

To: Aspen City Council

From: Anthony Lewin, Senior Tax Auditor

Date: January 15, 2020

Re: November 2020 Consumption Tax Report

Attached is the City of Aspen's monthly report for consumption-based tax collections. This report includes analysis of the City's sales tax and lodging tax collections for November 2020, Aspen's portion of Pitkin County's 3.6% sales tax collections for October 2020, and real estate transfer tax (RETT) collections for December 2020.

Taxable Sales:

This report reflects the second month on the City's new online platform for reporting and remitting City sales tax. As a reminder, this report reflects the new industry groups that the City adopted as it transitioned to this solution. With this transition, it is important to note that the comparison to previous industry groupings does not align one-to-one. Because of this, there needs to be consideration given to the comparison to prior year data as actual percentage change will not always solely reflect industry contraction or expansion. Put simply, the report may reflect businesses that have moved between industry types. Notes to this are included on the graphic pages.

Overall, <u>aggregate</u> taxable sales for November 2020 for all industry types reflects as increase of 22.2% relative to the same period last year. Additionally, November data reflects that 75.8% of these total sales occurred within the City and 24.2% are related to businesses outside of Aspen (including surrounding down valley communities or beyond).

Actual Sales and Lodging Tax:

November's sales tax collections were up 22.6%, respectively from the same period last year. Lodging tax collections were up 30.8% in contrast to last year's monthly revenues. On a year-to-date basis, these collections are 4.6% and 18.8% down respectively, relative to the same eleven-month aggregate totals last year.

Regarding lodging taxes, data is now available to delineate traditional lodging from other less historically common offerings like short-term rentals and timeshare / managed properties.

Prior to the new sales tax platform, the City had roughly 70 vacation rental permits on file, and with the new system there is a total of roughly 650 vacation rental permits, which we expect to increase as owners obtain permits. This new total includes previously non-compliant properties.

Below is a graph showing the breakdown of monthly rental accommodations activity by type.



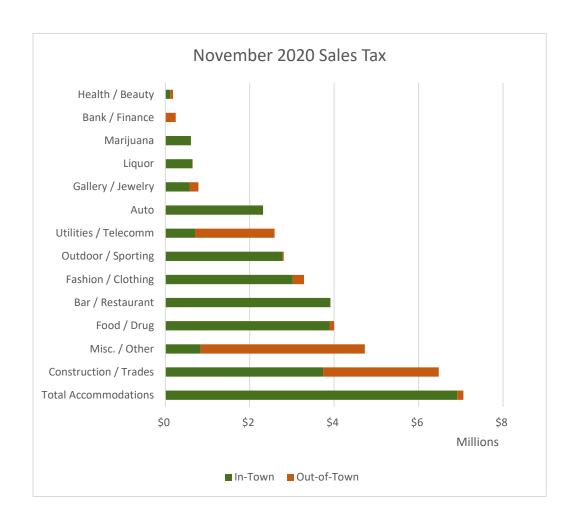
City Share of County Sales Tax:

Aspen's portion of Pitkin County's sales tax collections (one month behind City collection statistics because they are collected at the State level) for October were up 30.7%. On a year-to-date basis, Aspen's portion of Pitkin County's sales tax is up 0.8%. Collections, because they are done at a State level, have received a boost from online retail sales and tax remittance through a central point.

Real Estate Transfer Taxes:

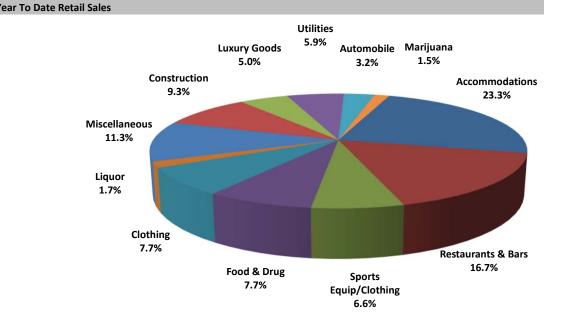
Housing real estate transfer tax collections for December were up 155.6% and are 108.4% above collections from the prior year. Wheeler real estate transfer tax collections for December were up 149.9% and are up in total compared to the prior year's collections by 114.5%. Market activity continues to exceed expectations and has driven collections past double <u>annual</u> forecasts.

Category	In-Town	Out-of-Town	Grand Total
Total Accommodations	\$6,918,637	\$144,858	\$7,063,495
Construction / Trades	\$3,739,143	\$2,742,045	\$6,481,188
Misc. / Other	\$839,191	\$3,888,068	\$4,727,258
Food / Drug	\$3,888,660	\$109,653	\$3,998,313
Bar / Restaurant	\$3,914,433	\$0	\$3,914,433
Fashion / Clothing	\$3,021,063	\$265,943	\$3,287,006
Outdoor / Sporting	\$2,776,141	\$31,382	\$2,807,523
Utilities / Telecomm	\$714,986	\$1,874,423	\$2,589,409
Auto	\$2,318,194	\$0	\$2,318,194
Gallery / Jewelry	\$574,149	\$210,465	\$784,614
Liquor	\$633,301	\$14,438	\$647,738
Marijuana	\$606,239	\$0	\$606,239
Bank / Finance	\$0	\$247,290	\$247,290
Health / Beauty	\$119,937	\$63,226	\$183,163
Grand Total	\$30,064,073	\$9,591,790	\$39,655,863



City of Aspen Retail Sales by Industry November 2020

				Ye
		% Change		
Category	YTD Retail Sales	Prior Year	% YTD Retail Sales	_
Accommodations	\$156,477,417	(21.9%)	23.3%	
Restaurants & Bars	\$112,130,941	(8.8%)	16.7%	
Sports Equip/Clothing	\$44,093,492	6.2%	6.6%	
Clothing	\$51,939,770	(4.7%)	7.7%	
Food & Drug	\$51,682,786	0.7%	7.7%	
Liquor	\$11,533,135	23.4%	1.7%	
Miscellaneous	\$75,513,787	23.9%	11.2%	
Construction	\$62,318,834	3.7%	9.3%	
Luxury Goods	\$33,673,297	9.6%	5.0%	
Utilities	\$39,554,404	(2.6%)	5.9%	
Automobile	\$21,318,727	16.6%	3.2%	
Marijuana	\$10,275,403	(5.3%)	1.5%	
Bank / Finance (new)	\$527,740	(4.3%)	0.1%	
Health / Beauty (new)	\$467,700	0.0%	0.1%	
Total	\$671,507,432	(4.3%)	100.0%	



Beginning October 2020, industries were assessed and revised. This includes Luxury Goods which no longer reflects high end clothing which now is captured within Clothing. Additionally, two new categories (Bank / Finance and Health / Beauty) were added to reflect items previous reported within Miscellaneous. These adjustments will ultimately skew the annual percentage change in these industries and is therefore important to note - industry contraction or expansion cannot be gauged by these percentages until a full year's worth of data has been compiled with the new categorizations.

			Nove	ember Monthly Retail Sales					
Category	Monthly Retail Sales	% Change Prior Year	% Monthly Retail Sales			Utilities	Automobile		
Accommodations	\$7,063,495	52.8%	17.8%		Luxury Goods	6.6%	5.9%	1.5%	Sports
Restaurants & Bars	\$3,914,433	(4.7%)	9.9%		2.0%				Equip/Clothing 7.2%
Sports Equip/Clothing	\$2,807,523	48.2%	7.1%	Construction					Accommodations
Clothing	\$3,287,006	70.1%	8.3%	16.5%	A STATE OF THE STA				18.0%
Food & Drug	\$3,998,313	37.9%	10.1%						
Liquor	\$647,738	23.4%	1.6%						
Miscellaneous	\$4,727,258	10.2%	11.9%	No.					
Construction	\$6,481,188	43.3%	16.3%						
Luxury Goods	\$784,614	(66.0%)	2.0%						
Utilities	\$2,589,409	(29.2%)	6.5%						
Automobile	\$2,318,194	92.1%	5.8%	Miscellaneous					
Marijuana	\$606,239	23.4%	1.5%	12.1%				The second second	Restaurants &
Bank / Finance (new)	\$247,290	0.0%	0.6%	Liquor				Clothing	Bars 10.0%
Health / Beauty (new) Total	\$183,163 \$39,655,863	0.0% 22.2%	0.5% 100.0%	Liquor 1.7%		d & Drug 10.2%		8.4%	10.0/6

City of Aspen Sales and Lodging Tax November 2020

	Year To Da	te Tax Colle	ctions	
	YTD Taxes	% YTD		1.0% Sales Tax: Parks &
Тах Туре	Collected	Taxes	2.0% Lodging Tax: Tourist Promotion/	Open Space
1.0% Sales Tax: Parks & Open Space	\$6,697,256	40.0%	Transportation	40.0%
0.5% Sales Tax: Parks & Open Space	\$3,347,856	20.0%	15.9%	
0.15% Sales Tax: Transportation	\$1,003,830	6.0%	The same	
0.45% Sales Tax: Affordable Housing/ Childcare	\$3,013,492	18.0%		
2.0% Lodging Tax: Tourist Promotion/ Transportation	\$2,665,887	<u>15.9%</u>	0.45% Sales Tax:	
Total	\$16,728,321	100%	Affordable Housing/ Childcare 18.0%	0.15% Sales Tax: 0.5% Sales Tax: Parks Transportation & Open Space 6.0% 20.0%

November Monthly Tax Collections

Тах Туре	Monthly Taxes Collected	% Monthly Taxes	2.0% Lodging Tax: Tourist Promotion/		1.0% Sales Tax: Parks & Open Space
1.0% Sales Tax: Parks & Open Space	\$405,331	42.4%	Transportation 10.9%		42.4%
0.5% Sales Tax: Parks & Open Space	\$202,684	21.2%			
0.15% Sales Tax: Transportation	\$60,779	6.4%			
0.45% Sales Tax: Affordable Housing/ Childcare	\$182,416	19.1%			
2.0% Lodging Tax: Tourist Promotion/ Transportation	\$104,040	10.9%	0.45% Sales Tax:		
Total	\$955,250	100%	Affordable Housing/ Childcare 19.1%	0.15% Sales Tax: Transportation 6.4%	0.5% Sales Tax: Parks & Open Space 21.2%

City of Aspen Sales Tax 2.1% November 2020

Current Month Revenues are 22.6% above last year's Monthly Revenues.

Year To Date Revenues are (2.5%) below Year To Date Budgeted Revenues.

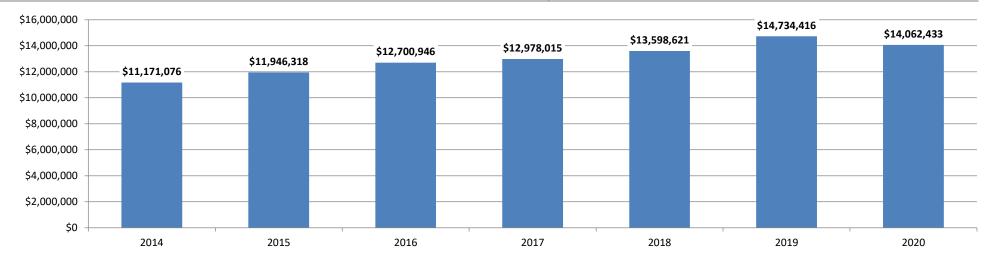
Year To Date Revenues are (4.6%) below last year's Actual Year To Date Revenues.

	2020 Mont	hly Budget vs. 202	20 Actual
Month	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Jan	\$1,918,600	\$1,991,690	3.8%
Feb	\$1,736,100	\$1,857,466	7.0%
Mar	\$1,982,200	\$1,087,955	(45.1%)
Apr	\$676,600	\$458,858	(32.2%)
May	\$570,600	\$496,175	(13.0%)
June	\$1,422,000	\$1,151,068	(19.1%)
July	\$1,849,000	\$1,736,692	(6.1%)
Aug	\$1,575,800	\$1,560,293	(1.0%)
Sept	\$1,287,100	\$1,937,430	50.5%
Oct	\$756,200	\$933,598	23.5%
Nov	\$654,800	\$851,210	30.0%
Dec	\$2,548,500		

2020 YT	D Budget vs. 2020	Actual
<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
\$1,918,600	\$1,991,690	3.8%
\$3,654,700	\$3,849,156	5.3%
\$5,636,900	\$4,937,111	(12.4%)
\$6,313,500	\$5,395,969	(14.5%)
\$6,884,100	\$5,892,144	(14.4%)
\$8,306,100	\$7,043,212	(15.2%)
\$10,155,100	\$8,779,904	(13.5%)
\$11,730,900	\$10,340,197	(11.9%)
\$13,018,000	\$12,277,626	(5.7%)
\$13,774,200	\$13,211,224	(4.1%)
\$14,429,000	\$14,062,433	(2.5%)
\$16,977,500		

2020 vs. 2	2019	
Variance	2019 YTD	<u>Variance</u>
6.9%	\$1,862,971	6.9%
6.9%	\$3,600,741	6.9%
(45.9%)	\$5,611,734	(12.0%)
(39.5%)	\$6,369,692	(15.3%)
(23.3%)	\$7,016,401	(16.0%)
(16.8%)	\$8,399,231	(16.1%)
(9.6%)	\$10,319,712	(14.9%)
(0.5%)	\$11,887,829	(13.0%)
44.7%	\$13,226,960	(7.2%)
14.8%	\$14,040,052	(5.9%)
22.6%	\$14,734,416	(4.6%)
	\$17,200,100	
	Variance 6.9% 6.9% (45.9%) (39.5%) (23.3%) (16.8%) (9.6%) (0.5%) 44.7% 14.8%	6.9% \$1,862,971 6.9% \$3,600,741 (45.9%) \$5,611,734 (39.5%) \$6,369,692 (23.3%) \$7,016,401 (16.8%) \$8,399,231 (9.6%) \$10,319,712 (0.5%) \$11,887,829 44.7% \$13,226,960 14.8% \$14,040,052 22.6% \$14,734,416

Actual Collections Year To Date Through November



City of Aspen Tourist Promotion 1.5% Lodging Tax (0.5% Rate for 2010 and Prior) November 2020

Current Month Revenues are 30.8% above last year's Monthly Revenues.

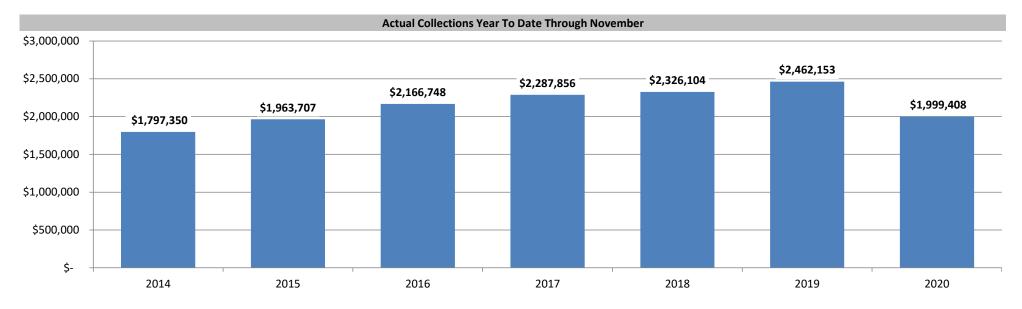
Year To Date Revenues are (16.7%) below Year To Date Budgeted Revenues.

Year To Date Revenues are (18.8%) below last year's Actual Year To Date Revenues adjusted for rate increase.

	2020 Month	ly Budget vs. 202	20 Actual
Month	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Jan	\$412,500	\$423,412	2.6%
Feb	\$390,000	\$417,502	7.1%
Mar	\$420,000	\$197,251	(53.0%)
Apr	\$60,000	\$5,581	(90.7%)
May	\$45,000	\$8,770	(80.5%)
June	\$217,500	\$99,543	(54.2%)
July	\$300,000	\$263,959	(12.0%)
Aug	\$255,000	\$227,695	(10.7%)
Sept	\$157,500	\$206,067	30.8%
Oct	\$82,500	\$71,598	(13.2%)
Nov	\$60,000	\$78,030	30.1%
Dec	\$490,500		

2020 YTC	Budget vs. 202	0 Actual
<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
\$412,500	\$423,412	2.6%
\$802,500	\$840,914	4.8%
\$1,222,500	\$1,038,165	(15.1%)
\$1,282,500	\$1,043,746	(18.6%)
\$1,327,500	\$1,052,516	(20.7%)
\$1,545,000	\$1,152,059	(25.4%)
\$1,845,000	\$1,416,018	(23.3%)
\$2,100,000	\$1,643,713	(21.7%)
\$2,257,500	\$1,849,780	(18.1%)
\$2,340,000	\$1,921,378	(17.9%)
\$2,400,000	\$1,999,408	(16.7%)
\$2,890,500		

2020 vs. 2019									
2019 Monthly	<u>Variance</u>	2019 YTD	Variance						
\$435,183	(2.7%)	\$435,183	(2.7%)						
\$386,172	8.1%	\$821,355	2.4%						
\$441,407	(55.3%)	\$1,262,762	(17.8%)						
\$72,042	(92.3%)	\$1,334,804	(21.8%)						
\$55,183	(84.1%)	\$1,389,987	(24.3%)						
\$207,585	(52.0%)	\$1,597,572	(27.9%)						
\$312,072	(15.4%)	\$1,909,644	(25.8%)						
\$236,486	(3.7%)	\$2,146,131	(23.4%)						
\$168,611	22.2%	\$2,314,741	(20.1%)						
\$87,775	(18.4%)	\$2,402,516	(20.0%)						
\$59,637	30.8%	\$2,462,153	(18.8%)						
\$451,985		\$2,914,139							



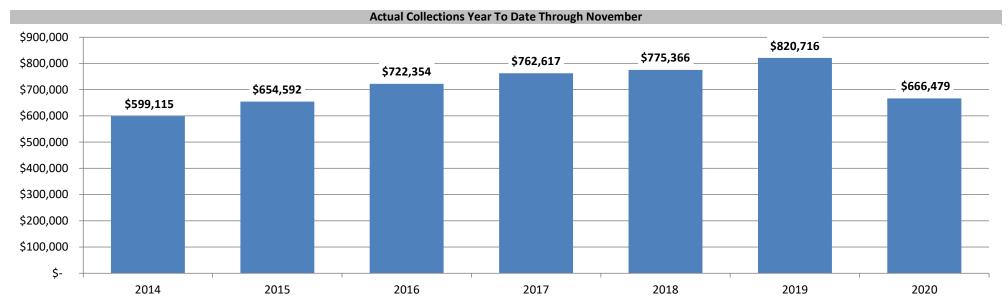
City of Aspen Transportation 0.5% Lodging Tax November 2020

Current Month Revenues are 30.8% above last year's Monthly Revenues.

Year To Date Revenues are (16.7%) below Year To Date Budgeted Revenues.

Year To Date Revenues are (18.8%) below last year's Actual Year To Date Revenues.

	2020 Month	ly Budget vs. 20	20 Actual	2020 YTI	D Budget vs. 20	20 Actual			2020 vs. 2	2020 vs. 2019
Month	Budget	<u>Actual</u>	<u>Variance</u>	Budget	<u>Actual</u>	<u>Variance</u>		2019 Monthly	2019 Monthly Variance	2019 Monthly Variance 2019 YTD
Jan	\$137,500	\$141,137	2.6%	\$137,500	\$141,137	2.6%		\$145,061	\$145,061 (2.7%)	\$145,061 (2.7%) \$145,061
Feb	\$130,000	\$139,167	7.1%	\$267,500	\$280,304	4.8%		\$128,724	\$128,724 8.1%	\$128,724 8.1% \$273,785
Mar	\$140,000	\$65,750	(53.0%)	\$407,500	\$346,054	(15.1%)		\$147,136	\$147,136 (55.3%)	\$147,136 (55.3%) \$420,920
Apr	\$20,000	\$1,860	(90.7%)	\$427,500	\$347,915	(18.6%)		\$24,014	\$24,014 (92.3%)	\$24,014 (92.3%) \$444,934
May	\$15,000	\$2,923	(80.5%)	\$442,500	\$350,838	(20.7%)		\$18,394	\$18,394 (84.1%)	\$18,394 (84.1%) \$463,328
June	\$72,500	\$33,181	(54.2%)	\$515,000	\$384,019	(25.4%)		\$69,195	\$69,195 (52.0%)	\$69,195 (52.0%) \$532,523
July	\$100,000	\$87,986	(12.0%)	\$615,000	\$472,005	(23.3%)		\$104,024	\$104,024 (15.4%)	\$104,024 (15.4%) \$636,547
Aug	\$85,000	\$75,898	(10.7%)	\$700,000	\$547,903	(21.7%)		\$78,829	\$78,829 (3.7%)	\$78,829 (3.7%) \$715,376
Sept	\$52,500	\$68,700	30.9%	\$752,500	\$616,603	(18.1%)		\$56,203	\$56,203 22.2%	\$56,203 22.2% \$771,579
Oct	\$27,500	\$23,866	(13.2%)	\$780,000	\$640,469	(17.9%)		\$29,258	\$29,258 (18.4%)	\$29,258 (18.4%) \$800,837
Nov	\$20,000	\$26,010	30.0%	\$800,000	\$666,479	(16.7%)		\$19,879	\$19,879 30.8%	\$19,879 30.8% \$820,716
Dec	\$163,500			\$963,500				\$150,662	\$150,662	\$150,662 \$971,378



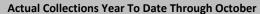
City of Aspen Portion of Pitkin County 3.6% Sales Tax October 2020

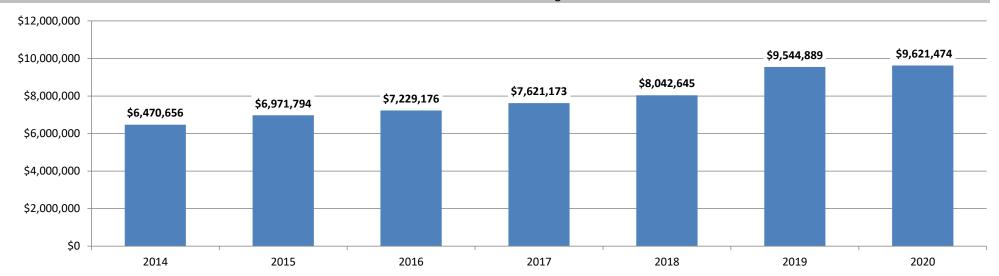
Current Month Revenues are 30.7% above last year's Monthly Revenues.

Year To Date Revenues are 7.6% above Year To Date Budgeted Revenues.

Year To Date Revenues are 0.8% above last year's Actual Year To Date Revenues.

	2020 Mont	hly Budget vs. 20	20 Actual	2020 YT	D Budget vs. 2020	Actual			2020 vs.	2020 vs. 2019	2020 vs. 2019
Month	Budget	<u>Actual</u>	<u>Variance</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>		2019 Monthly	2019 Monthly Variance	2019 Monthly Variance	2019 Monthly Variance 2019 YTD
Jan	\$1,357,000	\$1,512,709	11.5%	\$1,357,000	\$1,512,709	11.5%		\$1,332,368	\$1,332,368 13.5%	\$1,332,368 13.5% \$	\$1,332,368
Feb	\$1,277,000	\$1,449,548	13.5%	\$2,634,000	\$2,962,257	12.5%		\$1,195,264	\$1,195,264 21.3%	\$1,195,264 21.3% \$	\$1,195,264 21.3% \$ 2,527,633
Mar	\$1,293,000	\$708,210	(45.2%)	\$3,927,000	\$3,670,467	(6.5%)		\$1,460,126	\$1,460,126 (51.5%)	\$1,460,126 (51.5%) \$	\$1,460,126 (51.5%) \$ 3,987,758
Apr	\$484,000	\$498,211	2.9%	\$4,411,000	\$4,168,678	(5.5%)		\$543,209	\$543,209 (8.3%)	\$543,209 (8.3%) \$	\$543,209 (8.3%) \$ 4,530,968
May	\$398,000	\$430,729	8.2%	\$4,809,000	\$4,599,408	(4.4%)		\$423,901	\$423,901 1.6%	\$423,901 1.6% \$	\$423,901 1.6% \$ 4,954,869
June	\$822,000	\$713,217	(13.2%)	\$5,631,000	\$5,312,624	(5.7%)		\$867,745	\$867,745 (17.8%)	\$867,745 (17.8%) \$	\$867,745 (17.8%) \$ 5,822,613
July	\$1,097,000	\$1,164,095	6.1%	\$6,728,000	\$6,476,719	(3.7%)		\$1,149,462	\$1,149,462 1.3%	\$1,149,462 1.3% \$	\$1,149,462
Aug	\$917,000	\$1,117,891	21.9%	\$7,645,000	\$7,594,610	(0.7%)		\$1,059,020	\$1,059,020 5.6%	\$1,059,020 5.6% \$	\$1,059,020 5.6% \$ 8,031,094
Sept	\$801,000	\$1,181,742	47.5%	\$8,446,000	\$8,776,352	3.9%		\$867,293	\$867,293 36.3%	\$867,293 36.3% \$	\$867,293 36.3% \$ 8,898,387
Oct	\$498,000	\$845,122	69.7%	\$8,944,000	\$9,621,474	7.6%		\$646,501	\$646,501 30.7%	\$646,501 30.7% \$	\$646,501 30.7% \$ 9,544,889
Nov	\$484,000			\$9,428,000			9	\$908,405	\$908,405	\$908,405 \$	\$908,405 \$ 10,453,294
Dec	\$1,461,000			\$10,889,000			ç	\$1,627,600	\$1,627,600	\$1,627,600 \$	\$1,627,600 \$ 12,080,894





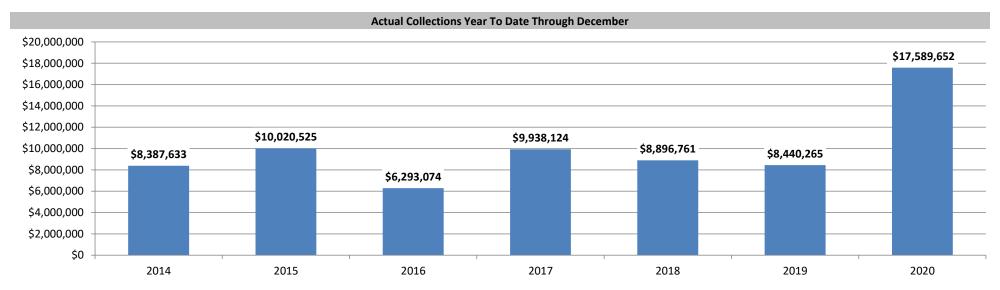
Housing Real Estate Transfer Tax December 2020

Current Month Revenues are 155.6% above last year's Monthly Revenues.

Year To Date Revenues are 131.2% above Year To Date Budgeted Revenues.

Year To Date Revenues are 108.4% above last year's Actual Year To Date Revenues.

	2020 Mon	thly Budget vs. 2	020 Actual
Month	Budget	<u>Actual</u>	<u>Variance</u>
Jan	\$488,100	\$1,098,343	125.0%
Feb	\$509,100	\$496,350	(2.5%)
Mar	\$501,100	\$598,199	19.4%
Apr	\$728,800	\$505,915	(30.6%)
May	\$672,000	\$110,180	(83.6%)
June	\$668,900	\$477,350	(28.6%)
July	\$488,700	\$885,546	81.2%
Aug	\$657,900	\$2,542,417	286.4%
Sept	\$926,800	\$3,947,332	325.9%
Oct	\$787,000	\$2,928,865	272.2%
Nov	\$531,200	\$1,717,838	223.4%
Dec	\$647,400	\$2,281,317	252.4%



Wheeler Opera House Real Estate Transfer Tax December 2020

Current Month Revenues are 149.9% above last year's Monthly Revenues.

Year To Date Revenues are 139.3% above Year To Date Budgeted Revenues.

Year To Date Revenues are 114.5% above last year's Actual Year To Date Revenues.

	2020 Mo	nthly Budget vs. 2	020 Actual	2020 Y	TD Budget vs. 20	20 Actual
Month	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>	<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
Jan	\$261,400	\$565,600	116.4%	\$261,400	\$565,600	116.4%
Feb	\$279,000	\$262,833	(5.8%)	\$540,400	\$828,432	53.3%
Mar	\$253,500	\$567,936	124.0%	\$793,900	\$1,396,369	75.9%
Apr	\$365,600	\$448,184	22.6%	\$1,159,500	\$1,844,552	59.1%
May	\$361,200	\$58,875	(83.7%)	\$1,520,700	\$1,903,427	25.2%
June	\$277,000	\$248,150	(10.4%)	\$1,797,700	\$2,151,577	19.7%
July	\$231,100	\$464,915	101.2%	\$2,028,800	\$2,616,492	29.0%
Aug	\$334,300	\$1,298,686	288.5%	\$2,363,100	\$3,915,178	65.7%
Sept	\$520,200	\$2,027,283	289.7%	\$2,883,300	\$5,942,461	106.1%
Oct	\$419,200	\$1,495,710	256.8%	\$3,302,500	\$7,438,171	125.2%
Nov	\$288,500	\$882,569	205.9%	\$3,591,000	\$8,320,741	131.7%
Dec	\$371,000	\$1,161,524	213.1%	\$3,962,000	\$9,482,264	139.3%

