

CITY AUDITOR'S REPORT

MONDAY, JUNE 26, 2017

2017 ADMISSION FEE/TAX

WE RECEIVED CHECKS IN THE AMOUNT OF \$7,596.92 FROM THE READING FIGHTIN' PHILS FOR MAY'S ADMISSION FEES/TAXES. THE SANTANDER ARENA AND THE PERFORMING ARTS CENTER ADMISSION FEES TOTALLED \$44,868.93 FOR MAY EVENTS. THOSE EVENTS INCLUDED IN THE RECEIPTS ARE FROM PERFORMANCES BY ERIC CHURCH, BLACKBERRY SMOKE, MEL BROOKS, DANIEL O'DONNELL AND THE READING SYMPHONY ORCHESTRA, JUST TO NAME A FEW. ALSO THIS MONTH, WE RECEIVED \$2,791.82 FROM READING ROYALS HOCKEY FOR MAY'S SALES. THE TOTAL RECEIPTS FOR MAY WERE \$55,257.67. THE 2017 BUDGET LISTS \$425,000 AS EXPECTED REVENUE.

THE FOLLOWING CHARTS LIST ANNUALLY (2013- MAY 2017) THE ADMISSION FEES BY SPORT/VENUE:

ADMISSION FEE/TAX thru 5/31	2013	2014	2015	2016	MAY 2017
READING PHILS -1 ST ENERGY STADIUM	\$34,133.82	\$31,999.74	\$33,330.20	\$32,456.71	\$32,549.13
READING ROYALS - SANTANDER ARENA	\$50,602.54	\$36,500.18	\$39,429.03	\$35,885.57	\$41,371.44
OTHER-SANTANDER ARENA	\$78,069.02	\$35,297.83	\$93,344.40	\$92,921.14	\$132,327.61
PERFORMING ARTS CENTER	\$58,900.30	\$66,511.90	\$65,972.57	\$83,470.80	\$60,895.32
YTD THRU 5/31	\$221,705.68	\$170,309.65	\$232,076.20	\$244,734.22	\$267,143.50
TOTAL REV. 12/31	\$439,613.22	\$336,387.68	\$445,795.62	\$496,138.72	
BUDGETED REVENUE	\$510,000.00	\$425,000.00	\$325,000.00	\$375,000.00	\$425,000.00
OVER/UNDER BUDGET	-\$70,386.78	-\$88,612.32	\$120,795.62	\$113,987.49	

REAL ESTATE TRANSFER TAX – 1/1/2013 TO 05/31/2017

THIS IS AN UPDATE ON THE REAL ESTATE TRANSFER TAX RECEIPTS SINCE I LAST REPORTED IN MY MAY 22, 2017 REPORT. THIS TAX WAS 1% ('02), 1.5% ('03), 2% ('04-'05), AND 3.5% FOR ('06-'17).

THE FOLLOWING CHART ILLUSTRATES ACTUAL DATA FROM 01/2013 - 05/2017. IN MAY 2017 THERE WERE 186 REAL ESTATE TRANSFER TRANSACTIONS, OF WHICH 141 WERE TAXABLE TRANSACTIONS. THE CITY'S PROCEEDS IN MAY TOTALLED \$313,275.46 AND THE YEAR TO DATE TOTAL IS \$1,677,998.67. THE 2017 BUDGET LISTS \$2,500,000 AS EXPECTED REVENUE.

	2017	2016	2015	2014	2013
January	276,076.87	192,536.00	447,472.25	184,364.62	268,600.36
February	210,173.34	170,629.07	136,325.79	79,506.95	96,300.63
March	297,329.36	220,051.13	212,213.45	209,536.33	190,399.70
April	581,143.64	279,084.30	234,429.18	174,960.06	323,534.14
May	313,275.46	777,337.35	279,602.00	229,074.13	182,633.51
June		268,082.88	179,077.99	184,215.78	235,519.00
July		207,575.28	430,575.93	179,401.65	360,628.81
August		426,785.52	337,420.45	212,909.86	238,208.80
September		411,260.51	240,753.37	258,305.78	640,159.72
October		236,985.93	256,548.97	271,499.71	167,947.97
November		210,393.54	181,978.31	272,836.24	123,391.91
December		271,891.35	271,629.17	253,304.41	151,516.19
Jan – May	1,677,998.67	1,639,637.85	1,310,042.67	877,442.09	1,061,468.34
Entire Year		3,672,612.86	3,208,026.86	2,509,915.52	2,978,840.74
Budget	2,500,000.00	2,200,000.00	1,900,000.00	1,982,975.00	1,900,000.00
Over Budget		1,472,612.86	1,308,026.86	526,940.52	1,078,840.74

REAL ESTATE TRANSFER TAX – 1/1/2013 TO 5/31/2017

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 2017 THERE WERE 152 TRANSACTIONS MINUS 41 NON-TAXABLE TRANSACTIONS, WHICH LEAVES 111 TAXABLE TRANSACTIONS.

	2017	2016	2015	2014	2013
J	152-41=111	153-38=115	120-32=88	152-64=88	134-44=90
F	156-41=115	146-44=102	143-56=87	100-41=59	132-55=77
M	226-46=180	185-43=142	193-48=145	170-39=131	183-55=128
A	179-56=123	176-38=138	174-49=125	157-32=125	180-55=125
M	186-45=141	194-53=141	218-65=153	212-51=161	168-53=115
J		182-46=136	172-56=116	159-50=109	150-53=97
J		154-40=114	175-52=123	149-43=106	146-30=116
A		181-44=137	180-44=136	150-41=109	177-71=106
S		244-39=205	211-48=163	202-49=153	224-50=174
O		157-29=128	201-66=135	223-71=152	170-56=114
N		157-51=106	139-38=101	162-49=113	134-35=99
D		176-34=142	166-43=123	196-68=128	138-53=85
T		2105-	2092-	2032-	1936-

		499=1606	597=1495	598=1434	610=1326
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REAL ESTATE TRANSFER TAX -\$1 MILLION + PROPERTIES 2017

THREE (3) \$1 MILLION + PROPERTIES WERE SOLD IN READING IN APRIL. THESE ARE ALL COMMERCIAL PROPERTIES, NOT RESIDENTIAL PROPERTIES. THE TOTAL REAL ESTATE TRANSFER TAX FOR THE FOUR (4) \$1 MILLION + PROPERTIES SOLD IN READING THROUGH APRIL YIELDED \$410,983 FOR THE CITY.

DATE	PROPERTY ADDRESS	SALE PRICE	RATE 3.5%	TAX AMOUNT
01/11/17	540 Penn Street	\$1,020,000	3.5%	\$35,700
04/05/17	958 E. Wyomissing Blvd.	\$6,859,000	3.5%	\$240,065
04/13/17	231 Lancaster Ave.	\$2,225,000	3.5%	\$77,875
04/17/17	400 S. 6 th Street	\$1,638,363	3.5%	\$57,343
Total		\$11,742,363	3.5%	\$410,983

- 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

2016 CITY AUDIT UPDATE

THE 2016 CITY AUDIT, BY HERBEIN & COMPANY, IS NEARING COMPLETION. WE DO NOT YET HAVE A "DRAFT" COPY OF THE AUDIT. AS SOON AS WE RECEIVE AND REVIEW THE "DRAFT" AUDIT AND THE ADMINISTRATION RESPONDS TO FINDINGS, COMPLETES MANAGEMENT'S DISCUSSION AND ANALYSIS (M.D. & A.) AND PREPARES A CORRECTIVE ACTION PLAN, WE WILL MEET WITH COUNCIL AND THE AUDIT COMMITTEE TO REVIEW THE AUDIT. ONCE THE AUDIT IS FINALIZED, WE WILL SHARE THE RESULTS WITH THE MAYOR, COUNCIL AND THE GENERAL PUBLIC DURING A REGULARLY SCHEDULED COUNCIL MEETING.

QUOTING FROM SECTION 914 OF READING'S CITY CHARTER, THE ANNUAL CITYWIDE AUDIT IS "...TO BE COMPLETED AND SUBMITTED TO THE MAYOR WITHIN ONE HUNDRED EIGHTY (180) DAYS OF THE CLOSE OF THE FISCAL YEAR." ANOTHER PART STATES "WITHIN THIRTY (30) DAYS OF COMPLETION, THE MAYOR SHALL PRESENT TO THE COUNCIL THE RESULTS OF THE ANNUAL AUDIT".