

CITY OF READING, PENNSYLVANIA

OFFICE OF THE CITY AUDITOR
ROOM 2-36
815 WASHINGTON STREET
READING, PA 19601-3690
(610) 655-6123

MARIA M. RODRIGUEZ
CITY AUDITOR

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Real Estate Transfer Tax - Update from 1/1/2018 to 1/31/2022

The following chart illustrates actual data from 01/01/2018 – 01/31/2022. The City receives a tax levy of 3.5% on the value of the Real Estate Transfer Tax for properties sold. In January of 2022, there were 249 Real Estate Transfer transactions of which 216 were taxable and 33 were nontaxable transactions, and \$702,030.86 in revenue was recorded during this month. For the current year, \$5.5 million was budgeted for this line item. In 2021, there was a surplus of about \$4 million.

	2022	2021	2020	2019	2018
January	702,030.86	535,849.04	323,123.52	223,920.68	293,105.03
February		523,300.89	511,220.85	615,116.21	204,053.26
March		1,178,885.61	601,103.82	266,411.11	348,937.95
April		717,308.73	235,765.07	548,506.44	347,097.22
May		447,710.27	157,245.87	441,084.11	322,871.76
June		719,042.39	1,464,932.00	363,997.72	350,369.72
July		752,234.50	437,026.44	359,547.89	350,708.33
August		1,078,840.76	361,892.51	353,006.61	514,841.63
September		678,323.20	501,228.42	350,731.42	324,492.29
October		480,665.62	493,787.54	340,908.53	389,823.15
November		844,193.89	510,649.58	330,855.79	267,444.32
December		837,430.85	993,086.79	457,238.03	576,429.44
Total Revenue		8,793,785.75	6,591,062.41	4,651,324.54	4,290,174.10
Total Budgeted	5,500,000.00	4,700,000.00	4,200,000.00	3,800,000.00	3,350,000.00
Over/(Under) Budget		4,093,785.75	2,391,062.41	851,324.54	940,174.10

	Total Transactions	Non-Taxable	Taxable
January	249	33	216



Also during the month of January of 2022, one property sold in the City of Reading for more than a half million dollar threshold. This sale generated \$21,000 in Real Estate Transfer Tax revenue, which is included in the amount that was collected during the month of January.

The following table lists the one property that sold within the threshold of a half million dollars:

Property Address	Month of Sale	Sale Price	Rate - 3.5%
527 Court Street	January	600,000	21,000.00

Cable Franchise Fees – Update as of 12/31/2021

In 2021, the City budgeted \$825,000 in revenue for the Cable Franchise Fees. However, the City only recorded \$800,925.97 in actual revenue, and the year ended with a budget shortfall of \$24,074.23.

The graph below shows that the highest revenue collected for this line item for the period of 2017-2021 was received in 2017, when \$913,806.59 in revenue was recorded. Since this year, this revenue line item has been recording a budget shortfall.

The chart below illustrates the Cable Franchise Fees – Update for 2017-2021:

	2021	2020	2019	2018	2017
1 st Quarter	205,330.02	207,751.86	209,042.39	212,684.39	229,932.97
2nd Quarter	204,350.84	206,508.34	210,579.70	214,578.59	236,184.17
3rd Quarter	197,767.57	203,557.64	199,517.55	208,734.78	224,527.59
4th Quarter	193,477.54	200,679.36	204,481.07	214,925.66	223,161.86
Total Revenue	800,925.97	818,497.20	823,620.71	850,923.42	913,806.59
Total Budgeted	825,000.00	875,000.00	875,000.00	930,000.00	875,000.00
Budget Surplus/(Shortfall)	(24,074.03)	(56,502.80)	(51,379.29)	(79,076.58)	38,806.59

User Fees Revenue – Update as of 12/31/2021

For the fiscal year of 2021, the City originally budgeted \$3,000,000.00 for User Fees, which is the revenue collected for EMS services that the City provides. However, \$33,500 was subsequently added to this budget line item to cover the expense of collection. As of December 31, 2021, the City had collected \$3,287,855.40, and this revenue line item ended up with a surplus of \$254,355.40.

The chart below illustrates User Fees - Update for 2017-2021:

	12/31/2021	12/31/2020	12/31/2019	12/31/2018	12/31/2017
User Fees-EMS	3,287,855.40	2,405,142.53	3,333,157.10	2,808,204.15	2,912,755.52
Total Budgeted	3,033,500.00	3,196,000.00	3,095,000.00	2,900,000.00	2,900,000.00
Over/(Under) Budget	254,355.40	(790,857.47)	238,157.10	(91,795.85)	12,755.52