

BASE VILLAGE METRO DISTRICT #1													
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE													
ACTUAL, BUDGET AND FORECAST FOR THE PEF Printed: 01/18/21													
All Funds Combined Summary		2019	2020 ANNUAL				2020 YTD						
Account No.		Cal Yr Audited Actual	Cal Yr '20 Adopted Budget	Cal Yr Amended Budget	Variance Favorable (Unfavor)	Cal Yr 2020 Forecast	Ended 09/30/20 Actual	Ended 09/30/20 Budget	Variance Favorable (Unfavor)	Cal Yr '21 Adopted Budget	'21 Budget vs '20 Forecast	Percent	Budget Assumptions
	REVENUES:		167%										
	Total Assessed Value		6,882,930	6,882,930		6,882,930				6,647,590	(235,340)	-3%	
	Mill Levy Rate - General		43.500	43.500		43.500				43.500	0.000	0%	
	Property Taxes - General Fund	280,324	299,407	299,407	0	299,407	299,350	299,407	(58)	289,170	(10,237)	-3%	
	SO Taxes - General Fund	9,841	11,976	11,976	0	11,976	7,105	6,552	553	10,121	(1,855)	-15%	
	Contribution from BVMD #2	215,987	239,904	239,904	0	239,904	229,442	239,904	(10,462)	230,409	(9,495)	-4%	
	Miscellaneous & Other	4,404	1,500	2,159	0	2,159	2,095	1,125	970	750	(1,409)	-65%	
	Parking Garage Revenues	570,970	604,000	445,000	0	445,000	318,690	477,160	(158,470)	606,343	161,343	36%	
	Conference Center Revenues	25,000	25,000	25,000	0	25,000	18,750	18,750	0	25,000	0	0%	
	Transit Center Revenues	12,390	0	0	0	0	0	0	0	0	0	NA	
	Capital Fund Revenues	0	0	0	0	0	0	0	0	0	0	NA	
	TOTAL REVENUES	1,118,916	1,181,788	1,023,447	0	1,023,447	875,431	1,042,898	(167,467)	1,161,793	138,346	14%	
		=	=	=	=	=	=	=	=	=	=		
	EXPENDITURES:												
	General and Administrative	191,837	212,134	224,979	0	224,979	169,917	173,104	3,187	238,409	(13,430)	6%	
	Parking Garage	430,228	454,557	467,185	0	467,185	422,370	341,394	(80,976)	465,248	1,937	0%	
	Conference Center	270,248	196,499	204,263	0	204,263	163,622	165,865	2,243	192,898	11,365	-6%	
	Transit Center	142,471	302,321	291,166	0	291,166	198,799	221,809	23,010	295,010	(3,844)	1%	
	Capital	0	0	55,000	0	55,000	41,957	0	(41,957)	0	55,000	-100%	
	TOTAL EXPENDITURES	1,034,784	1,165,511	1,242,593	0	1,242,593	996,665	902,172	(94,493)	1,191,565	51,028	-4%	
		=	=	=	=	=	=	=	=	=	=		
	EXCESS REVENUES OVER EXPEND	84,132	16,277	(219,146)	0	(219,146)	(121,233)	140,726	(261,960)	(29,772)	189,375	-86%	
	Other Financing Sources	0	0	10,000	0	10,000	0	0	0	30,000	20,000	200%	
	Other Financing Uses		0							0	0	NA	
	Combined Fund Balances - Beginning	144,567	153,040	228,699	0	228,699	228,699	153,040	75,659	20,552	(208,147)	-91%	
	Combined Fund Balances - End	228,699	169,317	19,552	0	19,552	107,466	293,766	(186,301)	20,780	1,228	6%	
		=	=	=	=	=	=	=	=	=	=		

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STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE													
ACTUAL, BUDGET AND FORECAST FOR THE PEF Printed: 01/18/21													
General Fund		2019	2020 ANNUAL				2020 YTD						
Account No.		Cal Yr Audited Actual	Cal Yr '20 Adopted Budget	Cal Yr '20 Amended Budget	Variance Favorable (Unfavor)	Cal Yr 2020 Forecast	Ended 09/30/20 Actual	Ended 09/30/20 Budget	Variance Favorable (Unfavor)	Cal Yr '21 Adopted Budget	'21 Budget vs '20 Forecast	Percent	Budget Assumptions
	GENERAL REVENUES:									-3%			
	Assessed Value - BVMD #1	6,444,230	6,882,930	6,882,930	7%	6,882,930				6,647,590	(235,340)	-3%	Final AV
	Assessed Value - BVMD #2	36,423,750	41,864,650	41,864,650	15%	41,864,650				44,457,740	2,593,090	6%	Final AV
	Mill Levy Rate - BVMD #1	43.500	43.500	43.500		43.500				43.500	0	0%	
	Property Taxes Levied - BVMD #1		299,407	299,407		299,407				289,170	(10,237)	-3%	
1-4000	Property Taxes	280,324	299,407	299,407	0	299,407	299,350	299,407	(58)	289,170	(10,237)	-3%	289,170.17
1-4010	Specific Ownership Tax	9,841	11,976	11,976	0	11,976	7,105	6,552	553	10,121	(1,855)	-15%	
1-4100	Interest Income	3,198	1,500	250	0	250	186	1,125	(939)	750	500	200%	
	Parking Garage Revenues	570,970	604,000	445,000	0	445,000	318,690	477,160	(158,470)	606,343	161,343	36%	
	Conference Center Revenues	25,000	25,000	25,000	0	25,000	18,750	18,750	0	25,000	0	0%	
	Transit Center Revenues	12,390	0	0	0	0	0	0	0	0	0	NA	
1-4110	Contribution from BVMD #2	215,987	239,904	239,904	0	239,904	229,442	239,904	(10,462)	230,409	(9,495)	-4%	
1-4200	Other	1,206	0	1,909	0	1,909	1,909	0	1,909	0	(1,909)	-100%	
	TOTAL GENERAL REVENUES	1,118,916	1,181,788	1,023,447	0	1,023,447	875,431	1,042,898	(167,467)	1,161,793	138,346	14%	

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BASE VILLAGE METRO DISTRICT #1
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
ACTUAL, BUDGET AND FORECAST FOR THE PEF Printed: 01/18/21

General Fund (Continued)		2019	2020 ANNUAL				2020 YTD			Cal Yr '21	'21 Budget		
Account No.		Cal Yr Audited Actual	Cal Yr '19 Adopted Budget	Cal Yr Amended Budget	Variance Favorable (Unfavor)	Cal Yr 2020 Forecast	Ended 09/30/20 Actual	Ended 09/30/20 Budget	Variance Favorable (Unfavor)	Cal Yr '21 Adopted Budget	'20 Forecast	Percent	Budget Assumptions
	EXPENDITURES:												
	General and Administrative												
1-5100	Accounting - District #1	31,096	30,000	30,000	0	30,000	23,621	22,500	(1,121)	30,900	(900)	3%	
1-5101	Accounting - District #2	3,900	3,900	10,026	0	10,026	2,324	2,925	601	28,404	(18,378)	183%	Per BV#2 Accountant
1-5110	Administrative Fee	28,453	28,302	28,302	0	28,302	21,915	21,771	(144)	28,840	(538)	2%	Increase for CPI
1-5120	Audit - District #1	6,950	7,250	7,250	0	7,250	7,250	7,250	0	7,250	0	0%	
1-5121	Audit - District #2	5,300	5,500	5,450	0	5,450	5,450	5,500	50	5,614	(164)	3%	Pend. BVMD #2 Confirm
1-5130	Bank Service Charges	843	750	750	0	750	651	577	(74)	750	0	0%	
1-5140	Elections	0	1,500	1,135	0	1,135	1,135	1,500	365	0	1,135	-100%	
1-5150	Insurance - District #1	47,492	49,561	50,139	0	50,139	50,139	49,561	(578)	51,643	(1,504)	3%	
1-5151	Insurance - District #2	3,799	5,000	5,000	0	5,000	3,739	5,000	1,261	5,150	(150)	3%	Pend. BVMD #2 Confirm
1-5160	Legal - District #1	32,340	30,000	30,000	0	30,000	17,601	22,500	4,899	30,000	0	0%	
1-5170	Legal - District #2	17,309	25,000	25,000	0	25,000	14,264	18,750	4,486	25,000	0	0%	Pend. BVMD #2 Confirm
1-5171	Legal - District #2 PUD Amendment	0	0	0	0	0	0	0	0	0	0	NA	
1-5180	Miscellaneous	0	0	6,555	0	6,555	6,555	0	(6,555)	0	6,555	-100%	
1-5190	Utilities	339	400	400	0	400	302	300	(2)	400	0	0%	
1-5200	Treasurer's Fees - Pitkin County	14,016	14,970	14,972	0	14,972	14,972	14,970	(1)	14,459	513	-3%	5% of Property Taxes
	Contingency		10,000	10,000	0	10,000		0	0	10,000	0	0%	
	Total General & Administrative	191,837	212,134	224,979	0	224,979	169,917	173,104	3,187	238,409	(13,430)	6%	
	Parking Garage Expenditures	430,228	454,557	467,185	0	467,185	422,370	341,394	(80,976)	465,248	1,937	0%	
	Conference Center Expenditures	270,248	196,499	204,263	0	204,263	163,622	165,865	2,243	192,898	11,365	-6%	
	Transit Center Expenditures	142,471	302,321	291,166	0	291,166	198,799	221,809	23,010	295,010	(3,844)	1%	
	TOTAL EXPENDITURES	1,034,784	1,165,511	1,187,593	0	1,187,593	954,708	902,172	(52,536)	1,191,565	(3,972)	0%	
	EXCESS REVENUES OVER (UNDER) EXPENDITURES	84,132	16,277	(164,146)	0	(164,146)	(79,276)	140,726	(220,003)	(29,772)	134,375	-82%	
	OTHER FINANCING SOURCES (USES):												
	Developer Advance	0	0	10,000	0	10,000	0	0	0	30,000	20,000	200%	
1-9050	Transfers in (out)	(129,000)	(16,277)	74,000	0	74,000	0	0	0	0	74,000	-100%	
	Shortfall Payment to BVMD #2		0	0	0	0				0	0	NA	
	TOTAL OTHER FINANCING	(129,000)	(16,277)	84,000	0	84,000	0	0	0	30,000	94,000	-64%	
	Surplus(Deficit) w/ Othr Fin Sources	(44,868)	0	(80,146)	0	(80,146)	(79,276)	140,726	(220,003)	228	228,375	-100%	
37001	FUND BALANCE - BEGINNING	144,356	102,829	99,488	0	99,488	99,488	102,829	(3,341)	20,341	(79,146)	-80%	
	FUND BALANCE - END	99,488	102,829	19,341	0	19,341	20,211	243,555	(223,344)	20,569	1,228	6%	

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STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE														
ACTUAL, BUDGET AND FORECAST FOR THE PEF Printed: 01/18/21														
Capital Projects Fund		2019	2020 ANNUAL				2020 YTD							
Account No.		Cal Yr Audited Actual	Cal Yr '20 Adopted Budget	Cal Yr Amended Budget	Variance Favorable (Unfavor)	Cal Yr 2020 Forecast	Ended 09/30/20 Actual	Ended 09/30/20 Budget	Variance Favorable (Unfavor)	Cal Yr '21 Adopted Budget	'21 Budget vs '20 Forecast	Percent	Budget Assumptions	
	REVENUE:													
			0	0	0	0		0	0	0	0	NA		
	TOTAL REVENUE	0	0	0	0	0	0	0	0	0	0	NA		
	EXPENDITURES:													
	Capital Outlay	0	0	55,000	0	55,000	41,957	0	(41,957)	0	55,000	-100%		
	TOTAL EXPENDITURES	0	0	55,000	0	55,000	41,957	0	(41,957)	0	55,000	-100%		
	Excess Rev Over (Under) Exp	0	0	(55,000)	0	(55,000)	(41,957)	0	(41,957)	0	(55,000)	-100%		
	OTHER FINANCING SOURCES (USES):													
3-9050	Transfer From (To) General Fund	129,000	16,277	(74,000)	0	(74,000)	0	0	0	0	(74,000)	-100%		
	TOTAL OTHER FINANCING	129,000	16,277	(74,000)	0	(74,000)	0	0	0	0	(74,000)	-100%		
	Surplus(Deficit) w/ Othr Fin Sources	129,000	16,277	(129,000)	0	(129,000)	(41,957)	0	(41,957)	0	(129,000)	-100%		
37004	FUND BALANCE - BEGINNING	211	50,211	129,211	0	129,211	129,211	50,211	79,000	211	(129,000)	-100%		
	FUND BALANCE - END	129,211	66,488	211	0	211	87,254	50,211	37,043	211	(0)	0%		

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ACTUAL, BUDGET AND FORECAST FOR THE PEF Printed: 01/18/21													
PARKING GARAGE		2019	2020 ANNUAL				2020 YTD						
Account No.		Cal Yr Audited Actual	Cal Yr '20 Adopted Budget	Cal Yr Amended Budget	Variance Favorable (Unfavor)	Cal Yr 2020 Forecast	Ended 09/30/20 Actual	Ended 09/30/20 Budget	Variance Favorable (Unfavor)	Cal Yr '21 Adopted Budget	'20 Budget vs '19 Forecast	Percent	Budget Assumptions
1-4300	REVENUES:												
	Parking Garage Revenues	570,970	604,000	445,000	0	445,000	318,690	477,160	(158,470)	606,343	161,343	36%	
	TOTAL REVENUES	570,970	604,000	445,000	0	445,000	318,690	477,160	(158,470)	606,343	161,343	36%	
	EXPENDITURES:												
1-5500	Administrative Expenses	0	0	0	0	0	0	0	0	0	0	NA	
1-5510	Advertising & Promo	0	200	200	0	200	0	154	154	200	0	0%	
1-5520	CC & Banking Fees	24,819	30,849	28,925	0	28,925	21,414	24,371	2,956	35,595	(6,670)	23%	5% Rate
1-5530	Contract Services	0	0	0	0	0	0	0	0	0	0	NA	
1-5540	Electrical Contractor	0	500	500	0	500	0	375	375	500	0	0%	
1-5550	Equipment	19,014	5,000	5,000	0	5,000	1,614	3,750	2,136	5,000	0	0%	
1-5560	Garage Attendent Labor	77,663	76,120	74,000	0	74,000	54,255	56,329	2,074	75,569	(1,569)	2%	
1-5570	HOA Assessments	259,260	288,000	304,672	0	304,672	304,672	216,000	(88,672)	293,472	11,200	-4%	
1-5580	Management Fee	49,471	53,888	53,888	0	53,888	40,416	40,416	0	54,912	(1,024)	2%	Adjusted for CPI
	TOTAL EXPENDITURES	430,228	454,557	467,185	0	467,185	422,370	341,394	(80,976)	465,248	1,937	0%	
	PARKING GARAGE SURPLUS (DEFICIT)	140,742	149,443	(22,185)	0	(22,185)	(103,680)	135,766	(239,446)	141,095	163,280	-736%	

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ACTUAL, BUDGET AND FORECAST FOR THE PEF													
Printed: 01/18/21													
CONFERENCE CENTER		2019	2020 ANNUAL				2020 YTD			Cal Yr '21	'21 Budget		
Account No.		Cal Yr Audited Actual	Cal Yr '20 Adopted Budget	Cal Yr Amended Budget	Variance Favorable (Unfavor)	Cal Yr 2020 Forecast	Ended 09/30/20 Actual	Ended 09/30/20 Budget	Variance Favorable (Unfavor)	Cal Yr '21 Adopted Budget	'20 Forecast	Percent	Budget Assumptions
1-4310	REVENUES:												
	Conference Center Rental Revenue	25,000	25,000	25,000	0	25,000	18,750	18,750	0	25,000	0	0%	
	TOTAL REVENUES	25,000	25,000	25,000	0	25,000	18,750	18,750	0	25,000	0	0%	
	EXPENDITURES:												
1-6000	Administrative Expenses	4,428	300	300	0	300	0	225	225	300	0	0%	
1-6010	Alsco Mats	1,265	900	900	0	900	327	675	348	900	0	0%	
	Equipment & Repairs	18,330	0	10,259	0	10,259	10,259	0	(10,259)	0	10,259	-100%	
1-6020	HOA Assessments	65,717	73,961	67,172	0	67,172	67,172	73,961	6,789	68,000	(828)	1%	
1-6030	Maintenance	7,304	12,576	12,576	0	12,576	6,566	9,432	2,866	13,140	(564)	4%	
1-6040	Maintenance Supplies	105	1,800	1,800	0	1,800	295	1,350	1,055	1,800	0	0%	
1-6050	Management Fee	11,661	11,975	11,975	0	11,975	8,982	8,981	(0)	12,203	(228)	2%	Adjusted for CPI
1-6060	Outside Vendor	1,100	4,800	4,800	0	4,800	520	3,600	3,080	4,800	0	0%	Carpet Cleaning
1-6070	Security	7,462	7,644	10,000	0	10,000	7,803	5,733	(2,070)	7,644	2,356	-24%	
1-6080	Utilities - Central Plant & Gas	32,531	46,790	46,790	0	46,790	32,257	35,093	2,836	46,813	(23)	0%	
1-6090	Utilities - Electricity	14,724	16,951	16,951	0	16,951	11,898	12,713	815	17,273	(322)	2%	
1-6100	Utilities - TV & Internet	4,584	4,740	4,740	0	4,740	3,454	3,555	101	4,830	(90)	2%	
	Utilities - Water & Sanitation	101,037	14,062	16,000	0	16,000	14,089	10,547	(3,543)	15,195	805	-5%	
	TOTAL EXPENDITURES	270,248	196,499	204,263	0	204,263	163,622	165,865	2,243	192,898	11,365	-6%	
	CONFERENCE CENTER SURPLUS (DEFI	(245,248)	(171,499)	(179,263)	0	(179,263)	(144,871)	(147,115)	2,243	(167,898)	11,365	-6%	

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TRANSIT CENTER		2019	2020 ANNUAL				2020 YTD						
Account No.		Cal Yr Audited Actual	Cal Yr '20 Adopted Budget	Cal Yr Amended Budget	Variance Favorable (Unfavor)	Cal Yr 2020 Forecast	Ended 09/30/20 Actual	Ended 09/30/20 Budget	Variance Favorable (Unfavor)	Cal Yr '21 Adopted Budget	'19 Budget vs '18 Forecast	Percent	Budget Assumptions
1-4320	REVENUES:												
	Transit Center Revenue	12,390	0	0	0	0	0	0	0	0	0	NA	
	TOTAL REVENUES	12,390	0	0	0	0	0	0	0	0	0	NA	
	EXPENDITURES:												
1-7000	Administrative Expenses	0	0	0	0	0	0	0	0	0	0	NA	
1-7010	AlSCO Mats	2,343	5,000	5,000	0	5,000	698	3,333	2,636	5,000	0	0%	
1-7020	Doors	0	2,500	2,500	0	2,500	0	950	950	2,500	0	0%	
1-7030	Elevator/Escalator	26,634	30,754	30,754	0	30,754	26,236	23,066	(3,171)	27,783	2,971	-10%	
1-7160	HOA Assessments	4,551	21,345	21,345		21,345	13,335	16,009	2,673	21,345	0	0%	One Snowmass Assmt
1-7040	Housekeeping	11,102	99,925	99,925	0	99,925	76,929	74,944	(1,985)	111,689	(11,764)	12%	
1-7045	Housekeeping Supplies	560	5,600	5,600	0	5,600	1,129	4,200	3,071	5,600	0	0%	
1-7050	Maintenance	19,606	21,639	21,639	0	21,639	12,275	16,229	3,954	6,570	15,069	-70%	
1-7060	Maintenance Supplies	2,629	3,200	5,676	0	5,676	5,676	3,200	(2,476)	3,200	2,476	-44%	
1-7070	Management Fee	16,033	17,963	17,963	0	17,963	13,472	13,472	0	18,304	(341)	2%	Adjusted for CPI
1-7080	Outside Vendor	0	600	600	0	600	0	450	450	600	0	0%	
1-7090	Security	6,874	15,288	20,000	0	20,000	15,605	11,466	(4,139)	15,288	4,712	-24%	
1-7100	Telephone	2,174	2,064	2,064	0	2,064	2,363	1,548	(815)	2,103	(39)	2%	
1-7110	Traffic Control	17,052	17,640	17,640	0	17,640	11,817	10,584	(1,233)	18,900	(1,260)	7%	
1-7120	Transit Lane Clearing	8,837	18,113	12,000	0	12,000	6,361	13,585	7,224	18,893	(6,893)	57%	
1-7130	Utilities - Central Plant & Gas	21,911	25,952	25,952	0	25,952	10,965	17,720	6,755	34,569	(8,617)	33%	
1-7140	Utilities - Electricity	2,168	12,230	0	0	0	0	9,173	9,173	0	0	NA	
1-7150	Utilities - Water & Sanitation	0	2,508	2,508	0	2,508	1,938	1,881	(57)	2,666	(158)	6%	
	TOTAL EXPENDITURES	142,471	302,321	291,166	0	291,166	198,799	221,809	23,010	295,010	(3,844)	1%	
	TRANSIT CENTER SURPLUS (DEFICIT)	(130,081)	(302,321)	(291,166)	0	(291,166)	(198,799)	(221,809)	23,010	(295,010)	(3,844)	1%	

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