

CITY AUDITOR'S REPORT

MONDAY, SEPTEMBER 13, 2010

2010 UNEMPLOYMENT COMPENSATION

THE UNEMPLOYMENT COMPENSATION EXPENSES FOR THE 2ND QUARTER OF 2010 WERE \$152,025.52. THE YEAR TO DATE TOTAL, THROUGH 6/30/10, IS \$363,075.87. THE 2010 BUDGET ALLOCATES \$755,000 FOR UNEMPLOYMENT COMPENSATIONS COSTS.

THE FOLLOWING CHART ILLUSTRATES THE UNEMPLOYMENT COSTS OF THE CITY FOR YEARS 1996- 2010 2ND Q.:

YEAR	BUDGET	ACTUAL EXPENSE	VARIANCE
1996	\$44,856.00	\$40,732.38	\$4,123.62
1997	\$55,000.00	\$94,088.09	-\$39,088.09
1998	\$55,000.00	\$25,086.87	\$29,913.13
1999	\$55,000.00	\$26,085.08	\$28,914.92
2000	\$55,000.00	\$123,742.39	-\$68,742.39
2001	\$55,000.00	\$42,710.14	\$12,289.86
2002	\$55,000.00	\$33,494.50	\$21,505.50
2003	\$12,000.00	\$60,765.63	-\$48,765.63
2004	\$100,000.00	\$166,192.84	-\$66,192.84
2005	\$100,000.00	\$72,140.44	\$27,859.56
2006	\$100,000.00	\$52,913.27	\$47,086.73
2007	\$100,000.00	\$62,466.08	\$37,533.92
2008	\$80,000.00	\$58,968.37	\$21,031.63
2009	\$100,000.00	\$133,061.92	-\$33,061.92
2010-2 ND Q	\$755,000.00	\$363,075.87	

BOLD INDICATES DEFICIT.

ALSO NOTE THAT IN 1997, 2000 AND 2004 RE-ORGANIZATIONS OCCURRED.

REAL ESTATE TRANSFER TAX – 1/1/2006 TO 07/31/2010

THIS IS AN UPDATE ON THE REAL ESTATE TRANSFER TAX RECEIPTS SINCE I LAST REPORTED IN MY AUGUST 9, 2010 REPORT. THIS TAX WAS 1% ('02), 1.5% ('03), 2% ('04-'05), AND 3.5% FOR ('06-'10).

THE FOLLOWING CHART ILLUSTRATES ACTUAL DATA FROM 01/2006 - 07/2010. IN JULY 2010 THERE WERE 149 REAL ESTATE TRANSFER TRANSACTIONS, OF WHICH 105 WERE TAXABLE TRANSACTIONS. THE CITY'S PROCEEDS IN JULY TOTALLED \$222,286.60. THE 2010 BUDGET PROJECTS REVENUE FROM THIS SOURCE AS \$2,500,000.

	2010	2009	2008	2007	2006
January	159,017.30	148,961.51	652,118.37	571,588.55	565,766.25
February	106,687.67	142,169.66	228,471.03	490,135.40	495,734.21
March	229,645.70	185,351.64	249,460.68	436,044.99	655,032.94
April	393,268.60	258,946.66	546,640.28	535,330.62	650,388.98
May	384,978.30	242,328.73	392,206.10	855,745.40	684,972.83
June	349,449.25	204,198.52	352,496.09	641,669.28	530,414.38
July	222,286.60	182,852.57	267,767.04	663,865.08	578,620.09
August	????????	189,488.42	371,358.83	808,641.08	726,966.54
September	????????	301,455.52	279,643.32	399,709.39	717,483.85
October	????????	273,838.88	236,179.13	484,759.56	690,448.00
November	????????	214,016.65	268,455.35	539,733.18	542,137.78
December	????????	232,908.94	158,499.81	288,401.49	610,938.94
JAN-JULY	1,845,333.42	1,364,809.29	2,689,159.59	4,194,379.32	4,160,929.68
Entire Year	????????	2,576,517.70	4,003,296.03	6,715,624.02	7,448,904.79
Budget	2,500,000.00	5,000,000.00	7,215,868.00	7,215,868.00	4,760,000.00
Over Budget	????????	<2,423,482.30 >	<3,212,571.97 >	<500,243.98>	2,688,904.79

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 2010 THERE WERE 145 TRANSACTIONS MINUS 54 NON-TAXABLE TRANSACTIONS, WHICH LEAVES 91 TAXABLE TRANSACTIONS.

	2010	2009	2008	2007	2006
J	145-54=91	123-55=68	213-67=146	318-59=259	397-48=349
F	103-37=66	137-44=93	190-51=139	242-50=192	457-79=378
M	212-67=145	167-47=120	174-47=127	285-56=229	445-78=367
A	193-59=134	163-54=109	282-62=220	340-68=272	367-66=301
M	208-73=135	169-40=129	225-46=179	282-50=232	421-81=340
J	185-51=134	171-60=111	213-56=157	307-52=255	371-66=305
J	149-44=105	161-62=99	201-48=153	273-70=203	318-57=261
A		141-48=93	195-53=142	277-62=215	319-79=240
S		137-39=98	183-50=133	247-45=202	259-59=200
O		219-67=152	184-64=120	268-46=222	336-58=278
N		175-65=110	156-55=101	211-45=166	326-65=261
D		163-44=119	134-39=95	213-51=162	276-55=221
T		1926-625=1301	2350-638=1712	3263-654=2609	4292-791=3501

REAL ESTATE TRANSFER TAX -\$1 MILLION + PROPERTIES 2010

THE BELOW MENTIONED PROPERTIES WERE SOLD DURING JAN.-JULY. 2010. EACH OF THESE PROPERTIES WAS SOLD FOR IN EXCESS OF \$1,000,000. ALL OF THESE PROPERTIES ARE APARTMENTS/COMMERCIAL/INDUSTRIAL PROPERTIES AS OPPOSED TO RESIDENTIAL PROPERTIES. THESE FOUR (4) LISTED PROPERTIES WERE SOLD FOR \$12,190,260 WHICH BROUGHT THE CITY \$426,659 IN REAL ESTATE TRANSFER TAXES.

DATE	PROPERTY ADDRESS	SALE PRICE	RATE 3.5%	TAX AMOUNT
04/01/10	300 S 2 ND St.	\$1,100,000	3.5%	\$38,500
04/21/10	777 Court St.	\$3,650,000	3.5%	\$127,750
05/27/10	216 Poplar	\$4,000,000	3.5%	\$140,000
06/10/10	1156 Clarion	\$3,440,260	3.5%	\$120,409
	Sub-total	\$12,190,260	3.5%	\$426,659

SCHLEGEL PARK POOL REVENUE 2000-2010

THE FOLLOWING CHART ILLUSTRATES SCHLEGEL PARK POOL DEPOSITS (ADMISSION FEES AND CONCESSION STAND REVENUES) FROM 2000 THROUGH 8/31/2010. IN 2010, \$47,581.00 WAS COLLECTED FOR POOL ADMISSION FEES AND \$18,162.55 WAS FOR CONCESSION STAND SALES FOR A GRAND TOTAL OF \$65,743.55.

THE ENTIRE STAFF AT THE POOL, IN PARTICULAR RECREATION SUPERVISORS MATT LUBAS AND HEATHER BOYER, SHOULD BE COMMENDED FOR THE FINE OPERATION AND VARIOUS YOUTH ACTIVITIES PROVIDED BY THE RECREATION DIVISION.

YEAR	BUDGETED REVENUE	ACTUAL REVENUE	EXCESS OVER BUDGET
2000	\$22,000.00	\$24,373.40	\$2,373.40
2001	\$24,000.00	\$38,517.50	\$14,517.50
2002	\$32,190.00	\$57,969.80	\$25,779.80
2003	\$60,000.00	\$39,616.65	<\$20,383.35>
2004	\$60,000.00	\$33,633.25	<\$26,366.75>
2005	\$40,000.00	\$43,733.00	\$3,733.00
2006	\$43,000.00	\$42,149.00	<\$851.00>
2007	\$40,000.00	\$45,573.00	\$5,573.00
2008	\$41,000.00	\$49,531.00	\$8,531.00
2009	\$50,000.00	\$55,008.40	\$5,008.40
2010	\$50,000.00	\$65,743.55	\$15,743.55