

CITY AUDITOR'S REPORT

MONDAY, SEPTEMBER 24, 2018

2018 ADMISSION FEE/TAX

WE RECEIVED CHECKS IN THE AMOUNT OF \$5,156.09 FROM THE READING FIGHTIN' PHILS FOR AUGUST'S ADMISSION FEES/TAXES. NO PAID TICKETED EVENTS WERE HELD IN AUGUST AT EITHER THE SANTANDER ARENA OR THE PERFORMING ARTS CENTER. WE HAVE NOT YET RECEIVED FROM READING ROYALS HOCKEY FOR AUGUST'S SALES. THE TOTAL RECEIPTS FOR AUGUST WERE \$5,156.09. THE 2018 BUDGET LISTS \$460,000 AS EXPECTED REVENUE.

THE FOLLOWING CHARTS LIST ANNUALLY (2014-AUG. 2018) THE ADMISSION FEES BY SPORT/VENUE:

ADMISSION FEE/TAX thru 8/31	2014	2015	2016	2017	AUG. 2018
READING PHILS -1 ST ENERGY STADIUM	\$49,777.05	\$57,504.32	\$56,816.81	\$53,772.86	\$48,746.82
READING ROYALS - SANTANDER ARENA	\$46,284.80	\$48,422.45	\$47,330.63	\$49,135.63	\$7,244.06
OTHER-SANTANDER ARENA	\$45,986.07	\$98,447.26	\$137,892.73	\$146,023.54	\$184,613.92
PERFORMING ARTS CENTER	\$72,292.87	\$73,618.36	\$95,814.88	\$77,515.30	\$128,215.46
YTD THRU 8/31	\$214,340.79	\$277,992.39	\$337,855.05	\$326,447.33	\$368,820.26
TOTAL REV. 12/31	\$336,387.68	\$445,795.62	\$496,138.72	\$577,007.11	
BUDGETED REVENUE	\$425,000.00	\$325,000.00	\$375,000.00	\$425,000.00	\$460,000.00
OVER/UNDER BUDGET	-\$88,612.32	\$120,795.62	\$121,138.72	\$152,007.11	

REAL ESTATE TRANSFER TAX – 1/1/2014 TO 08/31/2018

THIS IS AN UPDATE ON THE REAL ESTATE TRANSFER TAX RECEIPTS SINCE I LAST REPORTED IN MY AUGUST 27, 2018 REPORT. THIS TAX WAS 1% ('02), 1.5% ('03), 2% ('04-'05), AND 3.5% FOR ('06-'18).

THE FOLLOWING CHART ILLUSTRATES ACTUAL DATA FROM 01/2014 - 08/2018. IN AUGUST 2018 THERE WERE 225 REAL ESTATE TRANSFER TRANSACTIONS, OF WHICH 192 WERE TAXABLE TRANSACTIONS. THE CITY'S PROCEEDS IN AUGUST TOTALLED \$514,841.63 AND THE YEAR TO DATE TOTAL IS \$2,731,984.90. THE 2018 BUDGETED REVENUE IS \$3,350,000.

	2018	2017	2016	2015	2014
January	293,105.03	276,076.87	192,536.00	447,472.25	184,364.62
February	204,053.26	210,173.34	170,629.07	136,325.79	79,506.95
March	348,937.95	297,329.36	220,051.13	212,213.45	209,536.33
April	347,097.22	581,143.64	279,084.30	234,429.18	174,960.06
May	322,871.76	313,275.46	777,337.35	279,602.00	229,074.13
June	350,369.72	528,760.06	268,082.88	179,077.99	184,215.78
July	350,708.33	374,898.32	207,575.28	430,575.93	179,401.65
August	514,841.63	264,020.74	426,785.52	337,420.45	212,909.86
September		291,320.27	411,260.51	240,753.37	258,305.78
October		238,576.24	236,985.93	256,548.97	271,499.71
November		309,954.88	210,393.54	181,978.31	272,836.24
December		336,617.89	271,891.35	271,629.17	253,304.41
Jan.-Aug.	2,731,984.90	2,845,677.79	2,542,081.53	2,257,117.04	1,453,969.38
Entire Year		4,022,147.07	3,672,612.86	3,208,026.86	2,509,915.52
Budget	3,350,000.00	2,750,000.00	2,200,000.00	1,900,000.00	1,982,975.00
Over Budget		1,272,147.07	1,472,612.86	1,308,026.86	526,940.52

REAL ESTATE TRANSFER TAX – 1/1/2014 TO 08/31/2018

THE FOLLOWING CHARTS LISTS THE TOTAL NUMBER OF MONTHLY REAL ESTATE TRANSFER TRANSACTION MINUS NON-TAXABLE TRANSACTIONS TO ARRIVE AT TAXABLE TRANSACTIONS. FOR EXAMPLE, IN JANUARY 2018 THERE WERE 162 TRANSACTIONS MINUS 32 NON-TAXABLE TRANSACTIONS, WHICH LEAVES 130 TAXABLE TRANSACTIONS.

	2018	2017	2016	2015	2014
J	162-32=130	152-41=111	153-38=115	120-32=88	152-64=88
F	136-33=103	156-41=115	146-44=102	143-56=87	100-41=59
M	190-27=163	226-46=180	185-43=142	193-48=145	170-39=131
A	207-43=164	179-56=123	176-38=138	174-49=125	157-32=125
M	193-43=150	186-45=141	194-53=141	218-65=153	212-51=161
J	211-42=169	201-40=161	182-46=136	172-56=116	159-50=109
J	196-33=163	206-41=165	154-40=114	175-52=123	149-43=106
A	225-33=192	193-55=138	181-44=137	180-44=136	150-41=109
S		240-41=199	244-39=205	211-48=163	202-49=153
O		173-33=140	157-29=128	201-66=135	223-71=152
N		179-38=141	157-51=106	139-38=101	162-49=113
D		204-31=173	176-34=142	166-43=123	196-68=128
T		2295-	2105-	2092-	2032-

		508=1787	499=1606	597=1495	598=1434
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REAL ESTATE TRANSFER TAX -\$1 MILLION + PROPERTIES 2018

THE THIRD \$1 MILLION + PROPERTY WAS SOLD IN READING IN AUGUST. THIS TOO WAS A COMMERCIAL PROPERTY, NOT A RESIDENTIAL PROPERTY.

DATE	PROPERTY ADDRESS	SALE PRICE	RATE 3.5%	TAX AMOUNT
02/27/18	1640 Perkiomen Ave.	\$1,357,000	3.5%	\$47,495
03/28/18	413 Lancaster Ave.	\$1,855,000	3.5%	\$64,925
08/29/18	1640 Perkiomen Ave.	\$2,557,356	3.5%	\$89,507
total		\$5,769,356	3.5%	\$201,927

- IN 2017, THERE WERE NINE (9) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2016, THERE WERE FIVE (5) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2015, THERE WERE NINE (9) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2014, THERE WERE TWO (2) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2013, THERE WERE TEN (10) PROPERTIES SOLD IN EXCESS OF \$1 MILLION(w/CNA)
- IN 2012, THERE WERE TWO (2) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2011, THERE WERE FIVE (5) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2010, THERE WERE SIX (6) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2009, THERE WERE ZERO (0) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2008, THERE WERE FOUR (4) PROPERTIES SOLD IN EXCESS OF \$1 MILLION
- IN 2007, THERE WERE TWELVE (12) PROPERTIES SOLD IN EXCESS OF \$1 MILLION

PENSION-STATE AID 2018

ON 9/20/18 WE RECEIVED \$3,705,351 FROM THE COMMONWEALTH OF PENNSYLVANIA FOR MUNICIPAL PENSION STATE AID. THE CITY BUDGETED \$3,615,550 AS REVENUE, THUS AN ADDITIONAL \$89,801 IN FUNDING FOR 2018.

THE TOTAL BUDGETED MMO (MINIMUM MUNICIPAL OBLIGATION) FOR 2018 IS \$18,459,790 THUS AFTER SUBTRACTING STATE AID THE CITY STILL IS REQUIRED TO CONTRIBUTE AN ADDITIONAL \$14,754,439 BY DECEMBER 31, 2018.

THE CITY STARTED IN MARCH OF 2017 TO MAKE **MONTHLY** TRANSFERS INTO THE PENSION FUNDS AND CONTINUES THIS PRACTICE IN 2018. AS OF SEPTEMBER 2018, THE CITY HAS CONTRIBUTED \$13,844,843 TOWARDS THE TOTAL MMO.