at present what costs the City may incur as a result of this ruling. Adverse determinations in the other actions could also result in substantial costs to the City.

9. 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 State's Multiple Dwelling Law and the City's Housing Maintenance Code. On June 9, 1992, the Court granted plaintiffs' motion for partial summary judgment and held that, under certain circumstances, the buildings must be maintained in accordance with the Multiple Dwelling Law and the Housing Maintenance Code. The City has appealed this decision to the Appellate Division, First Department. An adverse decision could result in substantial costs to the City.

10. On November 25, 1992, several self-insured employee welfare benefit plans commenced an action in the United States District Court for the Eastern District of New York against various State officials challenging provisions of the State Public Health Law which impose surcharges on certain hospital bills. Plaintiffs allege that imposition of the surcharges, which are used in part to fund State bad debt and charity care pools, violate provisions of Federal law which regulate employee benefit plans. In the event that such surcharges are held invalid and alternative funding sources are not identified, the City could incur substantial costs to replace a significant portion of the cost of uncompensated health care now covered by the bad debt and charity care pools.

11. On December 1, 1992, certain New York City Transit Police retirees filed an action in State Supreme Court, Queens County (later transferred to New York County) challenging legislation that provides, among other things, for the payment of variable supplement fund benefits only to retired transit police officers who did not retire by reason of a disability and who retired after July 1, 1987 (the "Transit Police Variable Supplement Legislation"). Plaintiffs allege that the Transit Police Variable Supplement Legislation violates the United States and New York Constitutions as well as Federal and State statutes and seek either to have the legislation declared void or to obtain benefits equivalent to those to which the statutory beneficiaries are entitled. On July 16, 1993, however, the Court denied plaintiffs' motion for a preliminary injunction to enjoin the payment of variable supplement fund benefits to statutory beneficiaries pending a hearing. On April 23, 1993, plaintiffs filed a second lawsuit in State Supreme Court, Queens County (also transferred to Supreme Court, New York County), against the City, the Transit Authority and the unions representing certain City employees alleging a breach of duty of fair representation and other violations of law in the enactment of the Transit Police Variable Supplement Legislation and seeking damages of \$600 million of which \$300 million are sought from 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 Internal Revenue Code of 1986, as amended (the "Code"), and covenants regarding use, expenditure and investment of bond proceeds and the timely payment of certain investment earnings to the United States Treasury, and no opinion is rendered by either firm as to the exclusion from gross income of the interest on the Bonds for Federal income tax purposes on or after the date on which any action is taken under the certificate of the Deputy Comptroller for Finance (under which the Bonds are being issued) upon the approval of counsel other than such firm.

Interest on the Bonds will be exempt from personal income taxes imposed by New York State or any political subdivision thereof, including New York 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 Bonds maturing in 1996, 1998, 2000 (Bonds bearing interest at 5%), 2001 (Bonds bearing interest at 5.20%), 2002 and thereafter (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, brokers or similar persons acting in the capacity of underwriters or wholesalers) 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 of original issue discount 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 OID 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.

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 OID Bonds, other tax consequences of owning OID Bonds and the other state and local tax consequences of holding such OID 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-. Fitch Investors Service, Inc. ("Fitch") has rated the Bonds A-. Such ratings reflect only the views of Moody's, Standard & Poor's and Fitch, 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 the Bonds.

In 1975, Standard & Poor's suspended its A rating of City bonds. This suspension remained in effect until March 1981, at which time the City received an investment grade rating of BBB from Standard & Poor's. On July 2, 1985, Standard & Poor's revised its rating of City bonds upward to BBB+ and on November 19, 1987, to A-. On July 2, 1993 Standard & Poor's reconfirmed its A- rating of City bonds, continued its negative rating outlook assessment and stated that maintenance of such rating depended upon the City's making further progress towards reducing budget gaps in the outlying years. 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. Since July 15, 1993, Fitch has rated City bonds A-.

Underwriting

The Bonds are being purchased for reoffering by the Underwriters, for whom Goldman, Sachs & Co.; Chemical Securities Inc.; Prudential Securities Incorporated; Artemis Capital Group, Inc; Bear, Stearns & Co. Inc.; CS First Boston Corporation; Lehman Brothers Inc.; Merrill Lynch, Pierce, Fenner & Smith Incorporated; and J.P. Morgan Securities Inc. are acting as lead Managers. The Bonds are being purchased

at an aggregate purchase price of \$662,928,206.74. The aggregate initial public offering price is \$668,379,158.10. The Contract of Purchase provides that the Underwriters will purchase all of the Bonds if any are purchased.

Certain of the Underwriters hold substantial amounts of City bonds and notes and MAC bonds and may, from time to time during and after the offering of the Bonds to the public, purchase and sell City bonds and notes (including the Bonds) and MAC bonds for their own accounts or for the accounts of others, or receive payment or prepayments thereon.

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.

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

Certain legal matters will be passed upon by Rogers & Wells, New York, New York, and Wood, Williams, Rafalsky & Harris, New York, New York, Counsel for the Underwriters. Such firms are also acting as counsel for and against the City in certain other unrelated matters.

Verification

The accuracy of (i) the mathematical computations of the adequacy of the maturing principal of and interest earned on the government obligations held in escrow to provide for the payment of the refunded bonds and (ii) certain mathematical computations supporting the conclusion that the Bonds are not "arbitrage bonds" under the Code, will be verified by Deloitte & Touche, a firm of independent certified public accountants.

Financial Advisor

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

Further Information

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

Copies of the most recent financial plan submitted to the Control Board are available upon written request to the Office of Management and Budget, General Counsel, 6th Floor, 75 Park Place, New York, NY 10007, and copies of the most recent published Comprehensive Annual Report of the Comptroller are available upon written request to the Office of the Comptroller, Deputy Comptroller for Finance, 5th Floor, Municipal Building, One Centre Street, New York, NY 10007.

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

THE CITY OF NEW YORK

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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 Population	1970=100	Bronx (The Bronx)	Kings (Brooklyn)	New York (Manhattan)	Queens (Queens)	Richmond (Staten Island)
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)	7,234,514	91.6	1,179,413	2,288,807	1,457,879	1,943,568	364,847
1985(2)	7,274,054	92.1	1,187,894	2,304,368	1,464,286	1,949,579	367,927
1986(2)	7,319,246	92.7	1,198,837	2,320,507	1,475,202	1,953,616	371,084
1987(2)	7,342,476	93.0	1,210,712	2,324,361	1,481,531	1,952,640	373,232
1988(2)	7,353,719	93.1	1,215,834	2,326,439	1,484,183	1,951,557	375,706
1989(1)	7,344,175	93.0	1,213,675	2,316,966	1,486,046	1,950,425	377,063
1990(1)	7,322,564	92.7	1,203,789	2,300,664	1,487,536	1,951,598	378,977
1991(1)	7,320,510	92.7	1,197,523	2,292,394	1,494,082	1,951,928	384,583

(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.

Source: 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	
		% of Total		% of Total		% of Total		% 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

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

Economic Activity, 1969-1991

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. From 1987 to 1991 the rate of economic growth in the City slowed substantially as a result of the 1987 stock market crash and the beginning of the national recession. Trends of certain major economic indicators for the City and the nation are shown in the following table.

	Trends of Major Economic Indicators 1969-91						
	Levels				Average Annual Percent Change		
	1969	1976	1988	1991	1969-76	1976-88	1988-91
NYC							
Population(1) (millions)	7.9	7.4	7.4	7.3	(0.9)	(0.1)	(0.1)
Employment(2) (millions)	3.8	3.2	3.6	3.4	(2.4)	1.0	(2.2)
Personal Income(3) (billions)	\$38.8	\$58.3	\$143.8	\$169.6	6.0	7.8	5.7
Real Per Capita Personal Income(4)	\$12,842.5	\$12,858.8	\$15,812.2	\$16,004.1	0.0	1.7	0.4
United States							
Population(1) (millions)	201.3	217.6	244.5	252.2	1.1	1.0	1.0
Employment(2) (millions)	70.4	79.4	105.2	108.3	1.7	2.4	1.0
Personal Income(3) (billions)	\$773.7	\$1,446.3	\$4,075.9	\$4,828.3	9.3	9.0	5.8
Real Per Capita Personal Income(4)	\$10,474.9	\$11,676.3	\$14,083.8	\$14,050.8	1.6	1.6	(0.1)

- (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 3.2 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 wages are 50 percent above the City average, caused City growth in 1988 essentially to disappear. After increases of 35,000 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. Local employment decreased by 191,000 jobs, or 5.3 percent, and the nation experienced job losses totalling 1.2 million, or 1.1 percent. In 1992, job losses moderated in the City, with employment in the City decreasing by 90,000 jobs, or 2.7 percent, and employment in the U.S. increased by 0.2 percent. As of October 1993, employment in the U.S. had increased by 1.9 million jobs and employment in the City decreased by 3,000 jobs from October 1992.

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 the table below.

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

Sector	Peak Employment(1)		Average Annual Employment							
	Year	Level	1985	1986	1987	1988	1989	1990	1991	1992
Private Sector										
Non-Manufacturing ..	1989	2647.2	2523.7	2575.6	2630.1	2638.8	2647.2	2621.1	2475.2	2408.2
Services	1990	1149.0	1038.5	1076.2	1108.4	1123.1	1147.2	1149.0	1096.9	1091.1
Wholesale and Retail trade ...	1969	749.1	638.1	638.5	637.6	634.3	630.2	608.3	565.3	547.9
Finance, Insurance and Real Estate ...	1987	549.7	507.6	529.3	549.7	542.4	530.5	519.6	494.4	477.2
Transportation and Public Utilities	1969	323.9	232.0	217.3	214.9	218.4	218.1	229.1	218.4	205.4
Contract Construction ..	1962	139.1	106.3	113.7	118.8	120.1	120.8	114.9	99.8	86.2
Mining	1967	2.5	1.2	0.8	0.7	0.5	0.3	0.3	0.3	0.4
Manufacturing	1960	946.8	407.7	391.5	379.6	370.1	359.5	337.5	307.8	293.1
Durable	1960	303.6	112.2	106.5	100.0	97.7	94.3	88.0	77.3	72.8
Non-Durable	1960	643.2	295.5	285.0	279.6	272.4	265.2	249.5	230.5	220.2
Government(2)	1990	607.6	556.6	573.5	580.4	596.1	601.5	607.6	592.6	584.0
Total Non- agricultural	1969	3797.7	3488.1	3540.6	3590.0	3605.0	3608.2	3566.2	3375.6	3285.2

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

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
1985	3427.3	3439.6	3462.5	3464.1	3485.6	3483.9	3487.4	3495.0	3491.7	3512.8	3547.6	3559.1
1986	3480.5	3492.2	3524.0	3525.0	3536.9	3552.5	3543.9	3535.3	3544.0	3566.5	3585.2	3600.7
1987	3523.3	3537.8	3568.5	3577.9	3588.6	3610.6	3582.0	3584.5	3588.7	3615.3	3641.1	3661.8
1988	3557.8	3575.3	3609.4	3603.9	3603.8	3625.1	3578.3	3583.0	3595.4	3611.2	3651.4	3665.0
1989	3566.9	3584.6	3611.2	3617.5	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	3389.2	3387.7	3407.6	3395.1	3396.9	3406.5	3340.7	3336.6	3343.0	3358.9	3372.9	3372.4
1992	3260.8	3260.5	3284.9	3293.7	3297.7	3302.6	3278.8	3275.7	3264.9	3283.7	3305.2	3313.7
1993	3224.0	3230.8	3257.0	3257.3	3264.6	3275.5	3243.8	3243.5	3249.8	3280.4		

(1) For the period 1960 through 1992.

(2) 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.

Sources: 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%	64.3%	9.6%	9.7%
1983	3,047	2,759	288	53.8	64.4	9.4	9.6
1984	3,081	2,806	275	53.9	64.7	8.9	7.5
1985	3,227	2,965	261	56.1	65.1	8.1	7.2
1986	3,220	2,983	237	55.5	65.6	7.4	7.0
1987	3,244	3,058	186	55.6	65.9	5.7	6.2
1988	N/A	N/A	N/A	N/A	66.2	N/A	5.5
1989(3)	3,441	3,201	240	58.8	66.8	7.0	5.3
1990	3,339	3,111	228	57.0	66.7	6.8	5.5
1991	3,307	3,023	284	56.4	66.3	8.6	6.8
1992	3,311	2,952	359	56.3	66.6	10.8	7.4

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	10.5	11.5	12.1	11.1	11.4	11.0	10.5	11.0
1993	13.4	11.3	9.6	9.8	9.5	9.4	9.5	9.5	8.7	10.3		

(1) Percentage of civilian non-institutional population, age 16 and over, in labor force, employed or seeking employment.

(2) Percentage of civilian labor force unemployed: excludes those persons unable to work and discouraged workers (i.e., persons not actively seeking work because they believe no suitable work is available).

(3) From April 1988 through October 1989, the monthly Current Population Survey was discontinued. The annual 1989 employment information for the City represents year-end (December) data.

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

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

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. In 1991, the local inflation rate was 4.5 percent, which was 0.3 of a percentage point higher than the national rate of 4.2 percent. In 1992, inflation was generally subdued both locally and nationally with prices in the New York area rising 3.6 percent compared to 3.0 percent nationally. The discount of the New York area inflation rate over the national rate was 0.5 percentage points in October 1993, with local inflation running at a rate of 2.2 percent and national inflation running at a rate of 2.8 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 7.6 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 6.6 percent versus 4.6 percent for the nation in 1990. In 1991, local wage rates increased 4.0% versus 3.6% for the nation. In 1992, boosted by FIRE sector bonus payments, local wage rates increased 11.3% versus 3.5% for the nation.

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	1992	
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	3.6	
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	3.1	
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	2.9	
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	3.3	
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	3.6	
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	3.0	

- (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 SMSA's, and N.Y., N.Y.-Northeastern N.J. and Chicago, Ill.-Northwestern Ind. are the more extensive Standard Consolidated Areas. Area definitions are those established by the U.S. Office of Management and Budget in 1973. Cities in the respective areas had a population of one million or more according to the 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 1982-92		% Increase 1992		% Increase October 1993 over October 1992	
	U.S.	New York-NE. N.J.	U.S.	New York-NE. N.J.	U.S.	New York-NE. N.J.
	All Items	3.8	4.6	3.0	3.6	2.8
Food and Beverages	3.6	4.1	1.4	1.2	2.2	1.6
Housing	3.6	4.8	2.9	3.9	2.7	2.4
Apparel and Upkeep	3.0	2.8	2.5	3.2	0.8	(1.9)
Transportation	2.7	3.2	2.2	2.8	3.0	3.3
Medical Care	7.5	8.1	7.4	7.2	5.7	4.2
Entertainment	4.0	4.4	2.8	4.0	2.6	3.6
Other Goods and Services	7.2	7.8	6.8	7.8	2.9	3.0

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 1971 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 1991 (the most recent year for which local personal income data are available), New York City personal income averaged 6.7 percent growth, the same as in the nation. 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.		NYC	U.S.	U.S.	Suburban Counties(2)	Metropolitan Area(3)
1983..	\$102.1	7.4%	6.4%	\$14,215	6.3%	5.4%	116.1%	84.1%	82.1%
1984..	112.3	10.0	10.2	15,520	9.2	9.2	116.0	83.2	82.0
1985..	118.4	5.5	7.1	16,278	4.9	6.2	114.6	81.2	81.7
1986..	126.1	6.5	6.2	17,234	5.9	5.3	115.3	79.9	81.6
1987..	133.0	5.5	5.9	18,120	5.1	4.9	115.5	77.7	81.2
1988..	143.8	8.1	7.2	19,557	7.9	6.2	117.3	77.1	81.0
1989..	154.3	7.3	7.5	21,006	7.4	6.5	118.4	76.6	80.8
1990..	165.0	6.9	6.5	22,528	7.2	5.7	120.1	78.3	81.1
1991..	169.6	2.8	3.5	23,174	2.9	2.1	121.0	79.8	81.4

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

(3) Based on Primary Metropolitan Statistical Area ("PMSA") which includes New York City, Putnam, Rockland and Westchester counties.

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

Sectoral Distribution of Employment and Income

Data on the sectoral distribution of employment and income reflect a growing concentration of FIRE and services employment and a shrinking manufacturing base in the City relative to the nation. Within FIRE and services, the expanding trend is especially more marked in finance, business and related professional services. 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 1991 the City's FIRE sector lost 71,000 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		1991		1977		1991	
	NYC	U.S.	NYC	U.S.	NYC	U.S.	NYC	U.S.
Private Sector								
Non-Manufacturing	67.2%	57.8%	73.3%	66.0%	70.7%	56.7%	78.4%	63.9%
Services	24.6	18.5	32.5	26.2	26.0	19.6	33.7	27.0
Wholesale and Retail Trade....	19.5	22.5	16.7	23.4	16.7	16.6	12.1	16.3
Finance, Insurance and Real Estate	13.0	5.4	14.6	6.2	14.4	5.6	22.2	6.8
Transportation and Public Utilities	8.1	5.7	6.5	5.3	11.2	7.5	7.0	6.8
Contract Construction	2.0	4.7	3.0	4.3	2.3	5.9	3.2	5.5
Mining	0.0	1.0	0.0	0.0	0.1	1.5	0.0	0.9
Manufacturing	16.9	23.9	9.1	17.0	15.6	26.1	8.0	19.3
Durable	5.1	14.1	2.3	9.8	4.5	16.6	1.9	11.7
Non-Durable	11.8	9.8	6.8	7.2	11.1	9.5	6.1	7.6
Government(3)	15.9	18.3	17.6	17.0	13.7	17.2	13.6	16.8
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 1991 preliminary data.
- (3) Excludes military establishments.

Sources: 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)**

<u>Year(1)</u>	<u>Total</u>	<u>Average Annual Change (%)</u>	<u>Home Relief</u>	<u>AFDC</u>	<u>AFDC Unemployed Parent</u>	<u>AFDC Predetermination Grant</u>
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
1992.....	1,007.7	7.3	189.3	710.1	15.9	92.3

- (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)**

<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.....	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	989.1	994.4	999.7	1,005.2	1,011.6	1,018.3	1,031.9	1,027.3	1,053.7
1993.....	1,047.5	1,053.9	1,068.0	1,078.9	1,081.8	1,089.0	1,092.0	1,096.7	1,101.0	1,103.7		

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. 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 slightly by 0.2 percent in 1987 mainly because consumers shifted their purchases into 1986 (sales increased 17.3%) 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 10.8 percent. By 1989 and 1990, however, the local recession became apparent as retail sales in the City increased only slightly by 0.4% and then declined by 0.8%, respectively, over the previous years' figures. Retail sales decreased in 1991 by 4.4% and by 3.4% in 1992. The August 1993 figures indicate a decrease of 4.6 percent over August 1992. The retail sales figures for 1992 are based on a different sample of data than for 1991; therefore, year over year comparisons for 1992 may be distorted. Retail sales figures prior to 1992 were based, and, for 1993 and thereafter will be based, on the same sample of data as the prior year figures. 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.
1982	\$26.4	\$1,067.5	0.7%	2.8%	(2.0)%	2.6%	7.4%	3.2%
1983	29.0	1,167.4	9.8	9.4	5.5	6.2	20.0	16.3
1984	30.9	1,283.8	6.3	10.0	4.5	6.8	10.0	16.2
1985	33.8	1,373.8	9.4	7.0	6.4	5.6	15.3	9.7
1986	39.6	1,449.2	17.3	5.5	9.1	3.7	32.1	8.6
1987	39.7	1,538.6	0.2	6.2	1.7	6.1	(2.1)	6.3
1988	44.0	1,650.0	10.8	7.2	11.6	6.0	9.6	9.3
1989	44.2	1,762.0	0.4	6.8	3.3	7.9	(4.2)	5.0
1990	43.8	1,849.9	(0.8)	5.0	3.7	6.8	(8.7)	1.9
1991	41.9	1,865.8	(4.4)	0.9	0.0	2.8	(13.0)	(2.6)
1992	40.4	1,956.2	(3.4)	4.8	2.9	3.4	(17.6)	7.5

(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.

Sources: 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 1970s and continued to grow rapidly through the 1980s. 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 1970s. 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</u>	<u>1993(1)</u>
New York City	109	112	116	121	124	125	126	122	120	121
New York State	114	119	124	129	135	137	137	135	135	136

(1) January 1993.

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

Note: The Business Activity Index comprises eight 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 1970s 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 18.4%.

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 Strategy reflects the estimated costs of capital improvements necessary to maximize current waste disposal capacity and to provide for the construction of six resource recovery plants at an estimated cost of \$2.4 billion. The City has also entered into an administrative settlement with the State Department of Environmental Conservation which will require the City to spend approximately \$200 million over ten years to install pollution control systems at the Fresh Kills landfill.

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

The City has developed a ten-year capital program, the Ten-Year Capital Strategy, for fiscal years 1994-2003 which projects available capital funds over this period of \$51.6 billion, of which approximately 93% 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 1991 consisted of 2,980,762 housing units, excluding units in special places, primarily institutions such as hospitals and universities. The 1991 housing inventory represented an increase of 140,505 units, or 5.0%, since 1987. While the total population of the City grew by 1.7% between 1987 and 1991, housing in the City remains in short supply. 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>	<u>1991</u>
Total Housing Units.....	2,792	2,803	2,840	2,980
Owner Units	755	807	837	858
Owner-Occupied	746	795	817	829
Conventional Home	581	598	576	555
Cooperative(1)	165	197	242	238
Vacant for Sale	9	12	19	10
Rental Units	1,976	1,940	1,932	2,027
Renter-Occupied.....	1,934	1,901	1,884	1,951
Vacant for Rent.....	42	40	47	76
Vacant Not Available For Sale Or Rent(2)	62	56	72	94

(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 and May 1993).

The 1991 Housing and Vacancy Report indicates that rental housing units predominate in the City. Of all occupied housing units in 1991, 29.8% were conventional home-ownership units, cooperatives or condominiums and 70.2% 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 3.78% in 1991, 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. This significant reduction is primarily a result of the City's housing improvement efforts.

After a significant decline during the early 1970s, 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 1980s. 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 1970s 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 August 1992, the overall office vacancy rate in Manhattan was 18.4%.

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)

County (Borough)	Fiscal Year					
	1989	1990	1991	1992	1993	1994
Bronx (The Bronx)	\$ 3,670	\$ 3,973	\$ 4,330	\$ 4,516	\$ 4,719	\$ 4,983
Kings (Brooklyn)	8,363	9,023	9,723	9,896	9,950	10,440
New York (Manhattan)	38,928	42,889	47,227	48,755	49,143	46,892
Queens (Queens)	10,807	11,543	12,386	12,666	12,776	13,185
Richmond (Staten Island)	2,374	2,627	2,669	2,635	2,590	2,678
Total	<u>\$64,142</u>	<u>\$70,054</u>	<u>\$76,334</u>	<u>\$78,468</u>	<u>\$79,179</u>	<u>\$78,178</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 1989		Fiscal Year 1990		Fiscal Year 1991		Fiscal Year 1992		Fiscal Year 1993		Fiscal Year 1994	
	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	Assessed Value (In Millions)	Percentage Of Taxable Real Estate
One Family Dwellings	\$ 3,722.2	5.8%	\$ 3,911.4	5.6%	\$ 4,054.6	5.3%	\$ 4,100.5	5.2%	\$ 4,092.4	5.2%	\$ 3,918.7	5.0%
Two Family Dwellings	2,921.2	4.6	3,051.9	4.4	3,146.6	4.1	3,156.4	4.0	3,100.2	3.9	3,046.8	3.9
Walk-Up Apartments	4,487.8	7.0	5,019.8	7.2	5,597.6	7.3	6,209.4	7.9	6,576.8	8.3	6,720.1	8.6
Elevator Apartments	12,094.6	18.9	13,176.9	18.8	14,622.4	19.2	15,152.8	19.3	15,517.8	19.6	14,914.0	19.1
Warehouses	668.2	1.0	767.1	1.1	895.5	1.2	926.8	1.2	989.8	1.3	1,031.5	1.3
Factory and Industrial Buildings	1,263.4	2.0	1,429.1	2.0	1,629.5	2.1	1,688.7	2.2	1,702.9	2.2	1,633.7	2.1
Garages and Gasoline Stations	779.2	1.2	883.5	1.3	1,028.6	1.3	1,107.3	1.4	1,191.3	1.5	1,248.2	1.6
Hotels	1,219.7	1.9	1,429.7	2.0	1,610.7	2.1	1,775.4	2.3	1,821.7	2.3	1,742.8	2.2
Hospitals and Health	400.9	0.6	374.6	0.5	391.6	0.5	402.6	0.5	425.2	0.5	481.0	0.6
Theatres	151.5	0.2	165.5	0.2	186.4	0.2	177.4	0.2	186.9	0.2	189.1	0.2
Store Buildings	3,897.9	6.1	4,479.3	6.4	5,289.0	6.9	4,221.1	5.4	4,416.4	5.6	4,360.2	5.6
Loft Buildings	2,135.4	3.3	2,467.1	3.5	2,524.1	3.3	2,398.1	3.1	2,317.8	2.9	2,100.3	2.7
Churches, Synagogues, etc. Asylums and Homes	30.9	0	30.5	0	54.3	0.1	41.1	0.1	53.8	0.1	68.1	0.1
Office Buildings	47.9	0.1	53.4	0.1	70.8	0.1	78.8	0.1	94.5	0.1	101.2	0.1
Office Buildings	18,494.9	28.8	20,980.8	29.9	23,410.5	30.7	24,134.5	30.8	23,907.6	30.2	21,817.1	27.9
Places of Public Assembly . Outdoor Recreation Facilities	99.6	0.2	107.9	0.2	123.1	0.2	135.3	0.2	138.3	0.2	145.2	0.2
Facilities	75.0	0.1	85.4	0.1	80.6	0.1	82.7	0.1	84.5	0.1	108.3	0.1
Condominiums	2,144.4	3.3	2,812.9	4.0	3,345.2	4.4	3,963.1	5.1	4,322.8	5.5	4,195.9	5.4
Residence Multi-Use	228.7	0.4	267.5	0.4	318.1	0.4	1,004.5	1.3	1,034.6	1.3	1,111.1	1.4
Transportation Facilities	24.4	0	26.5	0	32.5	0	32.2	0	35.4	0	44.2	0.1
Utility Bureau Properties	0.1	0	0.1	0	0.0	0	0.0	0	0	0	0	0.0
Vacant Land	613.4	1.0	758.8	1.1	811.7	1.1	839.1	1.1	906.8	1.1	916.2	1.2
Educational Structures	106.4	0.2	119.4	0.2	138.6	0.2	142.9	0.2	170.1	0.2	175.1	0.2
Selected Government Installations	2.5	0	2.4	0	3.8	0	4.4	0	8.1	0	17.4	0.0
Miscellaneous	219.6	0.3	227.9	0.3	285.7	0.4	303.0	0.4	275.7	0.3	264.1	0.3
Real Estate of Utility Corporations and Special Franchises	8,311.9	13.0	7,424.6	10.6	6,682.1	8.8	6,389.4	8.1	5,807.8	7.3	7,827.2	10.0
Total	\$64,141.7	100.0%	\$70,053.9	100.0%	\$76,333.6	100.0%	\$78,467.6	100.0%	\$79,179.1	100.0%	\$78,177.5	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 1994 fiscal year, the assessed valuation of real estate of utility corporations is \$6.3 billion. The following table presents the 40 non-utility, non-residential properties having the greatest assessed valuation in the 1994 fiscal year as indicated in the tax rolls.

LARGEST REAL ESTATE TAXPAYERS(1)

<u>Property</u>	<u>1994 Fiscal Year Assessed Valuation</u>	<u>Property</u>	<u>1994 Fiscal Year Assessed Valuation</u>
Met Life Building	\$252,007,335	The Chase Manhattan Building	\$115,000,000
Empire State Building	192,609,270	Burlington House	112,500,000
Exxon Building	191,250,000	Carpet Center	112,500,000
Sperry Rand Building	181,280,000	Simon & Schuster Building	112,050,000
American Brands	177,750,000	Manufacturers Hanover Plaza	110,000,000
55 Water Street Building	175,502,745	666 Fifth Avenue	110,000,000
General Motors Building	166,509,990	One New York Plaza	109,803,780
International Building	158,850,000	Shearson Lehman Operation Center	107,550,000
McGraw-Hill Building	153,000,000	Kalikow Building	105,750,000
Equitable Life Center	148,500,000	Park Avenue Plaza	103,500,000
Bristol-Meyers	148,414,000	595 Lexington Avenue	101,250,000
Equitable Tower	146,250,000	Continental Illinois Center	99,500,000
Time Life Building	144,000,000	Citicorp Center Condos	99,000,000
One Liberty Plaza	137,701,080	W.R. Grace Building	97,202,160
Morgan Guaranty Trust	137,000,000	American Express Plaza	93,604,860
Solow Building	132,750,000	Waldorf Astoria	92,795,500
Paramount Plaza	128,700,000	1411 Broadway	91,750,410
Celanese Building	126,000,000	Park Avenue Atrium	91,408,500
J.C. Penney Building	123,750,000	One Bankers Trust Plaza	89,000,000
One Penn Plaza	122,400,000	Bank of America Plaza	88,650,000

(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, 1993 and 1992

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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, 1993 and 1992, 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, 1993 and 1992, 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 29, 1993

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

JUNE 30, 1993
(in thousands)

	Governmental Fund Types			Proprietary Fund Type		Fiduciary Fund Type		Account Groups		
	General	Capital Projects	Debt Service	Enterprise		Trust and Agency	General Fixed Assets	General		Total (Memorandum Only)
				Enterprise	Enterprise			Long-term Obligations	Long-term Obligations	
ASSETS:										
Cash and cash equivalents	\$ 95,687	\$ 5,314	\$ 65,983	\$ 246,954	\$ 148,836	\$	\$	\$	\$	\$ 562,774
Investments, including accrued interest	1,670,948	633,879	1,854,416	667,171	57,364,272					62,190,686
Accounts receivable:										
Real estate taxes (less allowance for uncollectible amounts of \$289,965)	382,694									382,694
Federal, State and other aid	2,912,689	213,847		538,708						3,126,536
Patient service, net				407,704	1,301,222					538,708
Other, net	362,235			1,973,910						2,071,161
Mortgage loans and interest receivable, net			153,946	6,671						2,127,856
Due from other funds	895,943	21,887	103,934	14,589,032			14,166,634			1,028,435
Property, plant and equipment				(4,211,006)			(4,242,788)			28,755,666
Accumulated depreciation and amortization				1,284,511						(8,453,794)
Restricted cash and investments				152,221						1,284,511
Other assets		56,317	320		309,647					518,505
Amounts available in Debt Service Funds								1,940,027		1,940,027
Amounts to be provided for general long-term obligations									30,708,543	30,708,543
Total assets	\$ 6,320,196	\$ 931,244	\$ 2,178,599	\$ 15,655,876	\$ 59,123,977	\$ 9,923,846	\$ 32,648,570	\$ 126,782,308		

See accompanying notes to financial statements.

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

JUNE 30, 1993
(in thousands)

	Governmental Fund Types			Proprietary Fund Type Enterprise	Fiduciary Fund Type Trust and Agency	Account Groups			Total (Memorandum Only)	
	General	Capital Projects	Debt Service			General Fixed Assets	Long-term Obligations	Total		
								General		Long-term Obligations
LIABILITIES										
Accounts payable and accrued liabilities	\$ 4,526,380	\$ 1,061,827	\$ 75,345	\$ 775,891	\$ 4,860,819	\$ —	\$ —	\$ —	\$ 11,300,262	
Bonds and notes payable	—	—	—	6,995,588	—	—	25,669,710	—	32,665,298	
Capital lease obligations	—	—	—	—	—	—	514,497	—	514,497	
Accrued real estate tax refunds	78,956	—	—	—	—	—	267,764	—	346,720	
Accrued tax refunds—other	114,261	—	—	—	—	—	—	—	114,261	
Accrued judgments and claims	106,457	127,280	—	—	—	—	—	—	2,432,086	
Accrued vacation and sick leave	—	—	—	187,823	—	—	—	—	1,576,845	
Deferred wages	18,956	—	—	—	—	—	—	—	65,652	
Accrued pension liability	—	—	—	112,250	—	—	—	—	2,674,782	
Accrued interest payable	—	—	—	87,020	—	—	—	—	87,020	
Deferred revenues	1,116,160	—	—	108,279	—	—	—	—	1,224,439	
Due to other funds	82,018	704,008	14,448	227,961	—	—	—	—	1,028,435	
Estimated disallowances of Federal, State and other aid	188,937	—	—	—	—	—	—	—	188,937	
Other	—	—	—	41,894	723,297	—	—	—	765,191	
Total liabilities	6,232,125	1,893,115	89,793	8,536,706	5,584,116	—	32,648,570	—	54,984,425	
EQUITY AND OTHER CREDITS:										
Investment in general fixed assets	—	—	—	—	—	—	9,923,846	—	9,923,846	
Contributed capital	—	—	—	5,923,617	—	—	—	—	5,923,617	
Retained earnings:										
Reserved for capital improvement	—	—	—	52,350	—	—	—	—	52,350	
Reserved for loans	—	—	—	54,198	—	—	—	—	54,198	
Reserved for donor restrictions	—	—	—	10,494	—	—	—	—	10,494	
Reserved for debt retirement	—	—	—	235,369	—	—	—	—	235,369	
Unreserved:	—	—	—	843,142	—	—	—	—	843,142	
Fund balances:										
Reserved for debt service	—	—	1,940,027	—	—	—	—	—	1,940,027	
Reserved for non-current mortgage loans	—	—	148,779	—	—	—	—	—	148,779	
Reserved for supplemental benefit payments	—	—	—	—	1,535,288	—	—	—	1,535,288	
Reserved for pension benefits	—	—	—	—	52,004,573	—	—	—	52,004,573	
Unreserved, undesignated	88,071	(961,871)	—	—	—	—	—	—	(873,800)	
Total fund equity (deficit) and other credits	88,071	(961,871)	2,088,806	7,119,170	53,539,861	—	9,923,846	—	71,797,883	
Commitments and contingencies	—	—	—	—	—	—	—	—	—	
Total liabilities, fund equity and other credits	\$ 6,320,196	\$ 931,244	\$ 2,178,599	\$15,655,876	\$ 59,123,977	\$ 9,923,846	\$ 32,648,570	\$ 126,782,308	\$ 126,782,308	

See accompanying notes to financial statements.

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

JUNE 30, 1992
(in thousands)

	Governmental Fund Types			Proprietary Fund Type Enterprise	Fiduciary Fund Type Trust and Agency	Account Groups		Total (Memorandum Only)
	General	Capital Projects	Debt Service			General Fixed Assets	Long-term Obligations	
ASSETS:								
Cash and cash equivalents	\$ 140,595	\$ 4,268	\$ 85,375	\$ 220,175	\$ 105,991	\$ —	\$ —	\$ 556,404
Investments, including accrued interest	1,174,855	1,440,253	2,141,833	764,246	50,646,395	—	—	56,167,582
Accounts receivable:								
Real estate taxes (less allowance for uncollectible amounts of \$242,451)	379,439	—	—	—	—	—	—	379,439
Federal, State and other aid	2,740,913	196,540	—	—	—	—	—	2,937,453
Patient service, net	—	—	—	638,092	—	—	—	638,092
Other, net	309,302	—	—	383,461	731,353	—	—	1,424,116
Mortgage loans and interest receivable, net	—	—	168,637	1,948,810	—	—	—	2,117,447
Due from other funds	981,020	184,912	58,058	5,149	90,139	—	—	1,319,278
Property, plant and equipment	—	—	—	13,590,842	—	9,151,168	—	22,742,010
Accumulated depreciation and amortization	—	—	—	(3,941,239)	—	—	—	(3,941,239)
Restricted cash and investments	—	—	—	854,740	—	—	—	854,740
Other assets	—	44,003	176	337,566	16,820	—	—	398,565
Amounts available in Debt Service Funds	—	—	—	—	—	2,199,942	—	2,199,942
Amounts to be provided for general long-term obligations	—	—	—	—	—	—	29,329,307	29,329,307
Total assets	<u>\$ 5,726,124</u>	<u>\$ 1,869,976</u>	<u>\$ 2,454,079</u>	<u>\$ 14,801,842</u>	<u>\$ 51,590,698</u>	<u>\$ 9,151,168</u>	<u>\$ 31,529,249</u>	<u>\$ 117,123,136</u>

See accompanying notes to financial statements.

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

JUNE 30, 1992
(in thousands)

	Governmental Fund Types			Proprietary Fund Type		Fiduciary Fund Type		Account Groups			Total (Memorandum Only)
	General	Capital Projects	Debt Service	Enterprise		Trust and Agency	General	Fixed Assets	Long-term Obligations	General	
				Enterprise	Enterprise						
LIABILITIES											
Accounts payable and accrued liabilities	\$ 4,133,625	\$ 1,327,410	\$ 48,274	\$ 684,289	\$ 2,866,102	\$	\$	\$	\$	\$	9,059,700
Bonds and notes payable	—	—	—	5,924,260	—	—	—	—	24,536,048	—	30,460,308
Capital lease obligations	85,117	—	—	—	—	—	—	—	501,309	—	501,309
Accrued real estate tax refunds	130,534	—	—	—	—	—	—	—	242,486	—	372,603
Accrued tax refunds—other	86,044	108,880	—	—	—	—	—	—	—	—	130,534
Accrued judgments and claims	—	—	—	164,215	—	—	—	—	2,290,004	—	2,484,928
Accrued vacation and sick leave	18,981	—	—	—	—	—	—	—	1,285,270	—	1,449,485
Deferred wages	—	—	—	114,915	—	—	—	—	46,696	—	65,677
Accrued pension liability	—	—	—	80,780	—	—	—	—	2,627,436	—	2,742,351
Accrued interest payable	979,228	—	—	125,365	—	—	—	—	—	—	80,780
Deferred revenues	38,273	797,279	43,077	350,510	—	—	—	—	—	—	1,104,593
Due to other funds	—	—	—	—	—	—	—	—	—	—	1,229,139
Estimated disallowances of Federal, State and other aid	171,348	—	—	—	—	—	—	—	—	—	171,348
Other	5,643,150	2,233,569	91,351	26,203	444,909	—	—	—	—	—	471,112
Total liabilities	5,643,150	2,233,569	91,351	7,470,537	3,311,011	—	—	—	31,529,249	—	50,278,867
EQUITY AND OTHER CREDITS:											
Investment in general fixed assets	—	—	—	—	—	—	—	—	9,151,168	—	9,151,168
Contributed capital	—	—	—	6,393,521	—	—	—	—	—	—	6,393,521
Retained earnings:											
Reserved for capital improvement	—	—	—	52,349	—	—	—	—	—	—	52,349
Reserved for debt retirement	—	—	—	205,760	—	—	—	—	—	—	205,760
Reserved for loans	—	—	—	92,075	—	—	—	—	—	—	92,075
Reserved for insurance claims	—	—	—	22,396	—	—	—	—	—	—	22,396
Reserved for donor restriction	—	—	—	12,095	—	—	—	—	—	—	12,095
Unreserved:											
Fund balances:											
Reserved for debt service	—	—	2,199,942	—	—	—	—	—	—	—	2,199,942
Reserved for non-current mortgage loans	—	—	162,786	—	—	—	—	—	—	—	162,786
Reserved for supplemental benefit payments	—	—	—	—	1,095,344	—	—	—	—	—	1,095,344
Reserved for pension benefits	—	—	—	—	47,184,343	—	—	—	—	—	47,184,343
Unreserved, undesignated	82,974	(363,593)	—	—	—	—	—	—	—	—	(280,619)
Total fund equity (deficit) and other credits	82,974	(363,593)	2,362,728	7,331,305	48,279,687	—	—	—	9,151,168	—	66,844,269
Commitments and contingencies	—	—	—	—	—	—	—	—	—	—	—
Total liabilities, fund equity and other credits	\$ 5,726,124	\$ 1,869,976	\$ 2,454,079	\$ 14,801,842	\$ 51,590,698	\$ 9,151,168	\$ 31,529,249	\$ 117,123,136	\$ 117,123,136	\$ 117,123,136	\$ 117,123,136

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, 1993
(in thousands)

	Governmental Fund Types			Fiduciary Fund Type Expendable Trust	Total (Memorandum Only)
	General	Capital Projects	Debt Service		
REVENUES:					
Real estate taxes	\$ 7,886,256	\$ —	\$ —	\$ —	\$ 7,886,256
Sales and use taxes	2,739,834	—	—	—	2,739,834
Income taxes	5,783,138	—	—	—	5,783,138
Other taxes	1,211,629	—	—	—	1,211,629
Federal, State and other categorical aid	9,535,096	172,857	182,201	—	9,890,154
Unrestricted Federal and State aid	707,109	—	—	—	707,109
Charges for services	1,304,169	—	—	—	1,304,169
Other revenues	960,973	915,971	183,165	17,522	2,077,631
Total revenues	30,128,204	1,088,828	365,366	17,522	31,599,920
OTHER FINANCING SOURCES:					
Transfer from OTB Enterprise Fund	28,796	—	—	—	28,796
Transfers and other payments for debt service	—	—	2,439,538	—	*
Net proceeds from sale of notes and bonds	—	1,929,936	—	—	1,929,936
Refunding bond proceeds	—	—	2,656,309	—	2,656,309
Total revenues and other financing sources	30,157,000	3,018,764	5,461,213	17,522	36,214,961
EXPENDITURES:					
Current Operations:					
General government	862,402	—	—	—	862,402
Public safety and judicial	3,759,343	—	—	—	3,759,343
Board of Education	7,212,682	—	—	—	7,212,682
City University	571,346	—	—	—	571,346
Social services	7,430,017	—	—	—	7,430,017
Environmental protection	1,093,792	—	—	—	1,093,792
Transportation services	1,023,460	—	—	—	1,023,460
Parks, recreation and cultural activities	229,019	—	—	—	229,019
Housing	515,821	—	—	—	515,821
Health (including payments to HHC)	1,451,697	—	—	—	1,451,697
Libraries	146,463	—	—	—	146,463
Pensions	1,426,896	—	—	—	1,426,896
Judgments and claims	230,731	—	—	—	230,731
Fringe benefits and other benefit payments	1,492,177	—	—	—	1,492,177
Other	266,519	—	33,687	—	300,206
Capital Projects	—	3,617,042	—	—	3,617,042
Debt Service:					
Interest	—	—	1,730,573	—	1,730,573
Redemptions	—	—	1,154,580	—	1,154,580
Lease payments	—	—	149,306	—	149,306
Refunding escrow	—	—	10,680	—	10,680
Total expenditures	27,712,365	3,617,042	3,078,826	—	34,408,233
OTHER FINANCING USES:					
Transfers and other payments for debt service	2,439,538	—	—	—	*
Payment to refunded bond escrow holder	—	—	2,656,309	—	2,656,309
Total expenditures and other financing uses	30,151,903	3,617,042	5,735,135	—	37,064,542
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	5,097	(598,278)	(273,922)	17,522	(849,581)
FUND BALANCES (DEFICIT) AT BEGINNING OF YEAR	82,974	(363,593)	2,362,728	10,842	2,092,951
FUND BALANCES (DEFICIT) AT END OF YEAR ...	\$ 88,071	\$ (961,871)	\$2,088,806	\$ 28,364	\$ 1,243,370

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, 1992
(in thousands)

	Governmental Fund Types			Fiduciary Fund Type	Total (Memorandum Only)
	General	Capital Projects	Debt Service	Expendable Trust	
REVENUES:					
Real estate taxes	\$ 7,817,785	\$ —	\$ —	\$ —	\$ 7,817,785
Sales and use taxes	2,621,186	—	—	—	2,621,186
Income taxes	5,388,953	—	—	—	5,388,953
Other taxes	1,221,019	—	—	—	1,221,019
Federal, State and other categorical aid	8,879,579	172,256	180,378	—	9,232,213
Unrestricted Federal and State aid	826,078	—	—	—	826,078
Charges for services	1,194,597	—	—	—	1,194,597
Other revenues	1,039,379	720,164	264,290	175,533	2,199,366
Total revenues	28,988,576	892,420	444,668	175,533	30,501,197
OTHER FINANCING SOURCES:					
Transfer from OTB Enterprise Fund	33,259	—	—	—	33,259
Transfers and other payments for debt service	—	—	2,968,101	—	*
Net proceeds from sale of notes and bonds	—	3,355,035	—	—	3,355,035
Refunding bond proceeds	—	—	2,031,790	—	2,031,790
Total revenues and other financing sources	29,021,835	4,247,455	5,444,559	175,533	35,921,281
EXPENDITURES:					
Current Operations:					
General government	852,888	—	—	—	852,888
Public safety and judicial	3,585,890	—	—	—	3,585,890
Board of Education	6,626,289	—	—	—	6,626,289
City University	458,490	—	—	—	458,490
Social services	7,107,722	—	—	—	7,107,722
Environmental protection	988,898	—	—	—	988,898
Transportation services	1,044,109	—	—	—	1,044,109
Parks, recreation and cultural activities	202,335	—	—	—	202,335
Housing	541,086	—	—	—	541,086
Health (including payments to HHC)	1,275,878	—	—	—	1,275,878
Libraries	129,169	—	—	—	129,169
Pensions	1,370,717	—	—	—	1,370,717
Judgments and claims	231,480	—	—	—	231,480
Fringe benefits and other benefit payments	1,377,663	—	—	74,572	1,452,235
Other	256,816	—	109,283	—	366,099
Capital Projects	—	3,892,814	—	—	3,892,814
Debt Service:					
Interest	—	—	1,690,287	—	1,690,287
Redemptions	—	—	1,090,026	—	1,090,026
Lease payments	—	—	139,716	—	139,716
Refunding escrow	—	—	435,280	—	435,280
Total expenditures	26,049,430	3,892,814	3,464,592	74,572	33,481,408
OTHER FINANCING USES:					
Transfers and other payments for debt service	2,968,101	—	—	—	*
Payment to refunded bond escrow holder	—	—	2,031,790	—	2,031,790
Total expenditures and other financing uses	29,017,531	3,892,814	5,496,382	74,572	35,513,198
EXCESS (DEFICIENCY) OF REVENUES AND OTHER FINANCING SOURCES OVER EXPENDITURES AND OTHER FINANCING USES	4,304	354,641	(51,823)	100,961	408,083
FUND BALANCES (DEFICIT) AT BEGINNING OF YEAR	78,670	(718,234)	2,414,551	994,383	2,769,370
FUND BALANCES (DEFICIT) AT END OF YEAR	\$ 82,974	\$ (363,593)	\$ 2,362,728	\$ 1,095,344	\$ 3,177,453

*Eliminated

See accompanying notes to financial statements.

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, 1993 AND 1992
(in thousands)**

	1993			1992		
	Budget		Actual	Budget		Actual
	Adopted	Modified		Adopted	Modified	
REVENUES:						
Real Estate taxes	\$ 7,929,000	\$ 7,939,000	\$ 7,886,256	\$ 7,824,000	\$ 7,870,000	\$ 7,817,785
Sales and use taxes	2,663,200	2,711,700	2,739,834	2,664,700	2,620,700	2,621,186
Income taxes	5,453,000	5,832,000	5,783,138	4,902,700	5,312,000	5,388,953
Other taxes	1,128,600	1,204,100	1,211,629	1,132,300	1,232,800	1,221,019
Federal, State and other categorical aid	8,990,357	9,848,717	9,535,096	8,349,235	9,107,692	8,879,579
Unrestricted Federal and State aid	677,391	699,834	707,109	677,184	818,414	826,078
Charges for services	1,334,033	1,348,161	1,304,169	1,274,802	1,293,002	1,194,597
Other revenues	1,065,760	980,658	960,973	1,575,763	1,003,028	1,039,379
Total revenues	<u>29,241,341</u>	<u>30,564,170</u>	<u>30,128,204</u>	<u>28,400,684</u>	<u>29,257,636</u>	<u>28,988,576</u>
OTHER FINANCING SOURCES:						
Transfer from OTB Enterprise Fund	36,200	30,700	28,796	39,300	33,200	33,259
Total revenues and other financing sources	<u>29,277,541</u>	<u>30,594,870</u>	<u>30,157,000</u>	<u>28,439,984</u>	<u>29,290,836</u>	<u>29,021,835</u>
EXPENDITURES:						
General government	893,419	922,181	862,402	852,930	906,878	852,888
Public safety and judicial	3,557,468	3,792,595	3,759,343	3,478,649	3,624,288	3,585,890
Board of Education	6,775,432	7,235,608	7,212,682	6,484,920	6,818,341	6,626,289
City University	532,111	571,284	571,346	443,460	462,056	458,490
Social services	7,415,849	7,748,119	7,430,017	6,850,971	7,196,255	7,107,722
Environmental protection	1,197,671	1,210,640	1,093,792	1,056,402	1,112,022	988,898
Transportation services	878,096	1,039,231	1,023,460	901,536	1,048,241	1,044,109
Parks, recreation and cultural activities	219,000	230,468	229,019	182,382	203,202	202,335
Housing	544,585	589,562	515,821	526,568	606,958	541,086
Health (including payments to HHC)	1,300,255	1,497,966	1,451,697	1,182,980	1,332,182	1,275,878
Libraries	143,618	146,689	146,463	124,227	129,239	129,169
Pensions	1,423,120	1,428,320	1,426,896	1,458,927	1,401,568	1,370,717
Judgments and claims	219,255	231,255	230,731	190,350	231,500	231,480
Fringe benefits and other benefit payments	1,482,047	1,494,853	1,492,177	1,425,635	1,385,232	1,377,663
Other	429,880	289,774	266,519	728,769	358,290	256,816
Total expenditures	<u>27,011,806</u>	<u>28,428,545</u>	<u>27,712,365</u>	<u>25,888,706</u>	<u>26,816,252</u>	<u>26,049,430</u>
OTHER FINANCING USES:						
Transfers and other payments for debt service	2,265,735	2,166,325	2,439,538	2,551,278	2,474,584	2,968,101
Total expenditures and other financing uses	<u>29,277,541</u>	<u>30,594,870</u>	<u>30,151,903</u>	<u>28,439,984</u>	<u>29,290,836</u>	<u>29,017,531</u>
EXCESS OF REVENUES AND OTHER SOURCES OVER EXPENDITURES AND OTHER USES	<u>\$ —</u>	<u>\$ —</u>	<u>5,097</u>	<u>\$ —</u>	<u>\$ —</u>	<u>4,304</u>
FUND BALANCE AT BEGINNING OF YEAR			<u>82,974</u>			<u>78,670</u>
FUND BALANCE AT END OF YEAR			<u>\$ 88,071</u>			<u>\$ 82,974</u>

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, 1993
(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 and Similar Trust
OPERATING REVENUES:						
Patient service revenues, net	\$ 3,080,201	\$ —	\$ —	\$ —	\$ 3,080,201	\$ —
Charges for services	—	—	—	1,087,369	1,087,369	—
Other revenues	387,416	193,286	277,530	—	858,232	—
Employer, employee contributions	—	—	—	—	—	1,906,948
Investment income, net	—	—	34,382	39,993	74,375	7,135,066
Total operating revenues	<u>3,467,617</u>	<u>193,286</u>	<u>311,912</u>	<u>1,127,362</u>	<u>5,100,177</u>	<u>9,042,014</u>
OPERATING EXPENSES:						
Personal services	2,115,591	72,400	20,651	—	2,208,642	—
Affiliation	471,701	—	—	—	471,701	—
Racing industry compensation	—	49,601	—	—	49,601	—
Operations and maintenance	613,912	—	—	680,780	1,294,692	—
Interest expense	—	—	139,247	281,226	420,473	—
Administrative, selling, and program	—	3,246	114,524	9,811	127,581	—
Depreciation and amortization	143,801	2,378	1,117	166,080	313,376	—
Benefit payments and withdrawals	—	—	—	—	—	3,595,987
Provision for bad debts	319,185	—	—	—	319,185	—
Other	—	19,380	49,128	—	68,508	—
Distributions to the State and other local governments	—	21,612	—	—	21,612	—
Total operating expenses	<u>3,664,190</u>	<u>168,617</u>	<u>324,667</u>	<u>1,137,897</u>	<u>5,295,371</u>	<u>3,595,987</u>
Operating income (loss)	<u>(196,573)</u>	<u>24,669</u>	<u>(12,755)</u>	<u>(10,535)</u>	<u>(195,194)</u>	<u>5,446,027</u>
NON-OPERATING REVENUES (EXPENSES):						
Interest income	4,914	631	3,118	5,440	14,103	—
Interest expense	(96,679)	(15)	—	—	(96,694)	—
Amounts from other OTB communities	—	6,012	—	—	6,012	—
Other	—	—	(33,345)	—	(33,345)	(306,079)
Total non-operating revenues (expenses)	<u>(91,765)</u>	<u>6,628</u>	<u>(30,227)</u>	<u>5,440</u>	<u>(109,924)</u>	<u>(306,079)</u>
Income (loss) before transfers, extraordinary item and cumulative effect	(288,338)	31,297	(42,982)	(5,095)	(305,118)	5,139,948
EXTRAORDINARY ITEM: loss on advance refunding	(968)	—	—	(109,423)	(110,391)	—
CUMULATIVE EFFECT: reclassification of funds	—	—	—	—	—	102,704
Income (loss) before transfers	<u>(289,306)</u>	<u>31,297</u>	<u>(42,982)</u>	<u>(114,518)</u>	<u>(415,509)</u>	<u>5,242,652</u>
OPERATING TRANSFERS:						
Transfer to the General Fund	—	(28,796)	—	—	(28,796)	—
Net income (loss)	(289,306)	2,501	(42,982)	(114,518)	(444,305)	5,242,652
FUND EQUITY AT BEGINNING OF YEAR	1,265,232	8,868	454,184	5,603,021	7,331,305	48,268,845
Contributed fixed assets	169,125	—	—	64,646	233,771	—
Net decrease in donor restricted funds	(1,601)	—	—	—	(1,601)	—
FUND EQUITY AT END OF YEAR:						
Contributed Capital	719,018	—	—	5,204,599	5,923,617	—
Reserved	10,494	12,471	329,446	—	352,411	—
Reserved for Supplemental Benefits	—	—	—	—	—	1,506,924
Reserved for Pension Benefits	—	—	—	—	—	52,004,573
Unreserved (deficit)	413,938	(1,102)	81,756	348,550	843,142	—
FUND EQUITY AT END OF YEAR	<u>\$ 1,143,450</u>	<u>\$ 11,369</u>	<u>\$ 411,202</u>	<u>\$ 5,553,149</u>	<u>\$ 7,119,170</u>	<u>\$ 53,511,497</u>

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, 1992
(in thousands)

	Proprietary Fiduciary				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	\$3,055,195	\$ —	\$ —	\$ —	\$3,055,195	\$ —
Charges for services	—	—	—	1,082,066	1,082,066	—
Other revenues	349,158	210,785	273,683	—	833,626	—
Employer, employee contributions	—	—	—	—	—	1,737,635
Investment income, net	—	—	46,607	50,874	97,481	5,641,500
Total operating revenues	<u>3,404,353</u>	<u>210,785</u>	<u>320,290</u>	<u>1,132,940</u>	<u>5,068,368</u>	<u>7,379,135</u>
OPERATING EXPENSES:						
Personal services	1,970,931	74,525	19,484	—	2,064,940	—
Affiliation	430,816	—	—	—	430,816	—
Racing industry compensation	—	53,916	—	—	53,916	—
Operations and maintenance	616,526	—	—	711,927	1,328,453	—
Interest expense	—	—	153,011	256,735	409,746	—
Administrative, selling and program	—	5,419	72,119	4,444	81,982	—
Depreciation and amortization	140,935	2,767	1,006	153,674	298,382	—
Benefit payments and withdrawals	—	—	—	—	—	3,391,663
Provision for bad debts	335,404	—	—	—	335,404	—
Other	—	20,200	39,259	—	59,459	—
Distributions to the State and other local governments	—	24,192	—	—	24,192	—
Total operating expenses	<u>3,494,612</u>	<u>181,019</u>	<u>284,879</u>	<u>1,126,780</u>	<u>5,087,290</u>	<u>3,391,663</u>
Operating income (loss)	<u>(90,259)</u>	<u>29,766</u>	<u>35,411</u>	<u>6,160</u>	<u>(18,922)</u>	<u>3,987,472</u>
NON-OPERATING REVENUES (EXPENSES):						
Interest income	4,831	1,009	3,461	2,837	12,138	—
Interest expense	(81,641)	(44)	—	—	(81,685)	—
Amounts from other OTB communities	—	6,868	—	—	6,868	—
Other	—	—	(19,736)	—	(19,736)	(91,797)
Total non-operating revenues (expense)	<u>(76,810)</u>	<u>7,833</u>	<u>(16,275)</u>	<u>2,837</u>	<u>(82,415)</u>	<u>(91,797)</u>
Income (loss) before transfers and extraordinary item	<u>(167,069)</u>	<u>37,599</u>	<u>19,136</u>	<u>8,997</u>	<u>(101,337)</u>	<u>3,895,675</u>
EXTRAORDINARY ITEM:						
Loss on advance refunding	—	—	—	(26,034)	(26,034)	—
Income (loss) before transfers	<u>(167,069)</u>	<u>37,599</u>	<u>19,136</u>	<u>(17,037)</u>	<u>(127,371)</u>	<u>3,895,675</u>
OPERATING TRANSFERS:						
Transfer to the General Fund	—	(33,259)	—	—	(33,259)	—
Net income (loss)	<u>(167,069)</u>	<u>4,340</u>	<u>19,136</u>	<u>(17,037)</u>	<u>(160,630)</u>	<u>3,895,675</u>
FUND EQUITY AT BEGINNING OF YEAR	<u>1,242,972</u>	<u>4,528</u>	<u>435,048</u>	<u>5,534,547</u>	<u>7,217,095</u>	<u>43,288,668</u>
Contributed fixed assets	191,743	—	—	85,511	277,254	—
Net decrease in donor restricted funds	(2,414)	—	—	—	(2,414)	—
FUND EQUITY AT END OF YEAR:						
Reserved	1,166,441	8,868	363,749	5,239,175	6,778,233	—
Reserved for Pension Benefits	—	—	—	—	—	47,184,343
Unreserved	98,791	—	90,435	363,846	553,072	—
FUND EQUITY AT END OF YEAR:	<u>\$1,265,232</u>	<u>\$ 8,868</u>	<u>\$ 454,184</u>	<u>\$5,603,021</u>	<u>\$7,331,305</u>	<u>\$ 47,184,343</u>

See accompanying notes to financial statements.

THE CITY OF NEW YORK
COMBINED STATEMENT OF CASH FLOWS
PROPRIETARY FUND TYPE
FOR THE YEAR ENDED JUNE 30, 1993
(in thousands)

	Health and Hospitals Corporation	Off-Track Betting Corporation	Housing and Economic Development Funds	Water and Sewer System	Total
Operating Activities:					
Operating income (loss)	\$ (196,573)	\$ 24,669	\$ (12,755)	\$ (10,535)	\$ (195,194)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	143,801	2,378	1,117	166,080	313,376
Extraordinary loss on advance refunding	(968)	—	—	(109,423)	(110,391)
Provision for bad debts	319,185	—	—	—	319,185
Increase in patient service receivables	(209,901)	—	—	—	(209,901)
Decrease (increase) in accounts and other receivables	2,639	—	6,500	(33,341)	(24,202)
Decrease in prepaid expense	—	—	—	202,808	202,808
Increase in accounts payable and accrued liabilities	70,611	720	12,797	52,321	136,449
Increase in accrued vacation and sick leave	23,608	—	—	—	23,608
Decrease in accrued pension liability	(2,595)	(70)	—	—	(2,665)
Decrease in deferred revenues	—	—	(1,212)	(18,468)	(19,680)
Distribution to the City of New York	—	(30,021)	—	—	(30,021)
Increase in program loans issued	—	—	(59,149)	—	(59,149)
Receipt from collections of program loans	—	—	19,166	—	19,166
Distributions to State and local governments	—	(22,228)	—	—	(22,228)
Decrease in payable to the City of New York	—	—	—	(179,460)	(179,460)
Other	2,716	21,411	71,827	(51,225)	44,729
Total Adjustments	<u>349,096</u>	<u>(27,810)</u>	<u>51,046</u>	<u>29,292</u>	<u>401,624</u>
Net cash provided by (used in) operating activities	<u>152,523</u>	<u>(3,141)</u>	<u>38,291</u>	<u>18,757</u>	<u>206,430</u>
NONCAPITAL FINANCING ACTIVITIES:					
Proceeds from issuing bonds, notes and other borrowings	290,000	—	—	—	290,000
Repayments of bonds, notes and other borrowings	(290,000)	—	(103,334)	—	(393,334)
Amounts from other OTB communities	—	6,012	—	—	6,012
Other	—	—	(28,130)	—	(28,130)
Net cash provided by (used in) noncapital financing activities	<u>—</u>	<u>6,012</u>	<u>(131,464)</u>	<u>—</u>	<u>(125,452)</u>
CAPITAL AND RELATED FINANCING ACTIVITIES:					
Additions to fixed assets	(240,504)	(8,479)	(1,502)	(720,359)	(970,844)
Proceeds from issuing bonds, notes and other borrowings	546,846	—	—	1,662,309	2,209,155
Repayment of bonds, notes and other borrowings	(33,979)	—	(7)	(1,013,084)	(1,047,070)
Payments from the City other than for operations,	169,125	—	—	—	169,125
Interest paid on bonds, notes and other borrowings	(96,679)	(15)	—	—	(96,694)
Net cash provided by (used in) capital and related financing activities	<u>344,809</u>	<u>(8,494)</u>	<u>(1,509)</u>	<u>(71,134)</u>	<u>263,672</u>
INVESTING ACTIVITIES:					
Excess (deficiency) of proceeds from sales of investments net of purchases	(471,453)	—	97,797	398,422	24,766
Interest on investments	4,914	631	3,118	5,440	14,103
Net cash provided by (used in) investing activities	<u>(466,539)</u>	<u>631</u>	<u>100,915</u>	<u>403,862</u>	<u>38,869</u>
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	30,793	(4,992)	6,233	351,485	383,519
CASH AND CASH EQUIVALENTS BEGINNING OF YEAR	119,108	21,041	68,788	453,974	662,911
CASH AND CASH EQUIVALENTS END OF YEAR	\$ 149,901	\$ 16,049	\$ 75,021	\$ 805,459	\$ 1,046,430
Cash and Cash Equivalents	\$135,303	\$ 16,049	\$ 75,021	\$ 20,581	\$ 246,954
Restricted cash and investments	499,633	—	—	784,878	1,284,511
Less restricted investments	485,035	—	—	—	485,035
Cash and cash equivalents, June 30, 1993	<u>\$ 149,901</u>	<u>\$ 16,049</u>	<u>\$ 75,021</u>	<u>\$ 805,459</u>	<u>\$ 1,046,430</u>

The above is a reconciliation of cash and cash equivalents per the statement of cash flows to the balance sheet.

The following are the noncash investing, capital and financial activities.

HHC received capital assets of \$169 million for fiscal year 1993 which represents contributed capital from the City.

The Water Board received capital assets of \$64.6 million for fiscal year 1993 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, 1992
(in thousands)

	Health and Hospitals Corporation	Off-Track Betting Corporation	Housing and Economic Development Funds	Water and Sewer System	Total
OPERATING ACTIVITIES:					
Operating income (loss)	\$ (90,259)	\$ 29,766	\$ 35,411	\$ 6,160	\$ (18,922)
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:					
Depreciation and amortization	140,935	2,767	1,006	153,674	298,382
Extraordinary loss on advance refunding	—	—	—	(26,034)	(26,034)
Provision for bad debts	335,404	—	—	—	335,404
Increase in patient service receivables	(236,310)	—	—	—	(236,310)
Increase in accounts and other receivables	(6,182)	—	(9,027)	(64,799)	(80,008)
Increase in prepaid expenses	—	—	—	(134,306)	(134,306)
Increase (decrease) in accounts payable and accrued liabilities	(201)	(1,038)	9,168	(5,249)	2,680
Increase in accrued vacation and sick leave	12,903	—	—	—	12,903
Decrease in accrued pension liability	(2,381)	(67)	—	—	(2,448)
Increase (decrease) in deferred revenues	—	—	(670)	16,200	15,530
Distribution to The City of New York	—	(33,835)	—	—	(33,835)
Program loans issued	—	—	(63,472)	—	(63,472)
Receipt from collections of program loans	—	—	16,884	—	16,884
Distribution to State and local governments	—	(24,318)	—	—	(24,318)
Increase in payable to The City of New York	—	—	—	84,479	84,479
Other	(9,847)	25,807	(38,192)	51,735	29,503
Total Adjustments	234,321	(30,684)	(84,303)	75,700	195,034
Net cash provided by (used in) operating activities	144,062	(918)	(48,892)	81,860	176,112
NONCAPITAL FINANCING ACTIVITIES:					
Proceeds from issuing bonds, notes and other borrowings	125,000	—	160,560	—	285,560
Repayments of bonds, notes and other borrowings	(125,000)	—	(230,097)	—	(355,097)
Amounts from other OTB communities	—	6,868	—	—	6,868
Other	—	—	(4,141)	—	(4,141)
Net cash provided by (used in) noncapital financing activities	—	6,868	(73,678)	—	(66,810)
CAPITAL AND RELATED FINANCING ACTIVITIES:					
Additions to fixed assets	(210,717)	(2,187)	(1,230)	(790,899)	(1,005,033)
Proceeds from issuing bonds, notes and other borrowings	—	—	—	1,086,835	1,086,835
Repayments of bonds, notes and other borrowings	(7,965)	(243)	(94)	(293,190)	(301,492)
Payments from The City other than for operations	191,743	—	—	—	191,743
Interest paid on bonds, notes and other borrowings	(81,641)	(44)	—	—	(81,685)
Net cash provided by (used in) used in capital and related financing activities	(108,580)	(2,474)	(1,324)	2,746	(109,632)
INVESTING ACTIVITIES:					
Excess (deficiency) of proceeds from sales of investments net of purchases	—	—	113,149	(36,282)	76,867
Interest on investments	4,831	1,009	3,461	2,837	12,138
Net cash provided by (used in) investing activities	4,831	1,009	116,610	(33,445)	89,005
INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	40,313	4,485	(7,284)	51,161	88,675
CASH AND CASH EQUIVALENTS BEGINNING OF YEAR	78,795	16,556	76,072	402,813	574,236
CASH AND CASH EQUIVALENTS END OF YEAR	\$ 119,108	\$ 21,041	\$ 68,788	\$ 453,974	\$ 662,911
Cash and Cash Equivalents	\$ 107,013	\$ 21,041	\$ 68,788	\$ 23,333	\$ 220,175
Restricted cash and investments	25,677	—	—	829,063	854,740
Less restricted investments	13,582	—	—	398,422	412,004
Cash and cash equivalents, June 30, 1992	\$ 119,108	\$ 21,041	\$ 68,788	\$ 453,974	\$ 662,911

The above is a reconciliation of cash and cash equivalents per the statement of cash flows to the balance sheet.

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

HHC received capital assets of \$192 million for fiscal year 1992 which represents contributed capital from the City.

The Water Board received capital assets of \$85.5 million for fiscal year 1992 which represents contributed capital from the City.

**THE CITY OF NEW YORK
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 1993 AND 1992**

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 has 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 appointment of the majority of the Boards of Directors, has special financing relationships and those whose scope of service primarily benefits the City or its residents.

Manifestations of oversight responsibility include:

- Financial interdependency,
- 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 Samurai Funding Corporation (SFC) (This entity was incorporated in fiscal year 1993)
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 Industrial Development Agency (IDA)
- New York City Economic Development Corporation (EDC)
- Business Relocation Assistance Corporation (BRAC)
- New York City Rehabilitation Mortgage Insurance Corporation (REMIC)
(This entity was dissolved in fiscal year 1993)
- Brooklyn Navy Yard Development Corporation (BNYDC)

Water and Sewer System:

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

Expendable Trust Funds:

- Transit Police Superior Officers' Variable Supplements Fund (TPSOVSF)
- Housing Police Superior Officers' Variable Supplements Fund (HPSOVSF)

Pension and Similar 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)
- * • New York Police Department Police Officers' Variable Supplements Fund (POVSF)
- * • New York Police Department Police Superior Officers' Variable Supplements Fund (PSOVSF)
- * • New York Fire Department Firefighters' Variable Supplements Fund (FFVSF)
- * • New York Fire Department Fire Officers' Variable Supplements Fund (FOVSF)
- * • Transit Police Officers' Variable Supplements Fund (TPOVSF)
- * • Housing Police Officers' Variable Supplements Fund (HPOVSF)

* These Funds were reported as Expendable Trust Funds in fiscal year 1992 (see Note R).

Agency Funds:

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

Significant accounting policies and other matters concerning the financial information of these organizations are described elsewhere in the Notes to Financial Statements.

The City's operations also include those normally performed at the county level and, accordingly, transactions applicable to the 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 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**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 make capital improvements. Such assets and improvements include substantially all land, buildings, equipment, water distribution and sewage collection system, 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 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 \$962 million and \$364 million at June 30, 1993 and 1992, respectively, 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 Debt Service Funds including its General Sinking Fund and the General Debt Service Fund 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 SFC; and (iv) ECF and CUCF as component units of the City.

*Proprietary**Enterprise Funds*

The Enterprise Funds account for the operations of HHC, OTB, HDC and other component units comprising the Housing and Economic Development Funds, and the Water and Sewer System. 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**Trust and Agency Funds*

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

The Expendable Trust Funds account for the operations of TPSOVSF and HPSOVSF, and are accounted for in essentially the same manner as governmental funds.

The Pension and Similar Trust Funds account for the operations of NYCERS, TRS, BERS, POLICE, and FIRE employee retirement systems, and POVSF*, PSOVSF*, FFVSF*, FOVSF*, TPOVSF*, and HPOVSF*. 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 asterisked Funds were reported as Expendable Trust Funds in fiscal year 1992 (see Note R).

The Agency Funds account for the operations of DCP, which was created in accordance with Internal Revenue Code Section 457 and Other Agency Funds which account for miscellaneous assets held by the City for other funds, governmental units, and individuals. The Agency Funds are custodial in nature and do 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 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) real estate tax refunds; (iii) judgments and claims; (iv) certain unpaid deferred wages; (v) unpaid vacation and sick leave; and (vi) certain unfunded pension liabilities.

Basis of Accounting

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

The measurement focus of the Enterprise Funds and the Pension and Similar Trust Funds is on the flow of economic resources. This focus emphasizes the determination of net income and financial position. With this measurement focus, all assets and liabilities associated with the operation of 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 Funds use the modified accrual basis of accounting and do not measure the results 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 unused appropriations 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 \$1,317 million and \$851 million subsequent to its original adoption in fiscal years 1993 and 1992, 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

The City considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased, to be cash equivalents.

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 1993 and 1992 were approximately \$484 million and \$368 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 and Similar Trust Funds and cost in the Expendable Trust Funds. Realized gains or losses on sales of securities are based on the average cost of securities.

Investments of DCP are reported at market value.

Inventories

Materials and supplies are recorded as expenditures in governmental funds at the time of purchase. Inventories on hand at June 30, 1993 and 1992 (estimated at \$208 million and \$213 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 G).

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 K, L, and N 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 Debt Service Funds are net of an allowance for uncollectible accounts of \$1,023.8 million and \$997.5 million for fiscal years 1993 and 1992, 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 fiscal year ended June 30, 1993 were due July 1, 1992 and January 1, 1993 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 1993 taxes was June 30, 1992. 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 fiscal years ended June 30, 1993 and 1992, excess amounts of \$123 million and \$47 million, respectively, was transferred to the Debt Service Funds.

Other Taxes and Other Revenues

Sales, income, and other taxes are recognized based on 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 R). 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.

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 effective date of the Statement has been deferred by GASB Statement No. 17, *Measurement Focus and Basis of Accounting — Governmental Fund Operating Statements: Amendment of the Effective Dates of GASB Statement No. 11 and Related Statements*, to periods beginning approximately two years after an implementation standard is issued. 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 fiscal year ending June 30, 1994. The City has not yet completed the analysis required to assess the financial statement impact of Statement No. 14.

In November, 1992, the GASB issued Statement No. 16, *Accounting for Compensated Absences*. This Statement provides guidance for the measurement of accrued compensated absences liabilities by state and local governmental entities, regardless of the reporting model or fund type used to report the transactions. The City currently follows NCGA Statement 4 and is in the process of revising its current model for estimating the liability for time earned to comply with the standards in Statement No. 16. The Statement will be effective for the City's June 30, 1994 financial statements.

In August, 1993, the GASB issued Statement No. 18, *Accounting for Municipal Solid Waste Landfill Closure and Postclosure Care Costs*. This Statement is based on the October 9, 1991, U.S. Environmental Protection Agency (EPA) rule, "Solid Waste and Disposal Facility Criteria," which obligates Municipal Solid Waste Landfill (MSWLF) owners and operators to perform certain closing functions and postclosure monitoring and maintenance functions as a condition for the right to operate the MSWLF in the current period. For landfills that use proprietary accounting, this Statement requires a portion of the estimated total current cost of the closure and postclosure care to be recognized as an expense and as a liability in each period the landfill accepts solid waste. For governmental funds, the measurement and recognition of the accrued liability for closure and postclosure care should be consistent with the proprietary funds. Expenditures and fund liabilities should be recognized using the modified accrual basis of accounting. The remainder of the liability should be reported in the General Long-term Obligations Account Group. The City is required to implement this Statement for the fiscal year ending June 30, 1994 and is in the process of compiling the cost and statistical data needed.

B. AUDIT RESPONSIBILITY

In fiscal years 1993 and 1992, respectively, 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, the 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.

The following describes the proportion of certain key financial information that is audited by other auditors in fiscal years 1993 and 1992:

	Fund Types										Account Groups			
	General		Capital Projects		Debt Service		Enterprise		Trust and Agency		General Fixed Assets		General Long-term Obligations	
	1993	1992	1993	1992	1993	1992	1993	1992	1993	1992	1993	1992	1993	1992
	(percent)													
Total assets/liabilities . . .	0	0	18	9	75	73	99	99	2	1	22	16	18	20
Operating revenues and other financing sources	0	0	24	15	17	25	96	96	0	0	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 SCA. 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, 1993 and 1992, the City has funded \$615 million and \$440 million of these programs, respectively.

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 Funds in the fiscal year of such payments.

D. NEW YORK CITY SAMURAI FUNDING CORPORATION (SFC)

The City created SFC on August 25, 1992. This is a special-purpose nonprofit entity, created to issue Yen-denominated bonds. The members, directors, and officers of SFC are all elected officials or employees of the City.

SFC issued its first Yen-denominated bonds to investors on May 27, 1993 and simultaneously bought general obligation bonds from the City. Such bonds require the City to make floating rate interest and principal payments in U.S. dollars to SFC. SFC entered into currency and interest rate exchange agreements to swap the City's payments into fixed rate Yen to use to pay SFC's bondholders. SFC's bonds are included in the City's General Long-term Obligations Account Group. Proceeds from this issue will be used for housing and economic development projects that do not qualify for tax-exempt bond status.

E. DEPOSITS AND INVESTMENTS

Deposits

The City's bank depositories are designated by the Banking Commission, which consists 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, 1993 and 1992, the carrying amount of the City's cash and deposits was \$563 million and \$556 million, respectively, and the bank balances were \$455 million and \$690 million, respectively. Of the bank balances, \$81 million and \$235 million, respectively, were covered by federal depository insurance or collateralized with securities held by the City's agent in the City's name, and \$374 million and \$455 million, respectively, were uninsured and collateralized.

The uninsured, collateralized cash balances carried during the year did not fluctuate appreciably as they represent primarily the compensating balances 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 and Similar 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, Inc., and any bond that meets the qualifications of the New York State Retirement and Social Security Law, the New York State Banking Law, and the New York City Administrative Code.

(2) Equity investments may be made only in those stocks that meet the qualifications of the New York State Retirement and Social Security Law, the New York State Banking Law, and the New York City Administrative Code.

(3) Short-term investments may be made in the following:

(a) U.S. Government securities or government agencies' securities fully guaranteed as to principal and interest by the U.S. Government.

(b) Commercial paper rated A1 or P1 by Standard & Poor's Corporation or Moody's Investors Service, Inc., 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 — time deposits are limited to banks with world-wide assets in excess of \$50 billion that are rated within the highest categories of the leading bank rating services and selected regional banks also rated within the highest categories.

(5) Investments up to 7 1/2% of total pension fund assets in instruments not specifically covered by the New York

State Retirement and Social Security Law.

All securities are held by the City's custodial banks (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, 1993 and 1992 are classified as follows:

	1993			Total Carrying Amount	Market Value
	Category				
	1	2	3 (in millions)		
Repurchase agreements	\$ 2,681	\$ —	\$ —	\$ 2,681	\$ 2,735
U.S. Government securities	15,180	—	—	15,180	16,187
Commercial paper	1,051	—	—	1,051	1,052
Corporate bonds	5,099	—	—	5,099	5,301
Corporate stocks	30,191	—	—	30,191	30,191
Other	3,402	181	—	3,583	3,598
	<u>\$57,604</u>	<u>\$ 181</u>	<u>\$ —</u>	57,785	59,064
Mutual Funds (1)				228	228
International Investment Fund--Fixed Income (1)				366	539
International Investment Fund--Equity (1)				2,763	2,763
Guaranteed investment contract (1)				870	870
Management investment contract (1)				179	179
Total investments				<u>\$ 62,191</u>	<u>\$ 63,643</u>

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

In fiscal year 1993, the restricted cash and investments include \$799.4 million of cash, of which the repayment of \$769.3 million was insured and collateralized and \$30.1 million was uninsured and collateralized. Restricted investments, principally in U.S. Government securities with a cost and approximate market value of \$485 million are fully collateralized with securities held by the trustee in the entity's name of which none have maturities of three months or less.

	1992			Total Carrying Amount	Market Value
	Category				
	<u>1</u>	<u>2</u>	<u>3</u> (in millions)		
Repurchase agreements	\$ 3,541	\$ —	\$ —	\$ 3,541	\$ 3,541
U.S. Government securities	15,536	—	—	15,536	16,062
Commercial paper	560	—	—	560	560
Corporate bonds	4,775	—	—	4,775	4,939
Corporate stocks	26,005	—	—	26,005	26,107
Other	2,406	135	—	2,541	2,550
	<u>\$ 52,823</u>	<u>\$ 135</u>	<u>\$ —</u>	<u>52,958</u>	<u>53,759</u>
Mutual Funds (1)				163	163
International Investment Fund—Fixed Income (1)				367	485
International Investment Fund—Equity (1) . . .				1,734	1,734
Guaranteed investment contract (1)				867	867
Management investment contract (1)				79	79
Total investments				<u>\$ 56,168</u>	<u>\$ 57,087</u>

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

In fiscal year 1992, the restricted cash and investments include \$56 million of cash, of which the repayment of \$49.1 million was insured and collateralized and \$6.9 million was uninsured and uncollateralized. Restricted investments, principally in U.S. Government securities with a cost and approximate market value of \$798.7 million are fully collateralized with securities held by the trustee in the entity's name of which \$386.7 million have maturities of three months or less.

F. GENERAL FIXED ASSETS ACCOUNT GROUP

The following is a summary of changes in general fixed assets for the fiscal years ended June 30, 1992 and 1993:

	Balance June 30, 1991	Additions	Deletions	Balance June 30, 1992	Additions	Deletions	Balance June 30, 1993
	(in thousands)						
Land	\$ 547,419	\$ 2,018	\$ —	\$ 549,437	\$ —	\$ —	\$ 549,437
Buildings	5,689,500	178,683	26,034	5,842,149	337,496	31,384	6,148,261
Equipment	2,905,891	187,640	284,326	2,809,205	172,496	188,543	2,793,158
Construction work-in-progress	<u>3,195,330</u>	<u>1,005,726</u>	<u>178,683</u>	<u>4,022,373</u>	<u>990,901</u>	<u>337,496</u>	<u>4,675,778</u>
	12,338,140	1,374,067	489,043	13,223,164	1,500,893	557,423	14,166,634
Less accumulated depreciation and amortization	<u>4,018,267</u>	<u>299,931</u>	<u>246,202</u>	<u>4,071,996</u>	<u>308,872</u>	<u>138,080</u>	<u>4,242,788</u>
Total changes in net fixed assets ..	<u>\$8,319,873</u>	<u>\$1,074,136</u>	<u>\$242,841</u>	<u>\$9,151,168</u>	<u>\$1,192,021</u>	<u>\$419,343</u>	<u>\$9,923,846</u>

The following are the sources of funding for the general fixed assets for the years ended June 30, 1993 and 1992. Sources of funding for fixed assets are not available prior to fiscal year 1987.

	1993	1992
	(in thousands)	
Capital Projects Fund:		
Prior to fiscal year 1987	\$ 6,815,790	\$ 6,820,286
City bonds	7,092,725	6,151,461
Federal grants	178,935	177,393
State grants	62,403	59,992
Private grants	<u>16,781</u>	<u>14,032</u>
Total funding sources	<u>\$ 14,166,634</u>	<u>\$ 13,223,164</u>

At June 30, 1993 and 1992, the General Fixed Assets Account Group includes approximately \$1.3 billion and \$1.4 billion, respectively, of City-owned assets leased for \$1 per year to the New York City Transit Authority which operates and maintains the assets. In addition, 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, 1993 and 1992 are leased properties capitalized at \$107 million and \$135 million, respectively, with related accumulated amortization of \$49 million and \$68 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 fiscal years ended June 30, 1993 and 1992 exceed the \$1.501 billion and \$1.374 billion increases recorded as general fixed assets by \$2.116 billion and \$2.519 billion, respectively.

G. 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 recorded as expenditures when payable. Total expenditures on such leases for the fiscal years ended June 30, 1993 and 1992 were approximately \$316 million and \$305 million, respectively.

As of June 30, 1993, 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:			
1994	\$ 59,713	\$ 141,212	\$ 200,925
1995	57,790	121,609	179,399
1996	59,338	112,657	171,995
1997	61,382	101,029	162,411
1998	60,093	88,065	148,158
Thereafter until 2086	<u>655,344</u>	<u>564,637</u>	<u>1,219,981</u>
Future minimum payments .	953,660	<u>\$ 1,129,209</u>	<u>\$ 2,082,869</u>
Less interest	<u>439,162</u>		
Present value of future minimum payments	<u>\$ 514,498</u>		

The City also leases City-owned property to others, primarily for markets, ports, and terminals. Total rental revenue on these operating leases for the fiscal years ended June 30, 1993 and 1992 was approximately \$162 million and \$158 million, respectively. As of June 30, 1993, the following future minimum rentals are provided for by the leases:

	<u>Amount</u> (in thousands)
Fiscal year ending June 30:	
1994	\$ 49,680
1995	46,838
1996	44,609
1997	42,267
1998	40,296
Thereafter until 2086	<u>1,189,791</u>
Future minimum rentals	<u>\$ 1,413,481</u>

H. LONG-TERM OBLIGATIONS

Long-term Debt

Following is a summary of the bond transactions of the City, MAC, SFC, 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 K, L, M, and N.

	Balance June 30, 1991	Issued	Repaid or Defeased	Balance June 30, 1992 (in thousands)	Issued	Repaid or Defeased	Balance June 30, 1993
City debt:							
Term bonds	\$ 80,000	\$ —	\$ —	\$ 80,000	\$ —	\$ 80,000	\$ —
General obligation bonds	16,732,479	5,100,451	2,420,509	19,412,421	4,484,078	2,987,525	20,908,974
	<u>16,812,479</u>	<u>5,100,451</u>	<u>2,420,509</u>	<u>19,492,421</u>	<u>4,484,078</u>	<u>3,067,525</u>	<u>20,908,974</u>
MAC debt:							
First general resolution bonds	994,738	—	994,738	—	—	—	—
Second general resolution bonds	5,571,570	—	233,455	5,338,115	—	380,890	4,957,225
1991 general resolution bonds	138,440	380,650	—	519,090	132,135	145,185	506,040
	<u>6,704,748</u>	<u>380,650</u>	<u>1,228,193</u>	<u>5,857,205</u>	<u>132,135</u>	<u>526,075</u>	<u>5,463,265</u>
Samurai debt:							
Japanese Yen bonds . . .	—	—	—	—	200,000	—	200,000
Guaranteed debt:							
New York City Housing Authority	44,306	—	2,750	41,556	—	2,840	38,716
Component unit debt: ⁽¹⁾							
City University Construction Fund ⁽²⁾	403,610	4,725 ⁽³⁾	—	408,335	2,705 ⁽³⁾	—	411,040
New York City Educational Construction Fund . . .	133,425	—	3,210	130,215	—	3,585	126,630
	<u>537,035</u>	<u>4,725</u>	<u>3,210</u>	<u>538,550</u>	<u>2,705</u>	<u>3,585</u>	<u>537,670</u>
Total before treasury obligations	24,098,568	5,485,826	3,654,662	25,929,732	4,818,918	3,600,025	27,148,625
Less treasury obligations . .	1,509,229	—	115,545	1,393,684	200,000	114,769	1,478,915
Total summary of bond transactions	<u>\$22,589,339</u>	<u>\$ 5,485,826</u>	<u>\$ 3,539,117</u>	<u>\$ 24,536,048</u>	<u>\$ 4,618,918</u>	<u>\$ 3,485,256</u>	<u>\$25,669,710</u>

- (1) The debt of CUCF and ECF are reported as bonds outstanding as of June 30, 1992 and 1993 pursuant to their treatment as component units (See Note A).
- (2) Excludes \$298,051 in 1992 and \$297,722 in 1993 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, 1993 and 1992 summarized by type of issue are as follows:

	1993			1992		
	General Obligations	Revenue	Total	General Obligations	Revenue	Total
	(in thousands)					
Bonds payable:						
City debt	\$ 19,430,059	\$ —	\$ 19,430,059	\$ 18,098,737	\$ —	\$ 18,098,737
MAC debt	5,463,265	—	5,463,265	5,857,205	—	5,857,205
SFC debt	200,000	—	200,000	—	—	—
Guaranteed debt	38,716	—	38,716	41,556	—	41,556
Component unit debt	—	537,670	537,670	—	538,550	538,550
Total bonds payable	<u>\$ 25,132,040</u>	<u>\$ 537,670</u>	<u>\$ 25,669,710</u>	<u>\$ 23,997,498</u>	<u>\$ 538,550</u>	<u>\$ 24,536,048</u>

The following table summarizes future debt service requirements as of June 30, 1993:

	City Debt				Component Unit and City Guaranteed Debt	Total
	General Obligation Bonds	Interest on Bonds (1)	MAC	SFC(2)		
	(in thousands)					
Fiscal year ending June 30:						
1994	\$ 906,596	\$ 1,300,987	\$ 747,941	\$ 8,000	\$ 53,619	\$ 3,017,143
1995	1,029,876	1,252,355	529,132	8,000	55,054	2,874,417
1996	1,058,075	1,181,387	522,230	8,000	55,562	2,825,254
1997	1,084,516	1,118,786	510,954	8,000	55,428	2,777,684
1998	988,022	1,053,570	572,583	8,000	55,406	2,677,581
Thereafter until 2147 ..	14,362,974	10,569,134	6,010,292	224,000	769,937	31,936,337
	19,430,059	16,476,219	8,893,132	264,000	1,045,006	46,108,416
Less interest component	—	16,476,219	3,429,867	64,000	468,620	20,438,706
Total future debt service requirements	\$ 19,430,059	\$ —	\$ 5,463,265	\$ 200,000	\$ 576,386	\$ 25,669,710

(1) Includes interest on adjustable rate bonds estimated at 4% rate.

(2) Interest estimated at 4% rate.

The average (weighted) interest rates for outstanding City general obligation bonds as of June 30, 1993 and 1992 were 7.2% (range 3.0% to 13.6%) and 7.6% (range 2.5% to 13.6%), respectively, and the interest rates on outstanding MAC bonds as of June 30, 1993 and 1992 ranged from 2.5% to 8.5% and 3.0% to 8.5%, respectively. The last maturity of the outstanding City debt is in the year 2147.

In fiscal year 1993, the City issued \$2.528 billion of general obligation bonds to advance refund general obligation bonds of \$2.229 billion aggregate principal amount issued during the City's fiscal years 1971 through 1993. The net proceeds from the sales of the refunding bonds were irrevocably placed in escrow accounts and invested in United States Government securities. As a result of providing for the payment of the principal and interest to maturity, and any redemption premium, the advance refunded bonds are considered to be defeased and, accordingly, the liability is not reported in the General Long-term Obligations Account Group. The refunding transactions will decrease the City's aggregate debt service payments by \$77 million and provide an economic gain of \$98 million. At June 30, 1993, \$5.122 billion of the City's outstanding general obligation bonds were considered defeased.

In fiscal year 1993, bonds issued for refunding purposes by MAC reduced debt service payments by \$33.3 million during the calendar years 1993 through 2008, producing net present value savings of \$15.6 million. At June 30, 1993, \$1,271.8 million of MAC bonds which have been advance refunded were considered defeased.

During fiscal year 1993, the City entered into interest rate swap agreements to facilitate the issuance and sale of certain variable rate bonds by providing protection to the City against variable rate risk. The agreements effectively change the City's interest rate exposure on its obligation to pay a floating amount of interest due on: (1) \$92.8 million Short RITES bonds to a fixed constant rate of 6.4% on \$32.8 million to fiscal year 1998 and to constant rates ranging from 6% to 7% on \$60 million to fiscal year 2000, and on (2) \$63.2 million principal adjustable rate bonds to a fixed rate of 3.05% on \$53.2 million to August 1, 1995 and of 2.54% on \$10 million principal to August 1, 1994.

Deposits into the General Sinking Fund for the redemption of the principal of term bonds were \$1.1 million and \$1.2 million in fiscal years 1993 and 1992, respectively. During fiscal year 1993, the remaining term bonds to be retired from the resources of the General Sinking Fund were included among those bonds refunded. The accumulated assets of the Fund, no longer required for the purpose intended, were applied towards payment of fiscal year 1993 debt service on other City bonds.

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, 1993, the 10% general and 2% additional limitations were approximately \$55.415 billion and \$1.533 billion, respectively, of which the remaining debt-incurring amounts within such limits were \$19.631 billion and \$1.392 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, 1993, the City incurred long-term general obligation debt of \$1.788 billion to finance expenditures for various capital improvements. The debt consists of \$1.118 billion of fixed rate bonds bearing interest rates ranging from 3.5% to 5.8%, \$440 million of adjustable rate bonds, \$86 million of various inverse floating rate securities, \$69 million of capital appreciation bonds, \$44 million of various auction rate securities, and \$31 million of residual interest 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, 1993 and 1992, claims in excess of \$343 billion and \$341 billion, respectively, were outstanding against the City for which the City estimates its potential future liability to be \$2.2 billion and \$2.3 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 \$268 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 1992 and 1993, the changes in long-term obligations other than for bonds were as follows:

	Balance June 30, 1991	Additions	Deletions	Balance June 30, 1992 <small>(in thousands)</small>	Additions	Deletions	Balance June 30, 1993
Capital lease obligations	\$ 515,284	\$ —	\$ 13,975	\$ 501,309	\$ 25,238	\$ 12,050	\$ 514,497
Real estate tax refunds	217,574	149,202	124,290	242,486	89,278	64,000	267,764
Judgments and claims	2,074,519	446,965	231,480	2,290,004	139,076	230,731	2,198,349
Deferred wages	46,696	—	—	46,696	—	—	46,696
Vacation and sick leave (1)	1,563,318	—	278,048	1,285,270	103,752	—	1,389,022
Pension liability	2,687,431	—	59,995	2,627,436	—	64,904	2,562,532
Total changes in certain long-term obligations	<u>\$ 7,104,822</u>	<u>\$ 596,167</u>	<u>\$ 707,788</u>	<u>\$ 6,993,201</u>	<u>\$ 357,344</u>	<u>\$ 371,685</u>	<u>\$ 6,978,860</u>

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

I. INTERFUND RECEIVABLE AND PAYABLE BALANCES

At June 30, 1993 and 1992, individual fund interfund receivable and payable balances were as follows:

	1993		1992	
	Interfund receivable	Interfund payable	Interfund receivable	Interfund payable
	(in thousands)			
General Fund	\$ 895,943	\$ 82,018	\$ 981,020	\$ 38,273
Capital Projects Fund	21,887	704,008	184,912	797,279
Debt Service Funds:				
General Debt Service Funds	103,934	14,448	58,058	43,077
Enterprise Funds:				
Off-Track Betting Corporation	825	—	—	400
Housing Development Corporation	—	206,074	—	149,460
Water Board	5,846	—	5,149	15,738
Municipal Water Finance Authority	—	21,887	—	184,912
Total interfund receivable and payable balances	<u>\$ 1,028,435</u>	<u>\$ 1,028,435</u>	<u>\$ 1,229,139</u>	<u>\$ 1,229,139</u>

J. 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, 1993 and 1992:

	1993				
	Health and Hospitals Corporation	Off-Track Betting Corporation	Housing and Economic Development Funds	Water and Sewer System	Total
	(in thousands)				
Assets:					
Current	\$ 717,420	\$ 16,874	\$ 750,449	\$ 388,477	\$ 1,873,220
Mortgage and interest receivable	—	—	1,973,910	—	1,973,910
Land	38,817	—	—	—	38,817
Buildings and leasehold improvements	952,199	17,824	16,396	—	986,419
Equipment	1,862,760	11,469	—	11,689,567	13,563,796
Less accumulated depreciation	(1,575,142)	(8,318)	(4,880)	(2,622,666)	(4,211,006)
Other	553,672	3,162	22,988	850,898	1,430,720
Total assets	<u>\$ 2,549,726</u>	<u>\$ 41,011</u>	<u>\$ 2,758,863</u>	<u>\$ 10,306,276</u>	<u>\$ 15,655,876</u>
Liabilities:					
Current	\$ 750,659	\$ 21,983	\$ 463,113	\$ 616,924	\$ 1,852,679
Long-term	655,617	7,659	1,884,548	4,136,203	6,684,027
Total liabilities	<u>1,406,276</u>	<u>29,642</u>	<u>2,347,661</u>	<u>4,753,127</u>	<u>8,536,706</u>
Equity	<u>1,143,450</u>	<u>11,369</u>	<u>411,202</u>	<u>5,553,149</u>	<u>7,119,170</u>
Total liabilities and equity	<u>\$ 2,549,726</u>	<u>\$ 41,011</u>	<u>\$ 2,758,863</u>	<u>\$ 10,306,276</u>	<u>\$ 15,655,876</u>

	1992				Total
	Health and Hospitals Corporation	Off-Track Betting Corporation	Housing and Economic Development Funds (in thousands)	Water and Sewer System	
Assets:					
Current	\$ 838,945	\$ 21,041	\$ 847,749	\$ 559,999	\$ 2,267,734
Mortgage and interest receivable	—	—	1,948,810	—	1,948,810
Land	38,004	—	—	—	38,004
Buildings and leasehold improvements	776,490	14,572	14,896	—	805,958
Equipment	1,800,635	10,410	—	10,935,835	12,746,880
Less accumulated depreciation	(1,433,198)	(10,108)	(4,514)	(2,493,419)	(3,941,239)
Other	17,127	3,097	23,661	891,810	935,695
Total assets	\$ 2,038,003	\$ 39,012	\$ 2,830,602	\$ 9,894,225	\$ 14,801,842
Liabilities:					
Current	\$ 646,540	\$ 22,415	\$ 386,953	\$ 241,783	\$ 1,297,691
Long-term	126,231	7,729	1,989,465	4,049,421	6,172,846
Total liabilities	772,771	30,144	2,376,418	4,291,204	7,470,537
Equity	1,265,232	8,868	454,184	5,603,021	7,331,305
Total liabilities and equity	\$ 2,038,003	\$ 39,012	\$ 2,830,602	\$ 9,894,225	\$ 14,801,842

K. 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., Outpatient Pharmacies, Inc., and HHC Capital Corporation. 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 for other costs and expenses not covered by other payors. In addition, the City has paid the corporation's costs for settlements of claims for medical malpractice, negligence and other miscellaneous torts and contracts, as well as certain other corporation costs including interest on capital acquisitions, and on those assets 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 1993 and 1992, the City's cash subsidy was \$143 million and \$112 million, respectively; the payments made by the City on behalf of HHC were \$176 million and \$176 million for fiscal years 1993 and 1992, 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 \$49 million and \$41 million in fiscal years 1993 and 1992, 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 R). The provisions for pension costs were actuarially determined and amounted to \$46 million and \$50 million for fiscal years 1993 and 1992, 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

In fiscal year 1993, HHC issued Series A revenue bonds in the amount of \$550 million. The bonds were issued to fund HHC's capital program and to refund \$19 million of fiscal year 1985 Series A bonds. The loss based upon the defeasance of these bonds was \$1 million and is shown as an extraordinary item.

The following table summarizes future debt service requirements as of June 30, 1993:

	<u>Principal</u>	<u>Interest</u> (in thousands)	<u>Total</u>
Fiscal year ending June 30:			
1994	\$ 8,590	\$ 23,110	\$ 31,700
1995	9,525	31,083	40,608
1996	—	30,745	30,745
1997	9,145	30,745	39,890
1998	9,530	30,356	39,886
Thereafter until 2023	<u>513,210</u>	<u>483,583</u>	<u>996,793</u>
Total future debt service requirements	<u>\$ 550,000</u>	<u>\$ 629,622</u>	<u>\$ 1,179,622</u>

The interest rates on the bonds as of June 30, 1993 range from 3.4% to 6.3%.

The following is a summary of revenue bond transactions for HHC for the fiscal years ended June 30, 1992 and 1993:

	<u>Balance</u> <u>June 30,</u> <u>1991</u>	<u>Issued</u>	<u>Retired</u> <small>(in thousands)</small>	<u>Balance</u> <u>June 30,</u> <u>1992</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance</u> <u>June 30,</u> <u>1993</u>
Revenue bonds	<u>\$35,550</u>	<u>\$ —</u>	<u>\$7,965</u>	<u>\$27,585</u>	<u>\$ 550,000</u>	<u>\$27,585</u>	<u>\$ 550,000</u>

Capital Lease Obligations

HHC entered into a long-term agreement which involves the construction of a parking garage at Elmhurst Hospital Center. The future minimum lease payments under the capitalized lease are as follows:

	<u>Amount</u> <u>(in thousands)</u>
Fiscal year ending June 30:	
1994	\$ 661
1995	990
1996	991
1997	991
1998	991
Thereafter until 2022	<u>16,485</u>
Future minimum lease payments	21,109
Less interest	<u>8,339</u>
Present value of future minimum lease payments	<u>\$ 12,770</u>

Changes in Fund Equity

Presented below are the changes in Fund Equity for the fiscal years ended June 30, 1992 and 1993:

	<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)		
Balance, June 30, 1991	\$ 151,864	\$1,076,599	\$ 14,509	\$ 1,242,972
Excess of expenses over revenues	(167,069)	—	—	(167,069)
Reduction in bonds payable	(7,965)	7,965	—	—
Additions to plant and equipment funded by:				
The City of New York	—	191,743	—	191,743
HHC	(18,974)	18,974	—	—
Donor restricted fund activity:				
Grants and other increases	—	—	38,781	38,781
Transfers to statement of revenues and expenses to support related activities	—	—	(41,195)	(41,195)
Depreciation charged to plant and equipment leased	<u>140,935</u>	<u>(140,935)</u>	<u>—</u>	<u>—</u>
Balance, June 30, 1992	\$ 98,791	\$1,154,346	\$ 12,095	\$ 1,265,232
Excess of expenses over revenues	(289,306)	—	—	(289,306)
Increase in bonds payable	519,261	(519,261)	—	—
Increase in capital leases	12,770	(12,770)	—	—
Additions to plant and equipment funded by:				
The City of New York	—	169,125	—	169,125
HHC	(71,379)	71,379	—	—
Donor restricted fund activity:				
Grants and other increases	—	—	47,806	47,806
Transfers to statement of revenues and expenses to support related activities	—	—	(49,407)	(49,407)
Depreciation charged to plant and equipment leased	<u>143,801</u>	<u>(143,801)</u>	<u>—</u>	<u>—</u>
Balance, June 30, 1993	<u>\$ 413,938</u>	<u>\$ 719,018</u>	<u>\$ 10,494</u>	<u>\$ 1,143,450</u>

L. 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.

OTB had an operating deficit of \$1.1 million after provision for mandatory transfers in fiscal year 1993.

Net Revenue Retained for Capital Acquisitions

For the years ended June 30, 1993 and 1992, the changes in net revenue retained for capital acquisition were as follows:

	<u>1993</u>	<u>1992</u>
	(in thousands)	
Balance, June 30	\$ 8,868	\$ 4,528
Capital acquisition surcharge	4,240	4,660
Depreciation of assets purchased with funds restricted for capital acquisition	(637)	(320)
Balance, June 30	<u>\$ 12,471</u>	<u>\$ 8,868</u>

Since inception of this surcharge at December 31, 1990, surcharges of approximately \$13.4 million have been collected and approximately \$12.8 million has been used to finance leasehold improvements and the acquisition of property and equipment through June 30, 1993.

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 fifteen years. Leasehold improvements are amortized principally over the term of the lease.

Rental expense for leased property for the fiscal years ended June 30, 1993 and 1992 was approximately \$11.8 million and \$11.4 million, respectively. As of June 30, 1993, OTB had future minimum rental obligations on noncancelable operating leases as follows:

	<u>Amount</u>
	(in thousands)
Fiscal year ending June 30:	
1994	\$ 10,743
1995	9,571
1996	8,790
1997	8,708
1998	8,428
Thereafter until 2009	<u>18,923</u>
Total future minimum rental obligations	<u>\$ 65,163</u>

Pensions

Substantially all full-time employees of OTB are members of NYCERS (see Note R). The provisions for pension costs were actuarially determined and amounted to \$2.8 million and \$3.1 million for fiscal years 1993 and 1992, respectively. These amounts were fully funded.

M. HOUSING AND ECONOMIC DEVELOPMENT ENTERPRISE FUNDS*General*

The Housing and Economic Development Enterprise Funds are comprised of six separate public corporations: the New York City Housing Development Corporation (HDC), the New York City Industrial Development Agency (IDA), the New York City Economic Development Corporation (EDC), the Business Relocation Assistance Corporation (BRAC), the New York City Rehabilitation Mortgage Insurance Corporation (REMIC) (This entity was dissolved in fiscal year 1993), and the Brooklyn Navy Yard Development Corporation (BNYDC), the largest of which is HDC.

On January 27, 1993, REMIC was dissolved and transferred cash and cash equivalent assets to the City. Simultaneously with the transfer of the cash assets, HDC capitalized a new public benefit corporation as one of its subsidiaries, the New York City Residential Mortgage Insurance Corporation, with an equivalent amount of funds. The new corporation is the successor to REMIC and assumed all of REMIC's obligations and liabilities and acquired its assets, except for REMIC's cash and cash equivalent assets.

BNYDC had deficit retained earnings of \$1.0 million and \$2.0 million, respectively, for fiscal years 1993 and 1992.

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 acts as an intermediary for 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 (see Note R). The provisions for pension costs were actuarially computed, determined, and funded by HDC.

The future debt service requirements on HDC bonds and notes payable at October 31, 1992, 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:			
1993	\$ 27,882	\$ 126,706	\$ 154,588
1994	30,207	124,726	154,933
1995	32,806	122,590	155,396
1996	37,130	120,187	157,317
1997	40,142	118,449	158,591
Thereafter until 2030	<u>1,714,578</u>	<u>2,100,153</u>	<u>3,814,731</u>
Total future debt service requirements	<u>\$ 1,882,745</u>	<u>\$ 2,712,811</u>	<u>\$ 4,595,556</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, 1992 range from 1.0% to 11.125%.

HDC had \$264.9 million and \$285.6 million, respectively, of general obligation bonds and notes outstanding at October 31, 1992 and 1991 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, 1991 and 1992:

	<u>Balance</u> <u>October 31,</u> <u>1990</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance</u> <u>October 31,</u> <u>1991</u> (in thousands)	<u>Issued</u>	<u>Retired</u>	<u>Balance</u> <u>October 31,</u> <u>1992</u>
General obligation	\$ 288,060	\$ —	\$ 2,430	\$ 285,630	\$ —	\$ 20,760	\$ 264,870
Revenue	<u>1,767,662</u>	<u>160,560</u>	<u>227,684</u>	<u>1,700,538</u>	<u>—</u>	<u>82,663</u>	<u>1,617,875</u>
Total summary of bond transactions	<u>\$2,055,722</u>	<u>\$160,560</u>	<u>\$230,114</u>	<u>\$1,986,168</u>	<u>\$ —</u>	<u>\$103,423</u>	<u>\$1,882,745</u>

N. WATER AND SEWER SYSTEM

General

The Water and Sewer System, consisting of two legally separate and independent entities, the New York City Water Board (Water Board) and the New York City Municipal Water Finance Authority (Water Authority), 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 distribution and sewage collection system. The Water Board was established to lease the water distribution and sewage collection 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, 1993 and 1992, the Water Authority has a cumulative deficit of \$1,042 million and \$701 million, respectively, 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 distribution and sewage collection system serving the City. It also sets forth the funding of the debt service costs of the Water Authority, operating costs of the water distribution and sewage collection system, and the rental payment to the City.

Lease Agreement

As of July 1, 1985, the City entered into a long-term lease with the Water Board which transferred all the water and sewer related real and personal property valued at historical cost, net of depreciation and all work-in-progress, at cost, to the Water Board for the term of the lease. The City administers, operates, and maintains the water distribution and sewage collection 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

City financed additions for the fiscal years ended June 30, 1993 and 1992 amounted to \$64.6 million and \$85.5 million, respectively, and are recorded by the Water Board as contributed capital.

Utility Plant-in-Service

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 system	15-50
Water distribution and sewage collection system	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 1993 and 1992, the Water Authority issued Series A revenue bonds in the aggregate principal amount of \$1,142.6 million and \$583.2 million, respectively, which include capital appreciation bonds at the matured value; and Series B revenue bonds in the aggregate principal amount of \$125 million and \$332.1 million, respectively; Series C revenue bonds were issued in the aggregate principal amount of \$100 million and \$200 million, respectively; and Series D in the aggregate principal amount of \$40 million in fiscal year 1993. During fiscal year 1993, the Water Authority issued Series A Bond Anticipation Notes in the aggregate principal amount of \$375 million. Outstanding bonds and notes at June 30, 1993 and 1992 total \$5.1 billion and \$4.3 billion, respectively, which include capital appreciation bonds at their matured value.

The following table summarizes future debt service requirements as of June 30, 1993:

	<u>Principal</u>	<u>Interest</u> (in thousands)	<u>Total</u>
Fiscal year ending June 30:			
1994	\$ 458,468	\$ 271,148	\$ 729,616
1995	89,700	257,796	347,496
1996	95,655	252,070	347,725
1997	101,926	245,829	347,755
1998	108,716	239,026	347,742
Thereafter until 2022	<u>4,183,486</u>	<u>3,330,871</u>	<u>7,514,357</u>
Total future debt service requirements	<u>\$ 5,037,951</u>	<u>\$ 4,596,740</u>	<u>\$ 9,634,691</u>

The interest rates on the outstanding bonds and notes as of June 30, 1993 and 1992 ranged from 2.75% to 8.9% and from 4.9% to 8.9%, respectively.

The following is a summary of bond and note transactions of the Water Authority for the fiscal years ended June 30, 1992 and 1993:

	<u>Balance</u> <u>June 30,</u> <u>1991</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance</u> <u>June 30,</u> <u>1992</u> (in thousands)	<u>Issued</u>	<u>Retired</u>	<u>Balance</u> <u>June 30,</u> <u>1993</u>
Revenue bonds	\$ 3,446,369	\$ 1,115,296	\$ 293,190	\$ 4,268,475	\$ 1,407,560	\$ 1,013,084	\$ 4,662,951
Bond anticipation notes	—	—	—	—	375,000	—	375,000
Total summary of bond and note transactions	<u>\$ 3,446,369</u>	<u>\$ 1,115,296</u>	<u>\$ 293,190</u>	<u>\$ 4,268,475</u>	<u>\$ 1,782,560</u>	<u>\$ 1,013,084</u>	<u>\$ 5,037,951</u>

In fiscal year 1987, the Water Authority defeased in substance \$162.2 million of revenue bonds. As of June 30, 1993 and 1992, respectively, none of the defeased bonds had been retired from the assets of the escrow account.

In fiscal year 1992, the Water Authority sold \$276.9 million aggregate principal amount of revenue bonds to refund certain revenue bonds of \$247.5 million aggregate principal amount issued during fiscal years 1987 and 1988. The proceeds from the sale, after payment of certain expenses incurred in connection with the issuance and sale of the bonds, have been placed in an irrevocable escrow account and invested in U.S. Treasury obligations. As a result of providing for the payment of the principal, redemption premiums, and interest due on the bonds at various dates from June 15, 2008 through June 15, 2017, the refunded bonds are considered to be defeased, and the liability has been removed from the Water Authority's long-term obligations. Although the refunding transaction resulted in an accounting loss of \$26 million which is shown as an extraordinary item, the refunding transaction will decrease the Water Authority's aggregate debt service payments by \$29.7 million and provide an economic gain of \$21.3 million over the life of this issue.

On August 13, 1992, the Water Authority sold fiscal 1993 Series A Water and Sewer System revenue bonds in the aggregate principal amount of \$1.143 billion which include capital appreciation bonds at the matured value, to pay cost of issuance and to advance refund bonds of \$893.4 million aggregate principal amount. The refunding bonds are as follows: fiscal 1986 Series B bonds maturing on June 15, 2002, fiscal 1988 Series B bonds maturing on June 15, 2009, fiscal 1989 Series A bonds maturing on June 15, 2009, fiscal 1989 Series B bonds maturing on June 15, 2007, fiscal 1991 Series A bonds maturing on June 15, 2016, and fiscal 1991 Series C bonds maturing on June 15, 2008. Although the refunding transaction resulted in an accounting loss of \$109 million which is shown as an extraordinary item, the refunding transaction will decrease the Water Authority's aggregate debt service payments by \$176 million and provide an economic gain of \$66.1 million over the life of this issue.

On October 15, 1992, the Water Authority issued \$125 million fixed rate fiscal 1993 Series B revenue term bonds and \$100 million adjustable rate fiscal 1993 Series C revenue term bonds to finance a capital renovation and improvement program of the System, to fund certain reserves, and to pay costs of issuance.

On June 14, 1993, the Water Authority issued \$40 million of Series D bonds which were repaid by the end of the fiscal year.

On June 23, 1993, the Water Authority sold fiscal 1993 Series A Water and Sewer System Bond Anticipation Notes in the aggregate principal amount of \$375 million to finance a capital renovation and improvement program of the system and to pay costs of issuance.

Restricted Assets

Proceeds from the issuance of debt and funds set aside for the operation and maintenance of the water distribution and sewage collection 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, 1993 and 1992 are as follows:

	<u>1993</u>	<u>1992</u>
	(in thousands)	
Balance, June 30	\$5,239,175	\$5,251,968
Plant and equipment contributed	64,646	85,511
Allocation of depreciation to contributed capital	(99,222)	(98,304)
Balance, June 30	<u>\$5,204,599</u>	<u>\$5,239,175</u>

Operating Revenues

Revenues from metered customers, who represent 53% of water customers, are based on billings at rates imposed by the Water Board that are applied to customers' consumption of water and include accruals based upon estimated usage not billed during the fiscal year.

Commitments and Contingencies

Legal

The City is a defendant in a number of lawsuits pertaining to the Water and Sewer System. As of June 30, 1993, claims in excess of \$2.6 billion were outstanding against the City for which the City estimates its potential future liability to be \$257 million. 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, 1993, for water and sewer projects.

O. EXPENDABLE TRUST FUNDS

The New York Police Department maintains the Police Officers' Variable Supplements Fund (POVSF) and the Police Superior Officers' Variable Supplements Fund (PSOVSF). These Funds operate pursuant to the provisions of Title 13, Chapter 2, of the Administrative Code of The City of New York.

1. POVSF provides supplemental benefits to retirees who retired for service with 20 or more years 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.

2. PSOVSF 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 who retired for service with 20 or more years of the New York Police Department Pension Fund—Subchapter 1 or Subchapter 2, and who retired on or after October 1, 1968.

The New York Fire Department maintains the Firefighters' Variable Supplements Fund (FFVSF) and the Fire Officers' Variable Supplements Fund (FOVSF). These Funds operate pursuant to the provisions of Title 13, Chapter 3, of the Administrative Code of The City of New York.

3. FFVSF provides supplemental benefits to retirees who retired for service with 20 or more years as firefighters of the New York Fire Department Pension Fund—Subchapter 1 or Subchapter 2, and who retired on or after October 1, 1968.

4. FOVSF 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), and who retired for service with 20 or more years of the New York Fire Department Pension Fund—Subchapter 1 or Subchapter 2, and who retired on or after October 1, 1968.

The New York City Employees' Retirement System (NYCERS) maintains the Transit Police Officers' Variable Supplements Fund (TPOVSF), the Transit Police Superior Officers' Variable Supplements Fund (TPSOVSF), the Housing Police Officers' Variable Supplements Fund (HPOVSF), and the Housing Police Superior Officers' Variable Supplements Fund (HPSOVSF). These Funds operate pursuant to the provisions of Title 13, Chapter 1, of the Administrative Code of The City of New York.

5. TPOVSF provides supplemental benefits to retirees who retired for service with 20 or more years as transit police officers, and who retired on or after July 1, 1987. Prior to calendar year 2007, when this plan provides for a guaranteed schedule of defined supplemental benefits, total supplemental benefit payments cannot exceed the assets of the fund.

6. HPOVSF provides supplemental benefits to retirees who retired for service with 20 or more years as Housing Police Officers on or after July 1, 1987. Prior to calendar year 2007, when this plan provides for a guaranteed schedule of defined supplemental benefits, total supplemental benefits cannot exceed the assets of the fund.

TPSOVSF and HPSOVSF provide supplemental benefits to retirees as designated by their respective Boards of Trustees. No benefits have yet been authorized. The supplemental benefits of these funds cannot exceed the assets of the funds.

Beginning in fiscal year 1993, the City is reporting POVSF, PSOVSF, FFVSF, FOVSF, TPOVSF, and HPOVSF with its Pension and Similar Trust Funds for financial reporting purposes only (see Note R), as the supplemental benefits to be provided to participants of these variable supplements funds (VSF) are based on defined schedules of benefits (with benefits prior to calendar year 2007 limited to available assets for the TPOVSF and HPOVSF).

For fiscal year 1992, the supplemental benefits payable to the participants of the POVSF, FFVSF, and TPOVSF were based on a defined schedule of benefits.

The Board of Trustees of the PSOVSF, FOVSF, and HPOVSF determined the benefit payments to provide to participants of these funds and the supplemental benefits payable from these funds could not exceed their assets in fiscal year 1992.

The Administrative Code provides that the New York Police Department Pension Fund—Subchapter 2 (POLICE), the New York Fire Department Pension Fund—Subchapter 2 (FIRE), and NYCERS pay to the respective VSF an amount equal to certain excess earnings on equity investments. The excess earnings are defined as the amount by which earnings on equity investments exceed what the earnings might have been had such funds been invested in fixed income securities, less any cumulative deficiencies.

The excess earnings payable from NYCERS as of June 30, 1993 to TPSOVSF and HPSOVSF were as follows:

<u>Variable Supplements Funds</u>	<u>1993</u> (in millions)
TPSOVSF	\$10.1
HPSOVSF	<u>7.1</u>
Total excess earnings payable	<u>\$17.2</u>

The excess earnings payable from POLICE, FIRE, and NYCERS as of June 30, 1992 to the respective VSF were as follows:

<u>Variable Supplements Funds</u>	<u>1992</u> (in millions)
POVSF	\$ —
PSOVSF	47.1
FFVSF	1.7
FOVSF	14.2
TPOVSF	11.9
TPSOVSF	4.4
HPOVSF	5.1
HPSOVSF	<u>3.2</u>
Total excess earnings payable	<u>\$ 87.6</u>

State legislation effective July 1, 1988 pertaining to the POVSF and the FFVSF provides, among other things, for a fixed annual supplemental benefit payment and a change in the way excess earnings or losses are computed, affecting the payments to the funds. The legislation initiates a City-guaranteed payment which is estimated to be offset over time by future excess earnings from POLICE and FIRE. The actuarial present value of the accumulated benefit obligation (ABO) for these funds as of June 30, 1992 is as follows:

	<u>1992</u> (in millions)
POVSF	\$ 571.5
FFVSF	<u>280.3</u>
Total actuarial present value of ABO	<u>\$ 851.8</u>

Chapter 577 of the Laws of 1992 pertaining to the TPOVSF became effective July 24, 1992, and provides, among other things, for potential supplemental benefit payments and defines the computation of excess earnings or deficiencies. The revisions to the TPOVSF initiates a defined schedule of benefit payments beginning calendar year 1992. Prior to calendar year 2007, this defined schedule of benefits is payable only if there are sufficient assets available in the TPOVSF, or if the City guarantee comes into effect.

The City guarantee of benefits comes into effect prior to calendar year 2007 if the actuarial calculations required by statute determine that the market value of assets of the TPOVSF exceeds the actuarial present value of the defined schedule of benefits payable through the year 2006 plus 15% of the TPOVSF assets at that time.

Chapter 577 also provides that whenever the guarantee of the defined schedule of benefits comes into effect, the TPOVSF will then transfer 15% of the market value of its assets to the City's General Fund.

The ABO of the TPOVSF at June 30, 1992 is as follows:

	<u>1992</u>
	(in millions)
TPOVSF	<u>\$ 24.1</u>

The more significant assumptions used in the June 30, 1992 calculations of the ABO for the POVSF, FFVSF, and TPOVSF are as follows:

Assumed rate of return on investments	9.0% per annum for POVSF and FFVSF and 7.0% per annum for TPOVSF.
Post-retirement mortality	Tables based on current experience.
Active service — Withdrawal, death and disability	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.
Percent of all active pension fund members who will retire for service with twenty or more years of service as police officers or firefighters	57% for POVSF 68% for FFVSF 57% for TPOVSF
Percentage of all active police (fire) superior officers who will retire for service with twenty or more years of service as police (fire) superior officers	100%

P. AGENCY FUNDS

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

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

All amounts of compensation deferred, all property and rights purchased with those amounts, and all income attributable to those amounts, are (until paid or made available to the employee or beneficiary) solely the property and rights of the City (without being restricted to the provisions of benefits under DCP), subject to the claims of the City's general creditors. Participants' rights under 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 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 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 calendar years ended December 31, 1992 and 1991:

	<u>1992</u>	<u>1991</u>
	(in thousands)	
Fund assets, December 31	\$ 563,726	\$ 382,040
Deferrals of compensation	164,014	138,318
Earnings and adjustment to market value	47,063	61,985
Payments to eligible participants and beneficiaries	(21,016)	(17,130)
Administrative expenses	<u>(2,044)</u>	<u>(1,487)</u>
Fund assets, December 31	<u>\$ 751,743</u>	<u>\$ 563,726</u>

Other

Other Agency Funds account for miscellaneous assets held by the City for other funds, governmental units, and individuals.

Q. 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 90.9% 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 1993 and 1992 are as follows:

	<u>1993</u>		<u>1992</u>	
	<u>Active</u>	<u>Retired</u>	<u>Active</u>	<u>Retired</u>
Number of employees	<u>331,902</u>	<u>160,627</u>	<u>333,302</u>	<u>156,371</u>
Cost of health care (in thousands)	<u>\$ 958,309</u>	<u>\$ 325,271</u>	<u>\$ 899,722</u>	<u>\$ 296,169</u>

In addition, the City sponsors a supplemental (Superimposed Major Medical) benefit plan for City managerial employees to refund medical and hospital bills that are not reimbursed by the regular health insurance carriers.

The amounts expended for supplemental major medical benefits for fiscal years 1993 and 1992 are as follows:

	<u>1993</u>		<u>1992</u>	
	<u>Active</u>	<u>Retired</u>	<u>Active</u>	<u>Retired</u>
Number of claims	<u>16,406</u>	<u>4,534</u>	<u>17,516</u>	<u>4,163</u>
Cost of Superimposed Major Medical (in thousands)	<u>\$ 2,923</u>	<u>\$ 433</u>	<u>\$ 3,364</u>	<u>\$ 420</u>

R. PENSION AND SIMILAR TRUST FUNDS

Pension Systems

Plan Descriptions

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

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

1. New York City Employees' Retirement System (NYCERS), a cost-sharing multiple-employer public employee retirement system, for employees of the City not covered by one of the other pension systems and employees of certain component units of the City and certain other government units.
2. New York City Teachers' Retirement System—Qualified Pension Plan (TRS), a cost-sharing multiple-employer public employee retirement system for teachers in the public schools of the City and certain other specified school and college employees.
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 SCA.
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, 1993 and 1992, the pension systems membership consisted of:

	1993					
	<u>NYCERS</u>	<u>TRS</u>	<u>BERS</u>	<u>POLICE</u>	<u>FIRE</u>	<u>TOTAL</u>
Retirees and beneficiaries currently receiving benefits	125,462	46,379	6,181	30,342	11,757	220,121
Terminated but not receiving benefits	5,191	1,698	96	34	11	7,030
Total retirees, beneficiaries, etc.	<u>130,653</u>	<u>48,077</u>	<u>6,277</u>	<u>30,376</u>	<u>11,768</u>	<u>227,151</u>
Current employees:						
Vested	76,409	48,438	3,878	4,565	4,265	137,555
Nonvested	117,017	39,457	20,716	23,870	7,141	208,201
Total current employees	<u>193,426</u>	<u>87,895</u>	<u>24,594</u>	<u>28,435</u>	<u>11,406</u>	<u>345,756</u>

	1992					
	<u>NYCERS</u>	<u>TRS</u>	<u>BERS</u>	<u>POLICE</u>	<u>FIRE</u>	<u>TOTAL</u>
Retirees and beneficiaries currently receiving benefits	122,403	45,662	4,484	29,970	11,607	214,126
Terminated but not receiving benefits	<u>4,185</u>	<u>1,663</u>	<u>86</u>	<u>52</u>	<u>48</u>	<u>6,034</u>
Total retirees, beneficiaries, etc.	<u>126,588</u>	<u>47,325</u>	<u>4,570</u>	<u>30,022</u>	<u>11,655</u>	<u>220,160</u>
Current employees:						
Vested	76,317	46,477	3,248	5,192	4,192	135,426
Nonvested	<u>117,362</u>	<u>38,637</u>	<u>20,358</u>	<u>22,472</u>	<u>7,266</u>	<u>206,095</u>
Total current employees	<u>193,679</u>	<u>85,114</u>	<u>23,606</u>	<u>27,664</u>	<u>11,458</u>	<u>341,521</u>

The actuarial pension systems provide pension benefits to retired employees based on salary and length of service. In addition, the actuarial 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 actuarial 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 generally required to become members of the actuarial pension systems upon employment with the exception of NYCERS. Permanent full-time employees who are eligible to participate in NYCERS are required to become members within six months of their employment but may elect to become members earlier. Other employees who are eligible to participate in NYCERS may become members at their 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 actuarial pension system at June 30, 1993 and 1992 are as follows:

	1993		1992	
	<u>City's Annualized Covered Payroll</u>	<u>Total Annualized Covered Payroll</u>	<u>City's Annualized Covered Payroll</u>	<u>Total Annualized Covered Payroll</u>
		(in millions)		
NYCERS	\$ 3,420	\$ 6,366	\$ 3,382	\$ 6,179
TRS	3,062	3,160	2,884	2,989
BERS	450	459	424	434
POLICE	1,380	1,380	1,333	1,333
FIRE	<u>602</u>	<u>602</u>	<u>598</u>	<u>598</u>
Total annualized covered payrolls	<u>\$ 8,914</u>	<u>\$11,967</u>	<u>\$ 8,621</u>	<u>\$ 11,533</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.

The salary data reported to the Actuary upon which actuarial computations are based generally do not include contractual salary increases for employees whose unions are still negotiating collective bargaining agreements with their employers.

June 30, 1993 and 1992 salaries were adjusted by the Actuary to be consistent with labor settlements that had been reached and/or estimated to be achieved.

The City's total payroll for the years ended June 30, 1993 and 1992 were approximately \$11.1 billion and \$10.6 billion, respectively.

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 pension systems. The latest valuation to determine the PBO was made as of June 30, 1993.

The more significant assumptions used in the June 30, 1993 and 1992 calculations of PBOs are as follows:

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.
Post-retirement mortality	Tables based on current experience.
Active service withdrawal, death, and disability	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.
Salary	In general, merit and promotion increases plus assumed general wage increase of 5.5% per year.

These actuarial assumptions are the same as those used to determine employer contributions to the actuarial pension systems.

In particular, the investment return assumptions used for determining employer contributions to the actuarial pension systems are enacted by the New York State Legislature upon the recommendations of the Boards of Trustees and the Actuary, and the rates shown are currently in use for determining employer contributions to those actuarial pension systems for fiscal years 1991 through 1995.

All actuarial assumptions used to determine employer contributions to the actuarial pension systems, including the investment return and general wage increase assumptions, are scheduled for periodic review during fiscal year 1995. These financial statements present PBOs for the actuarial pension systems based upon the same actuarial assumptions that are used to determine employer contributions. Of course, PBOs, as well as other figures based upon PBOs (e.g., Funded Ratios), are highly dependent upon and reflective of the actuarial assumptions employed.

The following is a comparison of the PBO and net assets available for benefits for the five major actuarial pension systems as of June 30, 1993 and 1992:

1993							
	PBO Retirees and beneficiaries currently receiving benefits and terminated vested participants not yet receiving benefits	PBO Current Employees			Total PBO(a)	Net assets available for benefits	Unfunded (Overfunded) PBO
		Accumulated employee contributions including allocated investment income	Employer- financed vested	Employer- financed nonvested (in millions)			
NYCERS	\$11,437.0	\$ 1,600.1	\$ 4,195.7	\$ 3,265.6	\$ 20,498.4	\$ 22,153.8	\$ (1,655.4)
TRS	8,477.1	1,657.8	5,207.6	2,390.6	17,733.1	17,852.4	(119.3)
BERS	395.2	108.6	172.6	167.4	843.8	845.3	(1.5)
POLICE	5,544.7	404.4	1,205.6	2,030.5	9,185.2	7,966.8	1,218.4
FIRE	2,423.3	111.3	907.0	787.9	4,229.5	3,186.3	1,043.2
Total	<u>\$28,277.3</u>	<u>\$ 3,882.2</u>	<u>\$ 11,688.5</u>	<u>\$ 8,642.0</u>	<u>\$ 52,490.0</u>	<u>\$ 52,004.6</u>	<u>\$ 485.4</u>
1992							
	PBO Retirees and beneficiaries currently receiving benefits and terminated vested participants not yet receiving benefits	PBO Current Employees			Total PBO(a)	Net assets available for benefits	Unfunded (Overfunded) PBO
		Accumulated employee contributions including allocated investment income	Employer- financed vested	Employer- financed nonvested (in millions)			
NYCERS	\$10,737.9	\$1,447.0	\$ 4,329.7	\$ 3,134.4	\$19,649.0	\$20,103.7	\$ (454.7)
TRS	8,101.2	1,433.6	4,805.1	2,247.2	16,587.1	16,150.7	436.4
BERS	331.8	94.9	166.0	151.3	744.0	740.7	3.3
POLICE	5,334.1	385.0	1,291.0	1,804.7	8,814.8	7,251.0	1,563.8
FIRE	2,339.4	77.7	872.7	770.7	4,060.5	2,938.3	1,122.2
Total	<u>\$26,844.4</u>	<u>\$3,438.2</u>	<u>\$11,464.5</u>	<u>\$ 8,108.3</u>	<u>\$49,855.4</u>	<u>\$47,184.4</u>	<u>\$2,671.0</u>

(a) The PBO is the actuarial present value of credited projects benefits produced by the credited projected benefit attribution approach prorated on service as required by GASB Statement No. 5, and should be considered with reference to the actuarial assumptions used.

The PBO for the active participants is based on current salaries with projected increases to retirement.

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; and 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, 1993 and 1992 are as follows:

	<u>1993</u>	<u>1992</u>
	(in millions)	
NYCERS	\$ 22,874.4	\$ 20,454.7
TRS	18,218.1	16,387.4
BERS	869.9	761.5
POLICE	8,118.6	7,361.7
FIRE	<u>3,257.7</u>	<u>2,985.4</u>
Total market value of net assets available for benefits	<u>\$ 53,338.7</u>	<u>\$ 47,950.7</u>

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 PBO for these three pension systems as of June 30, 1993 and 1992 are approximately \$302 million and \$346 million, respectively, and exceeded their respective net assets of \$13 million and \$10 million, by \$289 million and \$336 million, respectively. These three pension systems are funded by the City on a pay-as-you-go basis. The City's contribution to these three pension systems for fiscal years 1993 and 1992 was \$67 million and \$71 million, respectively.

The net assets available for benefits shown in the City's financial statements as of June 30, 1993 and 1992 exclude the accrued pension contribution of \$2.562 billion and \$2.627 billion, respectively, for amortization of the two-year payment lag reported in the General Long-term Obligations Account Group, \$112 million and \$115 million, respectively, reported in the Enterprise Funds and \$382 million and \$391 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 fiscal year ended June 30, 1993, included the third 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 1993 and 1992 pension expense and the employer contributions to the five major actuarial systems is the Frozen Entry Age actuarial cost method.

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.

Contributions are accrued by the actuarial pension systems and are funded by the employers on a current basis and amounted to \$1.7 billion and \$1.6 billion at June 30, 1993 and 1992, respectively.

Unfunded actuarial accrued liabilities are amortized as follows for June 30, 1993 and 1992:

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.

Actuarial assumptions used to compute the PBO are the same as those used to compute the contribution requirements for the five major actuarial pension systems.

The City's expenditures for pension costs, for the fiscal years ended June 30, 1993 and 1992 were approximately \$1.5 billion, and were equal to the amounts recommended by the pension systems' Actuary.

The City's pension contributions including those recommended by the Actuary for the actuarial pension systems for the fiscal year ended June 30, 1993 were as follows:

	Contributions for			Contributions as a percentage of City's annualized payroll	
	Normal cost	Amortization of actuarial accrued liability	Total (in millions)	Normal cost	Amortization of actuarial accrued liability
*NYCERS	\$ 191.1	\$125.5	\$ 316.6	5.6%	3.7%
*TRS	261.9	127.8	389.7	8.6	4.2
*BERS	22.1	9.6	31.7	4.9	2.1
POLICE	310.3	151.8	462.1	22.5	11.0
FIRE	111.2	126.0	237.2	18.5	20.9
OTHER	N/A	N/A	97.1		
Total pension contributions			<u>\$ 1,534.4</u>		

* NYCERS, TRS, and BERS are cost-sharing multiple-employer public employee retirement systems. The City's total actuarial determined contributions as a percent of contributions for all employers to NYCERS, TRS, and BERS were 61.42%, 96.02%, and 97.79%, respectively.

NA: Not Available.

The City's pension contributions including those recommended by the Actuary for the actuarial pension systems for the fiscal year ended June 30, 1992 were as follows:

	Contributions for			Contributions as a percentage of City's annualized payroll	
	Normal cost	Amortization of actuarial accrued liability	Total (in millions)	Normal cost	Amortization of actuarial accrued liability
*NYCERS	\$217.0	\$126.4	\$ 343.4	6.4%	3.7%
*TRS	233.0	93.5	326.5	8.1	3.2
*BERS	24.6	9.7	34.3	5.8	2.3
POLICE	279.8	152.4	432.2	21.0	11.4
FIRE	114.8	126.2	241.0	19.2	21.1
OTHER	NA	NA	99.6		
Total pension contributions			<u>\$1,477.0</u>		

* NYCERS, TRS, and BERS are cost-sharing multiple-employer public employee retirement systems. The City's total actuarial determined contributions as a percent of contributions for all employers to NYCERS, TRS, and BERS were 61.17%, 95.30%, and 97.93%, respectively.

NA: Not Available.

Included in the above June 30, 1993 and 1992 totals are approximately \$40.0 million and \$41.1 million, respectively 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 1993 and 1992 amounted to:

	1993		1992	
	Employee contributions (net of loans to members)	Employee contributions as a percentage of total annualized covered payroll (in thousands)	Employee contributions (net of loans to members)	Employee contributions as a percentage of total annualized covered payroll
NYCERS	\$ 130,993	2.1%	\$(12,892)	—%
TRS	69,916	2.2	69,687	2.3
BERS	12,079	2.6	5,933	1.4
POLICE	(3,647)	—	15,226	1.1
FIRE	<u>16,795</u>	2.8	<u>16,302</u>	2.7
Total employee contributions	<u>\$ 226,136</u>		<u>\$ 94,256</u>	

Trend Information

Trend information for the three fiscal years ended June 30, 1993, 1992, and 1991 is as follows:

	<u>1993</u>	<u>1992</u>	<u>1991</u>
Net assets available for benefits as a percentage of PBO (a):			
NYCERS	108.1%	102.3%	97.3%
TRS	100.7	97.4	95.7
BERS	100.2	99.6	94.8
POLICE	86.7	82.3	79.7
FIRE	75.3	72.4	68.0
Unfunded (Overfunded) PBO as a percentage of total annualized covered payroll (a):			
NYCERS	(26.0)%	(7.4)%	8.5%
TRS	(3.8)	14.6	21.6
BERS	(.3)	0.8	8.2
POLICE	88.3	117.4	130.1
FIRE	173.2	187.6	210.0

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

	<u>1993</u>	<u>1992</u>	<u>1991</u>
NYCERS	7.7%	8.7%	10.1%
TRS	12.8	11.3	11.9
BERS	6.9	7.9	8.0
POLICE	32.5	31.6	33.6
FIRE	38.1	39.5	42.2

(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, and should be considered with reference to the actuarial assumptions used.

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 actuarial pension systems is also presented in the statistical section of the City's Comprehensive Annual Financial Report.

The trend information included in Note R and the statistical section of the City's Comprehensive Annual Financial 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 Financial Report excludes the long-term Employer Contribution Receivable. As a result, the net assets available for pension benefits as a percentage of PBO as of June 30, 1993 in the pension systems financial statements for NYCERS, TRS, BERS, POLICE, and FIRE are 113.5%, 106.0%, 104.8%, 92.3%, and 86.0%, respectively.

Similar Trust Funds

Fund Descriptions

Per enabling State legislation, certain retirees of POLICE, FIRE, and NYCERS are eligible to receive fixed supplemental benefits from certain variable supplements funds (VSF).

Beginning in fiscal year 1993, the City is including these Funds with its Pension and Similar Trust Funds for financial reporting purposes only. Prior to fiscal year 1993, these Funds were reported as Expendable Trust Funds (see Note O). Under current law, these Funds are not to be construed as constituting pension or retirement system funds. Instead, they provide defined supplemental payments, other than pension or retirement system allowances, in accordance with applicable statutory provisions. While these payments are guaranteed by the City, the Legislature has reserved to itself and the State of New York the right and power to amend, modify or repeal the VSFs and the payments they provide.

The cumulative effect of this reclassification of \$102.7 million resulted from changing the carrying basis of the Funds' marketable equity securities from the cost basis to the market value basis.

The New York Police Department maintains the Police Officers' Variable Supplements Fund (POVSF) and the Police Superior Officers' Variable Supplements Fund (PSOVSF). These Funds operate pursuant to the provisions of Title 13, Chapter 2, of the Administrative Code of The City of New York.

1. POVSF provides supplemental benefits to retirees who retired for service with 20 or more years 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.
2. PSOVSF 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 who retired for service with 20 or more years of the New York Police Department Pension Fund—Subchapter 1 or Subchapter 2, and who retired on or after October 1, 1968.

The New York Fire Department maintains the Firefighters' Variable Supplements Fund (FFVSF) and the Fire Officers' Variable Supplements Fund (FOVSF). These Funds operate pursuant to the provisions of Title 13, Chapter 3, of the Administrative Code of The City of New York.

3. FFVSF provides supplemental benefits to retirees who retired for service with 20 or more years as firefighters of the New York Fire Department Pension Fund—Subchapter 1 or Subchapter 2, and who retired on or after October 1, 1968.

4. FOVSF 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), and who retired for service with 20 or more years of the New York Fire Department Pension Fund—Subchapter 1 or Subchapter 2, and who retired on or after October 1, 1968.

The New York City Employees' Retirement System (NYCERS) maintains the Transit Police Officers' Variable Supplements Fund (TPOVSF) and the Housing Police Officers' Variable Supplements Fund (HPOVSF). These Funds operate pursuant to the provisions of Title 13, Chapter 1, of the Administrative Code of The City of New York.

5. TPOVSF provides supplemental benefits to retirees, who retired for service with 20 or more years as transit police officers, and who retired on or after July 1, 1987. Prior to calendar year 2007, when this plan provides for a guaranteed schedule of defined supplemental benefit payments, total supplemental benefits cannot exceed the assets of the fund.

6. HPOVSF provides supplemental benefits to retirees, who retired for service with 20 or more years as housing police officers, and who retired on or after July 1, 1987. Prior to calendar year 2007, when this plan provides for a guaranteed schedule of defined supplemental benefits, total supplemental benefits cannot exceed the assets of the fund.

At June 30, 1993, membership in the defined benefit VSF consisted of:

	1993						TOTAL
	POVSF	PSOVSF	FFVSF	FOVSF	TPOVSF	HPOVSF	
Retirees currently receiving benefits . . .	7,809	6,598	3,374	1,536	311	186	19,814
Terminated but not receiving benefits . . .	—	—	—	—	—	—	—
Total retirees, etc.	<u>7,809</u>	<u>6,598</u>	<u>3,374</u>	<u>1,536</u>	<u>311</u>	<u>186</u>	<u>19,814</u>
Current employees:							
Vested	925	2,986	1,449	1,638	139	72	7,209
Nonvested	<u>18,483</u>	<u>5,772</u>	<u>7,347</u>	<u>907</u>	<u>3,132</u>	<u>1,572</u>	<u>37,213</u>
Total current employees	<u>19,408</u>	<u>8,758</u>	<u>8,796</u>	<u>2,545</u>	<u>3,271</u>	<u>1,644</u>	<u>44,422</u>

Funding Status and Progress

A calculation is performed annually as of June 30, by the actuary for certain VSFs. The latest calculation to determine the present value of the accumulated benefit obligation (ABO) was made as of June 30, 1993.

The more significant assumptions used in the June 30, 1993 calculations of the ABOs for the VSFs are as follows:

Assumed rate of return on investments	8.5% per annum for POVSF, PSOVSF, FFVSF, and FOVSF and 6.5% per annum for TPOVSF and HPOVSF.
Post-retirement mortality	Tables based on current experience.

Active service withdrawal, death and disability	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.
Percent of all active pension fund members who will retire for service with twenty or more years of service as police officers or firefighters	50% for POVSF & PSOVSF 68% for FFVSF & FOVSF 60% for TPOVSF 50% for HPOVSF
Percentage of all active police (fire) superior officers who will retire for service with twenty or more years of service as police (fire) superior officers	100%

The following is a comparison of the ABO and net assets available for supplemental benefits for the VSF's as of June 30, 1993:

1993							
ABO Retirees currently receiving benefits and terminated-vested participants not yet receiving benefits	ABO Current Employees				Total ABO(a)	Net assets available for supplemental benefits	Unfunded ABO
	Accumulated employee contributions including allocated investment income	Employer-financed vested	Employer-financed nonvested	(in millions)			
POVSF	\$ 524.1	\$ —	\$ N/A	\$ 79.0	\$ 603.1	\$ 589.9	\$ 13.2
PSOVSF	452.3	—	N/A	206.5	658.8	440.9(b)	217.9
FFVSF	225.9	—	N/A	77.7	303.6	292.3	11.3
FOVSF	92.5	—	N/A	81.9	174.4	125.4(b)	49.0
TPOVSF	31.9	—	N/A	26.6	58.5(c)	40.2	18.3
HPOVSF	19.2	—	N/A	10.3	29.5(c)	18.3	11.2
Total	<u>\$1,345.9</u>	<u>\$ —</u>	<u>\$ N/A</u>	<u>\$ 482.0</u>	<u>\$ 1,827.9</u>	<u>\$ 1,507.0</u>	<u>\$ 320.9</u>

N/A = Not Applicable

- (A) Total ABO have been reduced by accrued benefits payable. This basis of reporting the total ABO is consistent with that used to report net assets available for supplemental benefits in these financial statements, but may differ from the bases used for other purposes.
- (B) Includes \$51.75 million and \$14.385 million for the PSOVSF and FOVSF, respectively, which are transferable to the City's General Fund during fiscal year 1994.
- (C) Includes ABO for benefits payable prior to calendar year 2007 that are not yet guaranteed.

For these defined benefit VSFs, the ABO 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.

For the above, 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; and 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 supplemental benefits for the defined benefit VSFs as of June 30, 1993 are as follows:

	<u>1993</u> (in millions)
POVSF	\$ 605.9
PSOVSF	447.5
FFVSF	299.4
FOVSF	127.8
TPOVSF	40.3
HPOVSF	<u>18.4</u>
Total market value of net assets available for supplemental benefits	<u>\$ 1,539.3</u>

As a result of labor negotiations, legislation effective July 1, 1988 pertaining to the POVSF and the FFVSF 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 are affected. The revisions to these VSFs initiated a City guaranteed defined schedule of benefit payments which is estimated to be offset over time by future excess earnings from POLICE and FIRE.

As a result of labor negotiations, Chapter 577 of the Laws of 1992 (Chapter 577/92) effective July 24, 1992 pertaining to the TPOVSF, provides, among other things, changes to the way excess earnings or deficiencies are computed and for potential supplemental benefit payments to transit police officers of the New York City Transit Police Department who retire for service as transit police officers on and after July 1, 1987. The revisions to the TPOVSF initiated a defined schedule of benefit payments beginning calendar year 1992. Prior to calendar year 2007, this defined schedule of benefits is payable only if there are sufficient assets available in the TPOVSF, or if the City guarantee comes into effect. The City guarantee of benefits comes into effect prior to calendar year 2007 if the actuarial calculations required by statute determine that the market value of assets of the TPOVSF exceeds the actuarial present value of the defined schedule of benefits payable through calendar year 2006 plus 15% of the assets of the TPOVSF at that time. Chapter 577/92 also provides that whenever the guarantee of the defined schedule of benefits comes into effect, the TPOVSF will then transfer 15% of the market value of its assets to the City's General Fund.

As a result of labor negotiations, legislation enacted July, 1993 pertaining to the PSOVSF and FOVSF provides, among other things, for a defined schedule of benefit payments 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 VSFs will initiate a City guaranteed payment which are estimated to be offset over time by future excess earnings from POLICE and FIRE.

As a result of labor negotiations, Chapter 375 of the Laws of 1993 (Chapter 375/93) effective July 24, 1993 pertaining to the HPOVSF, provides, among other things, changes to the way excess earnings or deficiencies are computed, and for potential supplemental benefit payments to housing police officers of the New York City Housing Authority Police Department who retire for service as housing police officers on after July 1, 1987.

The revisions to the HPOVSF initiate a defined schedule of benefit payments beginning calendar year 1992. Prior to calendar year 2007, this defined schedule of benefits is payable only if there are sufficient assets available in the HPOVSF, or if the City guarantee comes into effect. The City guarantee of benefits comes into effect prior to calendar year 2007 if the actuarial calculations required by statute determine that the market value of assets of the HPOVSF exceeds the actuarial present value of the defined schedule of benefits payable through the calendar year 2006 plus 15% of the assets of the HPOVSF at that time. Chapter 375/93 also provides that whenever the guarantee of the defined schedule of benefits comes into effect, the HPOVSF will then transfer 15% of the market value of its assets to the City's General Fund.

The excess earnings payable from NYCERS as of June 30, 1993 and 1992 to the TPOVSF and HPSOVSF are shown in Note O.

Contributions Required and Contributions Made

The Administrative Code provides that POLICE, FIRE, and NYCERS pay to the respective VSF an amount equal to certain excess earnings on equity investments limited to the unfunded ABO for each VSF. The excess earnings are defined as the amount by which earnings on equity investments exceed what the earnings would have been had such funds been invested in fixed income securities, less any cumulative deficiencies.

The excess earnings payable from POLICE, FIRE, and NYCERS to the defined benefit VSF as of June 30, 1993 are as follows:

<u>Variable Supplements Funds</u>	<u>Excess Earnings Payable as of June 30, 1993 (in millions)</u>
POVSF	\$ —
PSOVSF	111.4
FFVSF	86.2
FOVSF	33.9
TPOVSF	24.3
HPOVSF	10.7
Total excess earnings payable	<u>\$ 266.5</u>

Trend Information

Since this is the first year the VSF are being reported with the Pension and Similar Trust Funds, including the required footnote disclosures, trend information prior to fiscal year 1993 is unavailable.

Trend information for the fiscal year ended June 30, 1993 is as follows:

	<u>1993</u>
Net assets available for supplemental benefits as a percentage of ABO (a):	
POVSF	97.8%
PSOVSF	66.9
FFVSF	96.3
FOVSF	71.9
TPOVSF	68.7
HPOVSF	62.0

(a) The ABO 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.

The ratios shown here are based on figures presented in a table earlier in these financial statements and should be considered with reference to the footnotes of that table.

S. CONTRACTUAL COMMITMENTS

At June 30, 1993, the outstanding contract commitments relating to projects of the Capital Projects Fund amounted to approximately \$6.3 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 \$51.6 billion over fiscal years 1994 through 2003. To help meet its capital spending program, the City borrowed \$1.9 billion in the public credit market in fiscal year 1993. The City plans to borrow \$3.1 billion in the public credit market in fiscal year 1994.

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BONDS TO BE REFUNDED

The City expects to refund City bonds through issuance by the City of its Fiscal 1994 Series D Bonds by providing for the payment of the principal of, 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 to be refunded 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>Amount Being Refunded</u>
1986C	March 1, 1986	September 1, 2010	March 1, 1996	\$16,045,000(1)
1986D	June 15, 1986	August 1, 2003	August 1, 1996	\$20,120,000(3)
	June 15, 1986	August 1, 2004	August 1, 1996	20,120,000(3)
	June 15, 1986	August 1, 2005	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2006	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2007	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2008	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2009	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2010	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2011	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2012	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2013	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2014	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2015	August 1, 1996	160,000(3)
	June 15, 1986	August 1, 2016	August 1, 1996	160,000(3)
	1987B	August 15, 1986	August 15, 2014	August 15, 1996
August 15, 1986		August 15, 2015	August 15, 1996	11,700,000(1)
August 15, 1986		August 15, 2016	August 15, 1996	11,700,000(1)
1987D	May 15, 1987	August 1, 2007	August 1, 1997	\$18,235,000(3)
	May 15, 1987	August 1, 2008	August 1, 1997	18,235,000(3)
	May 15, 1987	August 1, 2009	August 1, 1997	6,175,000(3)
	May 15, 1987	August 1, 2010	August 1, 1997	6,175,000(3)
1988A	November 12, 1987	November 1, 1996	November 1, 1996	\$ 9,610,000(3)
	November 12, 1987	November 1, 1997	November 1, 1997	23,500,000(3)
	November 12, 1987	November 1, 1998	November 1, 1998	24,400,000(3)
	November 12, 1987	November 1, 1999	November 1, 1999	25,250,000(3)
1989A	August 25, 1988	August 15, 2006	August 15, 1996	\$ 8,590,000(1)
	August 25, 1988	August 15, 2007	August 15, 1996	12,870,000(1)
	August 25, 1988	August 15, 2008	August 15, 1996	12,870,000(1)
	August 25, 1988	August 15, 2009	August 15, 1996	6,500,000(1)
	August 25, 1988	August 15, 2010	August 15, 1996	6,500,000(1)
	August 25, 1988	August 15, 2011	August 15, 1996	6,500,000(1)
1989B	December 15, 1988	December 1, 1993	December 1, 1993	\$25,125,000(1)
1989E	June 14, 1989	December 1, 1993	December 1, 1993	\$10,250,000(3)

(continued on next page)

(continued from previous page)

<u>Series</u>	<u>Dated Date</u>	<u>Tax-Exempt Maturities Being Refunded</u>	<u>Payment Date</u>	<u>Amount Being Refunded</u>
1991A	September 26, 1990	March 15, 1995	March 15, 1995	\$48,000,000(1)
	September 26, 1990	March 15, 2014	March 15, 2000	14,650,000(3)
	September 26, 1990	March 15, 2015	March 15, 2000	20,500,000(2)
	September 26, 1990	March 15, 2016	March 15, 2000	35,290,000(2)
	September 26, 1990	March 15, 2017	March 15, 2000	23,500,000(3)
1991B	December 20, 1990	June 1, 1994	June 1, 1994	\$22,000,000(4)
	December 20, 1990	June 1, 1995	June 1, 1995	11,500,000(3)
1991D	February 1, 1991	August 1, 1995	August 1, 1995	\$ 2,000,000(3)
	February 1, 1991	August 1, 2016	August 1, 2001	20,000,000(3)
	February 1, 1991	August 1, 2017	August 1, 2001	34,590,000(3)
1991F	May 15, 1991	November 15, 1995	November 15, 1995	\$20,700,000(3)
1992C-2	January 7, 1992	August 1, 1994	January 1, 1994	\$ 8,000,000(3)
1992D	February 1, 1992	February 1, 1997	February 1, 1997	\$12,890,000(5)

-
- (1) All of the bonds of this description are being refunded.
 - (2) All of the bonds of this description are being refunded, except for those that have previously been refunded.
 - (3) A portion of the bonds of this description is being refunded.
 - (4) All of the 6% fixed rate current interest bonds backed by a Standby Bond Purchase Agreement provided by Morgan Guaranty Trust Company of New York of this description are being refunded, except for those that have previously been refunded.
 - (5) A portion of the 6.80% fixed rate current interest bonds of this description is being refunded.

APPENDIX D

555 CALIFORNIA STREET
SAN FRANCISCO, CA. 94104-1715
TELEPHONE: 415-398-3909
FACSIMILE: 415-397-4621

10900 WILSHIRE BOULEVARD
LOS ANGELES, CA. 90024-3959
TELEPHONE: 310-443-0200
FACSIMILE: 310-208-5740

SHIROYAMA JT MORI BUILDING, 15TH FLOOR
3-1, TORANOMON 4-CHOME, MINATO-KU
TOKYO 105, JAPAN
TELEPHONE: 03-5472-5360
FACSIMILE: 03-5472-5058

B R O W N & W O O D

**ONE WORLD TRADE CENTER
NEW YORK, N.Y. 10048-0557**

TELEPHONE: 212-839-5300
FACSIMILE: 212-839-5599

815 CONNECTICUT AVENUE, N.W.
WASHINGTON, D.C. 20006-4004
TELEPHONE: 202-223-0220
FACSIMILE: 202-223-0485

172 WEST STATE STREET
TRENTON, N.J. 08608-1104
TELEPHONE: 609-393-0303
FACSIMILE: 609-393-1990

BLACKWELL HOUSE
GUILDHALL YARD
LONDON EC2V 5AB
TELEPHONE: 071-606-1888
FACSIMILE: 071-796-1807

November 30, 1993

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 \$674,345,000 General Obligation Bonds, Fiscal 1994 Series D (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 ourselves.

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 that mature in 1996, 1998, 2000 (Bonds bearing interest at 5%), 2001 (Bonds bearing interest at 5.20%), 2002 and thereafter and the initial offering price of such Bonds to the public, represents original issue discount which is excluded from gross income for Federal income tax purposes to the same extent as interest on the 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 opinions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions. Such opinions may be adversely affected by actions taken or events occurring, including a change in law, regulation or ruling (or in the application or official interpretation of any law, regulation or ruling) after the date hereof. We have not undertaken to determine, or to inform any person, whether such actions are taken or such events occur and we have no obligation to update this opinion in light of such actions or events.

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

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

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HARRIET M. WELCH
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**MEMBER OF THE TEXAS BAR
***MEMBER OF THE FLORIDA BAR
****MEMBER OF THE ARKANSAS BAR

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NEW JERSEY OFFICE
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NEWARK, NEW JERSEY 07102
(201) 622-7001
FAX (201) 622-1510

November 30, 1993

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 \$674,345,000 General Obligation Bonds, Fiscal 1994 Series D (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 ourselves.

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 that mature in 1996, 1998, 2000 (Bonds bearing interest at 5%), 2001 (Bonds bearing interest at 5.20%), 2002 and thereafter and the initial offering price of such Bonds to the public, represents original issue discount which is excluded from gross income for Federal income tax purposes to the same extent as interest on the 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 opinions expressed herein are based on an analysis of existing laws, regulations, rulings and court decisions. Such opinions may be adversely affected by actions taken or events occurring, including a change in law, regulation or ruling (or in the application or official interpretation of any law, regulation or ruling) after the date hereof. We have not undertaken to determine, or to inform any person, whether such actions are taken or such events occur and we have no obligation to update this opinion in light of such actions or events.

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,



39314

DO NOT STAPLE THIS FORM

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 1994 Series D

(2)

3. STATE(S) New York

4. DATED DATE(S): (1) November 30, 1993 (2)

5. DATE OF FINAL MATURITY OF OFFERING August 15, 2015 6. DATE OF SALE November 22, 1993

7. PAR VALUE OF OFFERING \$ 674,345,000

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

Colman Saks & Co.

16. MATURITY DATE	CUSIP NUMBER	MATURITY DATE	CUSIP NUMBER
12/1/93	649647 2T0	8/15/2011	649656 LY9
8/15/94	649647 2V7	8/15/2012	649656 LZ6
8/15/95	649648 3T7	8/15/2013	649657 LX9
8/15/96	649648 3U4	8/15/2014	649657 LY7
8/15/97	649649 Y53	8/15/2015	649658 HW4
8/15/98	649649 Y61		
8/15/99	649650 D88		
8/15/2000	649650 D96		
8/15/2000	649650 E20		
8/15/2001	649651 T L0		
8/15/2001	649651 T N6		
8/15/2002	649651 T M8		
8/15/2003	649652 RY2		
8/15/2004	649652 RZ9		
8/15/2005	649653 M58		
8/15/2006	649653 MT6		
8/15/2007	649654 PFI		
8/15/2008	649654 PG9		
8/15/2009	649655 MP9		
8/15/2010	649655 MG7		

29 1993

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
 700 ... DC 20036-2401. Incomplete submissions will be returned for correction.