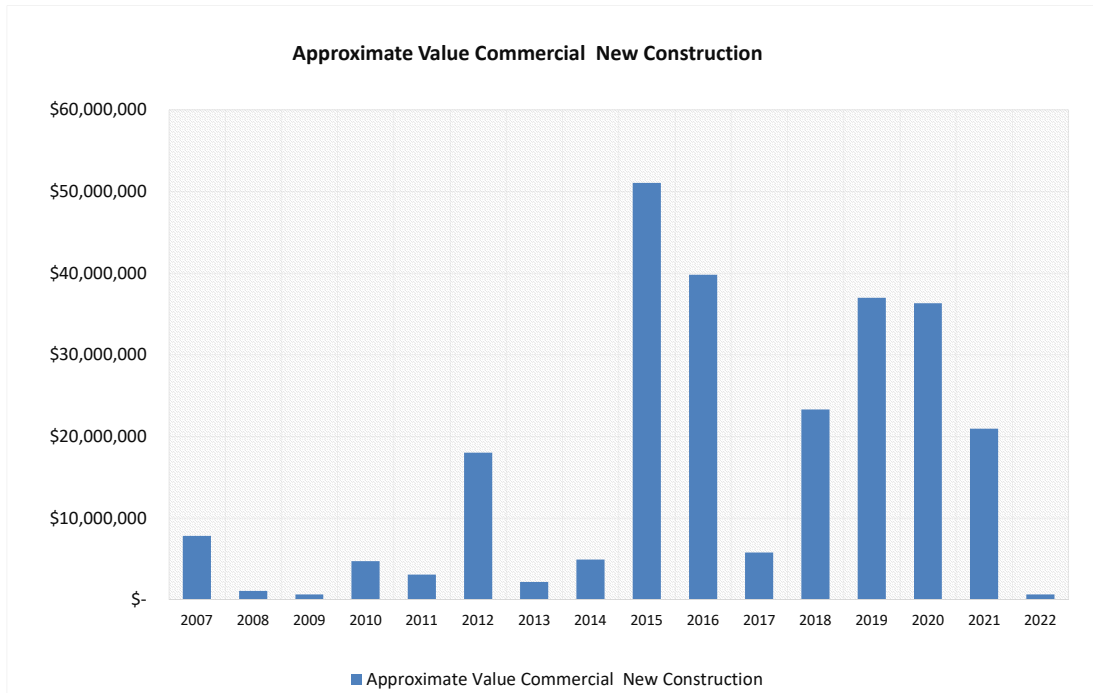
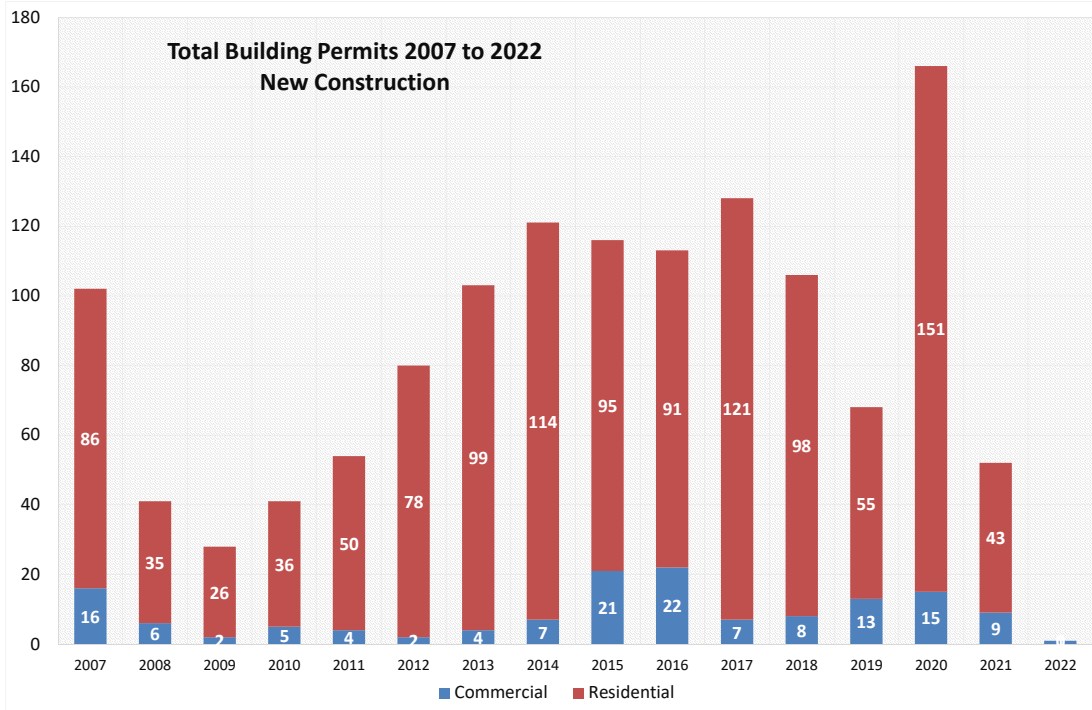


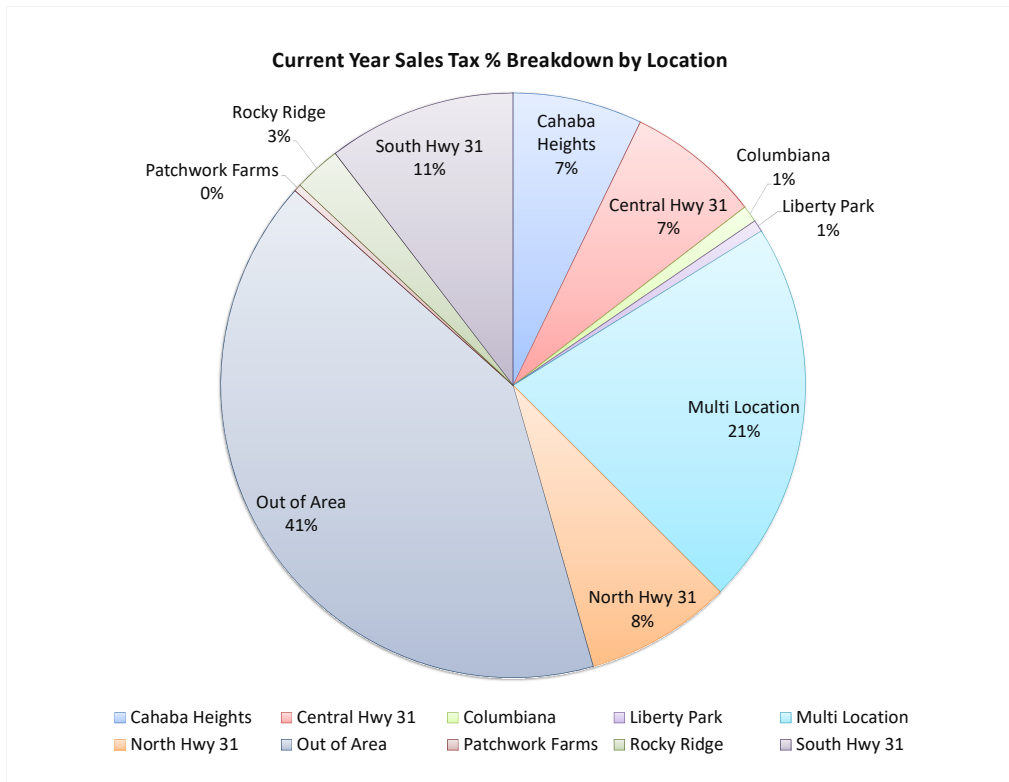
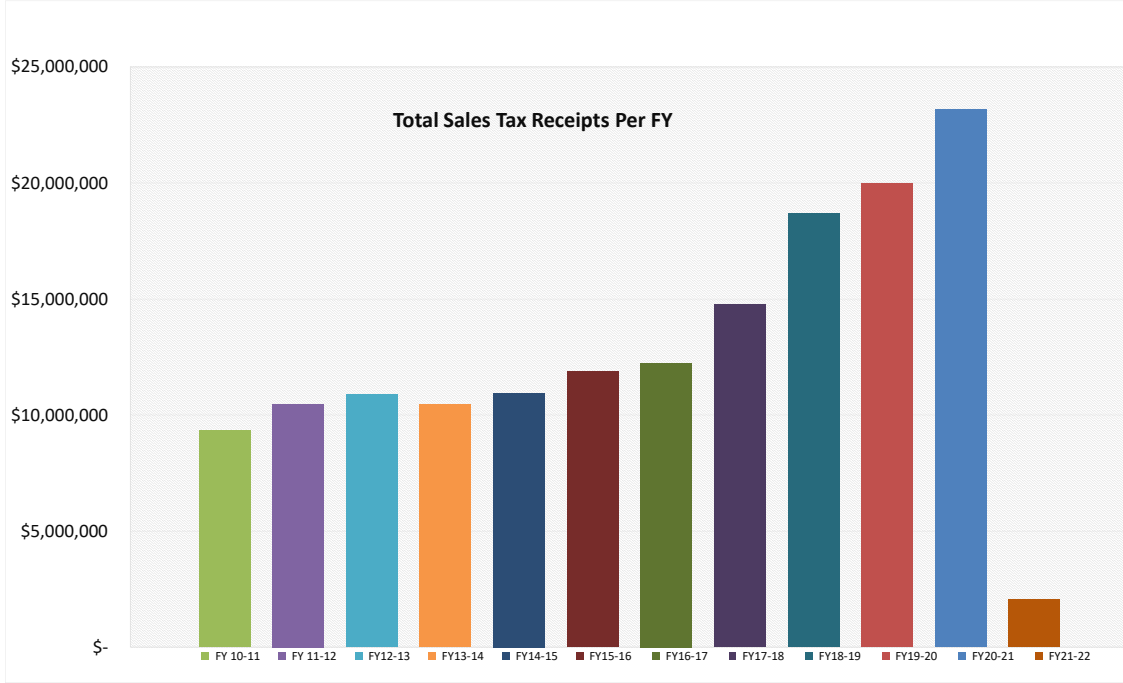


**City of Vestavia Hills Monthly Growth Dashboard**  
**Sales Tax & Building Permits**  
**as of October 31, 2021**



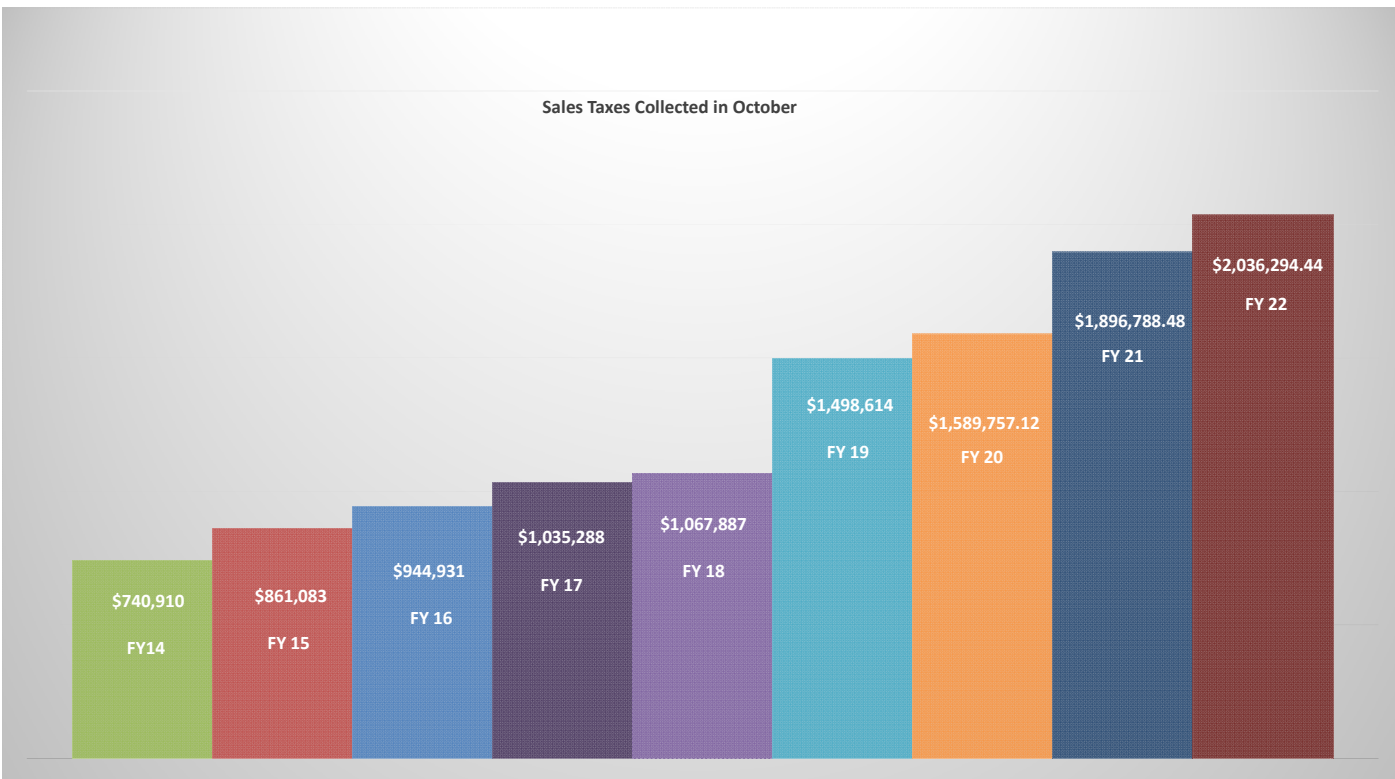
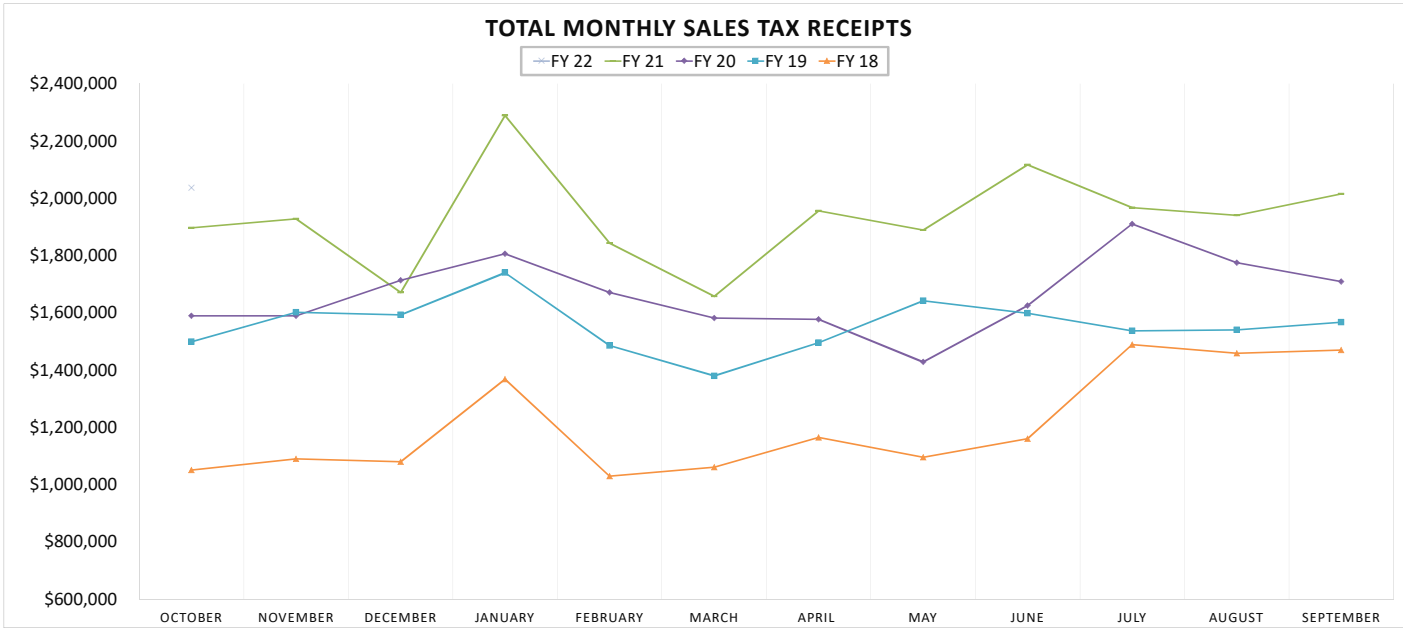


**City of Vestavia Hills Monthly Growth Dashboard**  
**Sales Tax & Building Permits**  
 as of October 31, 2021

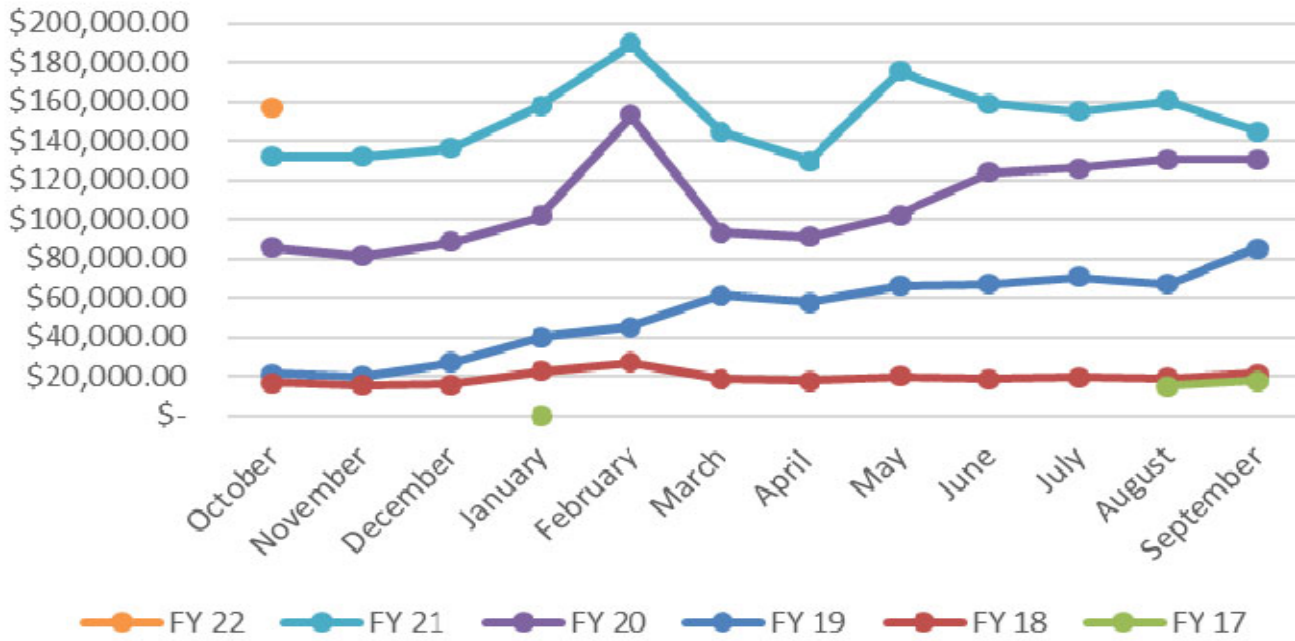




**City of Vestavia Hills Monthly Growth Dashboard**  
**Sales Tax & Building Permits**  
 as of October 31, 2021



# SSUT Monthly Receipts





**City of Vestavia Hills Monthly Growth Dashboard**

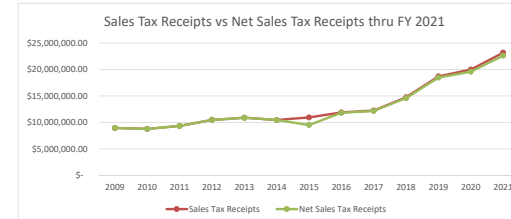
**Sales Tax  
Building Permits  
as of October 31, 2021**

**Building Permits by Fiscal Year**

Fiscal Year	Commercial Permits New	Residential Permits New	Total	Approximate Value Commercial New Construction
2007	16	86	102	\$ 7,817,880.00
2008	6	35	41	\$ 1,077,814.44
2009	2	26	28	\$ 648,730.00
2010	5	36	41	\$ 4,728,444.44
2011	4	50	54	\$ 3,094,222.22
2012	2	78	80	\$ 18,005,555.56
2013	4	99	103	\$ 2,174,855.56
2014	7	114	121	\$ 4,936,671.11
2015	21	95	116	\$ 51,031,000.00
2016	22	91	113	\$ 39,792,455.00
2017	7	121	128	\$ 5,775,931.00
2018	8	98	106	\$ 23,287,414.00
2019	13	55	68	\$ 36,983,065.00
2020	15	131	146	\$ 36,321,325.00
2021	9	43	52	\$ 20,864,730.00
2022	1	0	1	\$ 646,450.00

**Net Sales Tax Per Fiscal Year**

Fiscal Year	Sales Tax Receipts	Economic Incentives Paid In Fiscal Year	Net Sales Tax Receipts	% Change in Net Sales Tax Receipts
2009	\$ 8,947,596.94	\$ -	\$ 8,947,596.94	-
2010	\$ 8,762,399.88	\$ -	\$ 8,762,399.88	-2.07%
2011	\$ 9,332,990.69	\$ -	\$ 9,332,990.69	6.51%
2012	\$ 10,466,758.27	\$ -	\$ 10,466,758.27	12.15%
2013	\$ 10,885,112.65	\$ -	\$ 10,885,112.65	4.00%
2014	\$ 10,452,546.50	\$ -	\$ 10,452,546.50	-3.97%
2015	\$ 10,945,432.82	\$ 1,447,586.26	\$ 9,497,846.56	-9.13%
2016	\$ 11,867,559.58	\$ 59,153.38	\$ 11,808,406.20	24.33%
2017	\$ 12,241,945.45	\$ 73,422.00	\$ 12,168,523.45	3.05%
2018	\$ 14,747,153.79	\$ 156,254.00	\$ 14,590,899.79	19.91%
2019	\$ 18,678,689.33	\$ 222,265.60	\$ 18,456,423.73	26.49%
2020	\$ 19,973,686.34	\$ 396,045.27	\$ 19,577,641.07	6.07%
2021	\$ 23,169,748.33	\$ 565,052.57	\$ 22,604,695.78	13.46%

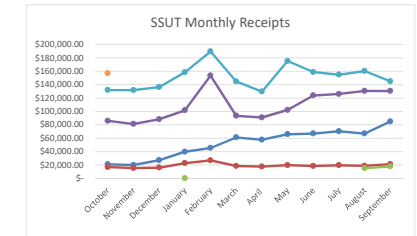


**Sales Taxes Received by Location- Annual Trend**

Full Fiscal Year	FY 10-11	FY 11-12	% Change from prior year	FY12-13	% Change from prior year	FY13-14	% Change from prior year	FY14-15	% Change from prior year	FY15-16	% Change from prior year	FY16-17	% Change from prior year	FY17-18	% Change from prior year	FY18-19	FY19-20	FY20-21	FY21-22
Cahaba Heights	\$ 796,344	\$ 944,002	18.5%	\$ 1,069,110	13.3%	\$ 1,082,149.55	1%	\$ 1,167,675.99	7.90%	\$ 1,247,829.58	6.86%	\$ 1,173,754.56	-5.9%	\$ 1,175,870.80	0.2%	\$ 1,628,272.63	\$ 1,564,363.44	\$ 1,705,582.14	\$ 134,598.72
Central Hwy 31 (Old Creek)	\$ 490,408	\$ 536,333	9.4%	\$ 477,706	-10.9%	\$ 431,395.86	-10%	\$ 343,018.42	-20.49%	\$ 1,104,285.20	221.93%	\$ 1,187,136.19	7.5%	\$ 1,320,324.93	11.2%	\$ 1,467,874.02	\$ 1,502,978.99	\$ 1,621,197.62	\$ 139,174.20
Columbiana	\$ 102,329	\$ 123,504	20.7%	\$ 127,274	3.1%	\$ 108,977.25	-14%	\$ 93,070.58	-14.60%	\$ 84,116.67	-9.56%	\$ 82,288.45	-2.2%	\$ 109,914.40	33.6%	\$ 183,508.86	\$ 207,832.23	\$ 244,345.73	\$ 17,426.35
Liberty Park	\$ 97,782	\$ 111,170	13.7%	\$ 110,961	-0.2%	\$ 125,466.65	13%	\$ 105,405.93	-15.99%	\$ 111,283.93	5.58%	\$ 123,236.94	10.7%	\$ 133,396.59	8.2%	\$ 160,313.74	\$ 140,087.23	\$ 121,250.28	\$ 12,247.49
Multi Location	\$ 745,663	\$ 820,240	10.8%	\$ 821,583	-0.6%	\$ 834,962.33	2%	\$ 844,019.95	1.08%	\$ 897,999.76	6.40%	\$ 1,898,836.86	111.5%	\$ 2,602,848.20	37.1%	\$ 3,487,213.42	\$ 3,827,071.14	\$ 4,751,823.62	\$ 400,948.70
North Hwy 31 (Shades Cres Out of Area)	\$ 2,176,944	\$ 2,426,979	11.5%	\$ 2,430,864	0.2%	\$ 2,370,092.49	-3%	\$ 2,458,134.76	3.71%	\$ 2,501,443.50	1.76%	\$ 1,740,043.38	-30.4%	\$ 1,436,268.40	-17.5%	\$ 1,838,824.55	\$ 1,701,042.36	\$ 1,741,431.79	\$ 152,217.47
Patchwork Farms	\$ 2,193,180	\$ 2,454,087	11.9%	\$ 2,710,071	10.4%	\$ 2,529,510.10	-7%	\$ 2,944,708.94	16.41%	\$ 3,461,402.02	17.55%	\$ 3,614,291.36	4.4%	\$ 5,206,587.65	44.1%	\$ 6,367,867.94	\$ 7,036,332.58	\$ 7,907,192.88	\$ 770,956.25
Rocky Ridge	\$ 663,942	\$ 732,395	10.3%	\$ 734,473	0.3%	\$ 748,460.87	2%	\$ 743,254.05	-0.70%	\$ 747,769.14	0.61%	\$ 792,094.40	5.9%	\$ 853,117.77	7.7%	\$ 860,267.11	\$ 612,934.42	\$ 627,941.32	\$ 48,576.77
South Hwy 31 (Massey Rd t	\$ 2,066,398	\$ 2,312,048	11.9%	\$ 2,240,070	-3.9%	\$ 2,221,531.40	-8%	\$ 2,246,144.20	1.11%	\$ 1,711,369.78	-23.81%	\$ 1,589,044.09	-7.1%	\$ 1,592,213.55	0.2%	\$ 1,921,584.70	\$ 1,984,210.52	\$ 2,553,809.63	\$ 195,688.99
<b>Grand Total</b>	<b>\$ 9,332,991</b>	<b>\$ 10,466,758</b>	<b>12.1%</b>	<b>\$ 10,885,113</b>	<b>4.0%</b>	<b>\$ 10,452,546.50</b>	<b>-4.0%</b>	<b>\$ 10,945,432.82</b>	<b>4.7%</b>	<b>\$ 11,867,559.58</b>	<b>8.4%</b>	<b>\$ 12,208,891.75</b>	<b>2.9%</b>	<b>\$ 14,515,097.15</b>	<b>18.9%</b>	<b>\$ 18,050,831.14</b>	<b>\$ 18,665,761.17</b>	<b>\$ 21,353,231.18</b>	<b>\$ 1,879,540.98</b>

**Sales Taxes Received by Location- Monthly Trend**

Sales Taxes by District	FY 22	October	November	December	January	February	March	April	May	June	July	August	September	FY 21 TOTAL YTD	% Change from prior year YTD
Cahaba Heights	\$	\$ 134,598.72												\$ 134,598.72	-30.18%
Central Hwy 31	\$	\$ 139,174.20												\$ 139,174.20	-4.91%
Columbiana	\$	\$ 17,426.35												\$ 17,426.35	-8.30%
Liberty Park	\$	\$ 12,247.49												\$ 12,247.49	35.07%
Multi Location	\$	\$ 400,948.70												\$ 400,948.70	10.83%
North Hwy 31	\$	\$ 152,217.47												\$ 152,217.47	-1.27%
Out of Area	\$	\$ 770,956.25												\$ 770,956.25	20.97%
Patchwork Farms	\$	\$ 7,706.04												\$ 7,706.04	45.59%
Rocky Ridge	\$	\$ 48,576.77												\$ 48,576.77	-1.02%
South Hwy 31	\$	\$ 195,688.99												\$ 195,688.99	2.99%
<b>Grand Total</b>	<b>\$</b>	<b>\$ 1,879,540.98</b>												<b>\$ 1,879,540.98</b>	<b>6.50%</b>
SSUT	\$	\$ 156,753.46												\$ 156,753.46	18.82%
<b>Adjusted Total</b>	<b>\$</b>	<b>\$ 2,036,294.44</b>												<b>\$ 2,036,294.44</b>	<b>7.35%</b>





Sales Taxes by District	FY	October	November	December	January	February	March	April	May	June	July	August	September	FY 21 TOTAL YTD	% Change from prior year YTD
Cahaba Heights	\$	192,782.25	\$ 131,762.88	\$ 102,991.12	\$ 188,778.63	\$ 107,820.92	\$ 118,838.87	\$ 136,671.43	\$ 125,505.23	\$ 172,609.49	\$ 144,756.88	\$ 119,746.86	\$ 163,317.58	\$ 1,705,882.14	9.03%
Central Hwy 31	\$	146,368.12	\$ 142,917.53	\$ 132,687.30	\$ 134,461.05	\$ 132,857.07	\$ 129,791.76	\$ 134,601.53	\$ 128,042.09	\$ 138,250.00	\$ 132,109.33	\$ 122,317.43	\$ 146,514.41	\$ 1,621,197.62	7.87%
Columbiana	\$	19,004.20	\$ 20,696.21	\$ 21,061.79	\$ 23,259.24	\$ 17,147.98	\$ 16,565.51	\$ 16,949.78	\$ 22,618.15	\$ 24,258.00	\$ 20,953.70	\$ 20,714.79	\$ 21,116.35	\$ 244,345.73	17.57%
Liberty Park	\$	9,067.57	\$ 5,196.08	\$ 9,058.10	\$ 29,128.61	\$ 6,086.53	\$ 5,774.94	\$ 8,909.25	\$ 21,979.50	\$ 8,101.14	\$ 5,618.74	\$ 8,311.85	\$ 8,017.97	\$ 121,250.28	-13.45%
Multi Location	\$	361,765.75	\$ 403,186.25	\$ 298,607.42	\$ 471,016.37	\$ 434,702.82	\$ 372,981.79	\$ 360,868.84	\$ 381,546.10	\$ 441,487.15	\$ 394,227.19	\$ 420,920.43	\$ 410,513.51	\$ 4,751,823.62	24.16%
North Hwy 31	\$	154,177.02	\$ 139,022.71	\$ 133,377.05	\$ 197,708.76	\$ 119,178.96	\$ 127,142.89	\$ 141,573.41	\$ 136,370.16	\$ 160,220.32	\$ 144,297.54	\$ 144,598.79	\$ 143,756.18	\$ 1,741,431.79	2.37%
Out of Area	\$	637,318.01	\$ 672,192.28	\$ 578,848.94	\$ 804,884.03	\$ 578,306.32	\$ 516,741.22	\$ 739,513.12	\$ 588,363.72	\$ 706,330.99	\$ 700,884.92	\$ 676,363.83	\$ 707,445.50	\$ 7,907,192.88	12.38%
Patchwork Farms	\$	5,293.01	\$ 6,006.59	\$ 4,475.55	\$ 4,674.47	\$ 4,657.21	\$ 4,957.60	\$ 4,865.21	\$ 7,208.38	\$ 6,657.21	\$ 9,032.14	\$ 8,274.67	\$ 8,579.77	\$ 78,656.17	-11.53%
Rocky Ridge	\$	49,077.86	\$ 57,587.06	\$ 49,641.43	\$ 43,891.04	\$ 39,442.50	\$ 33,370.19	\$ 59,087.92	\$ 70,213.47	\$ 66,911.61	\$ 52,019.53	\$ 52,610.47	\$ 54,088.54	\$ 627,941.32	2.45%
South Hwy 31	\$	190,004.83	\$ 217,193.96	\$ 204,216.15	\$ 233,157.56	\$ 211,911.79	\$ 186,467.58	\$ 232,228.76	\$ 232,076.21	\$ 213,301.31	\$ 204,582.26	\$ 207,186.45	\$ 2,553,809.63	\$ 28,715%	
<b>Grand Total</b>	<b>\$</b>	<b>1,764,888.42</b>	<b>\$ 1,795,761.55</b>	<b>\$ 1,534,964.85</b>	<b>\$ 2,130,959.76</b>	<b>\$ 1,653,324.90</b>	<b>\$ 1,512,632.35</b>	<b>\$ 1,826,315.26</b>	<b>\$ 1,714,083.56</b>	<b>\$ 1,958,151.71</b>	<b>\$ 1,812,201.28</b>	<b>\$ 1,779,441.38</b>	<b>\$ 1,870,536.26</b>	<b>\$ 21,353,231.18</b>	14.40%
SSUT	\$	131,930.16	\$ 131,856.00	\$ 136,307.31	\$ 158,256.84	\$ 189,567.44	\$ 144,662.15	\$ 129,623.48	\$ 175,299.06	\$ 158,822.32	\$ 154,866.29	\$ 160,376.87	\$ 144,949.25	\$ 1,816,517.17	\$ 38.89%
<b>Adjusted Total</b>	<b>\$</b>	<b>1,896,788.48</b>	<b>\$ 1,927,617.55</b>	<b>\$ 1,671,272.16</b>	<b>\$ 2,289,216.60</b>	<b>\$ 1,842,892.34</b>	<b>\$ 1,657,294.50</b>	<b>\$ 1,955,938.74</b>	<b>\$ 1,889,382.62</b>	<b>\$ 2,116,974.03</b>	<b>\$ 1,967,067.57</b>	<b>\$ 1,939,818.25</b>	<b>\$ 2,015,485.51</b>	<b>\$ 23,169,748.35</b>	16.00%

Sales Taxes by District	FY	October	November	December	January	February	March	April	May	June	July	August	September	FY 20 TOTAL YTD	% Change from prior year YTD
Cahaba Heights	\$	131,850.77	\$ 103,533.86	\$ 192,125.20	\$ 159,080.29	\$ 118,471.33	\$ 116,478.23	\$ 129,326.00	\$ 116,177.14	\$ 134,348.51	\$ 134,754.90	\$ 126,667.71	\$ 101,549.50	\$ 1,564,363.44	-3.92%
Central Hwy 31	\$	115,602.98	\$ 116,396.75	\$ 144,252.88	\$ 136,819.21	\$ 136,706.45	\$ 125,865.97	\$ 136,144.31	\$ 101,898.65	\$ 104,338.09	\$ 147,906.52	\$ 119,056.26	\$ 117,990.92	\$ 1,502,978.99	2.39%
Columbiana	\$	16,131.79	\$ 17,794.41	\$ 15,015.49	\$ 20,040.96	\$ 15,114.11	\$ 11,755.47	\$ 13,128.49	\$ 15,026.38	\$ 27,684.49	\$ 18,084.72	\$ 19,338.71	\$ 18,717.21	\$ 207,832.23	13.25%
Liberty Park	\$	13,127.82	\$ 11,644.92	\$ 11,799.49	\$ 10,163.81	\$ 6,070.19	\$ 11,734.85	\$ 17,729.02	\$ 16,770.76	\$ 4,420.25	\$ 21,914.49	\$ 5,045.01	\$ 9,666.64	\$ 140,087.25	-12.62%
Multi Location	\$	280,673.40	\$ 310,474.07	\$ 291,009.92	\$ 262,533.82	\$ 305,156.72	\$ 328,691.80	\$ 372,223.92	\$ 317,219.28	\$ 289,083.63	\$ 357,178.89	\$ 375,480.48	\$ 337,345.30	\$ 3,827,071.14	9.75%
North Hwy 31	\$	148,827.38	\$ 149,314.67	\$ 162,717.74	\$ 182,948.69	\$ 147,276.66	\$ 150,942.94	\$ 119,310.57	\$ 87,353.57	\$ 125,945.79	\$ 142,410.86	\$ 137,943.83	\$ 146,049.66	\$ 1,701,042.36	-7.49%
Out of Area	\$	583,670.03	\$ 573,370.14	\$ 575,198.53	\$ 671,265.78	\$ 589,516.49	\$ 609,368.01	\$ 510,102.13	\$ 466,514.77	\$ 572,363.78	\$ 669,636.56	\$ 625,133.81	\$ 590,192.55	\$ 7,036,332.58	10.50%
Patchwork Farms	\$	9,956.41	\$ 7,012.43	\$ 8,398.35	\$ 8,475.10	\$ 9,067.11	\$ 5,017.55	\$ 5,393.57	\$ 7,339.02	\$ 9,122.50	\$ 5,967.05	\$ 5,889.24	\$ 8,908.24	\$ 88,908.24	-34.19%
Rocky Ridge	\$	52,178.55	\$ 62,114.02	\$ 57,498.83	\$ 47,506.12	\$ 44,991.00	\$ 36,916.72	\$ 47,732.59	\$ 52,454.38	\$ 60,213.05	\$ 55,181.92	\$ 48,114.22	\$ 48,033.02	\$ 612,934.42	-28.75%
South Hwy 31	\$	151,837.39	\$ 156,257.36	\$ 167,332.59	\$ 205,635.88	\$ 144,808.12	\$ 88,310.30	\$ 135,119.68	\$ 146,840.05	\$ 175,591.08	\$ 228,132.82	\$ 181,146.01	\$ 203,199.24	\$ 1,984,210.52	3.26%
<b>Grand Total</b>	<b>\$</b>	<b>1,503,856.52</b>	<b>\$ 1,507,912.63</b>	<b>\$ 1,625,349.02</b>	<b>\$ 1,704,469.66</b>	<b>\$ 1,517,178.18</b>	<b>\$ 1,487,639.35</b>	<b>\$ 1,485,834.26</b>	<b>\$ 1,325,648.55</b>	<b>\$ 1,501,327.69</b>	<b>\$ 1,784,324.09</b>	<b>\$ 1,643,893.09</b>	<b>\$ 1,578,328.13</b>	<b>\$ 18,665,761.17</b>	3.41%
SSUT	\$	85,900.60	\$ 81,213.77	\$ 88,324.40	\$ 101,537.40	\$ 153,415.51	\$ 93,434.43	\$ 90,977.07	\$ 102,194.97	\$ 123,778.68	\$ 126,066.52	\$ 130,596.68	\$ 130,485.12	\$ 1,307,925.17	108.32%
<b>Adjusted Total</b>	<b>\$</b>	<b>1,589,757.12</b>	<b>\$ 1,589,126.40</b>	<b>\$ 1,713,673.42</b>	<b>\$ 1,806,007.06</b>	<b>\$ 1,670,593.69</b>	<b>\$ 1,581,073.80</b>	<b>\$ 1,576,811.33</b>	<b>\$ 1,427,843.52</b>	<b>\$ 1,625,106.37</b>	<b>\$ 1,910,390.61</b>	<b>\$ 1,774,489.77</b>	<b>\$ 1,708,813.25</b>	<b>\$ 19,973,686.34</b>	6.93%

\*Delayed Public - Adjusted

\*Delayed Public - Adjusted

Sales Taxes by District	FY	October	November	December	January	February	March	April	May	June	July	August	September	FY 19 TOTAL YTD	% Change from prior year YTD
Cahaba Heights	\$	116,270.12	\$ 151,264.58	\$ 141,200.70	\$ 167,257.57	\$ 116,910.20	\$ 129,419.22	\$ 134,111.00	\$ 142,190.91	\$ 146,424.65	\$ 125,780.85	\$ 126,851.54	\$ 130,591.29	\$ 1,628,272.63	38%
Central Hwy 31	\$	133,631.50	\$ 164,650.47	\$ 127,947.47	\$ 135,767.10	\$ 114,017.45	\$ 110,426.00	\$ 115,633.25	\$ 118,372.44	\$ 110,368.23	\$ 110,719.41	\$ 117,984.76	\$ 146,787.02	\$ 1,467,874.02	11%
Columbiana	\$	13,356.38	\$ 13,200.52	\$ 13,664.12	\$ 17,144.18	\$ 9,024.38	\$ 16,277.94	\$ 15,212.72	\$ 15,190.45	\$ 19,362.91	\$ 20,297.77	\$ 14,810.39	\$ 15,787.10	\$ 183,508.86	67%
Liberty Park	\$	14,813.89	\$ 8,425.53	\$ 12,085.75	\$ 24,170.19	\$ 14,953.03	\$ 13,614.04	\$ 8,688.21	\$ 14,438.89	\$ 12,438.89	\$ 14,437.27	\$ 12,732.09	\$ 9,951.21	\$ 160,313.74	20%
Multi Location	\$	267,630.71	\$ 298,908.23	\$ 258,241.08	\$ 289,321.60	\$ 311,046.50	\$ 276,566.40	\$ 282,901.93	\$ 348,894.30	\$ 287,081.82	\$ 275,403.26	\$ 311,194.38	\$ 284,023.41	\$ 3,487,213.42	34%
North Hwy 31	\$	146,417.54	\$ 143,941.70	\$ 162,649.86	\$ 200,945.65	\$ 124,003.70	\$ 142,674.82	\$ 171,563.34	\$ 159,348.63	\$ 147,333.62	\$ 138,623.60	\$ 143,805.15	\$ 1,838,824.55	\$ 28%	
Out of Area	\$	550,570.57	\$ 564,113.83	\$ 590,788.76	\$ 556,877.44	\$ 520,329.03	\$ 426,463.10	\$ 481,099.90	\$ 516,004.58	\$ 544,708.47	\$ 533,978.82	\$ 533,931.75	\$ 549,001.69	\$ 6,367,867.94	22%
Patchwork Farms	\$	10,872.50	\$ 8,758.48	\$ 9,172.20	\$ 10,210.00	\$ 10,223.63	\$ 8,706.78	\$ 12,716.92	\$ 11,506.48	\$ 13,278.03	\$ 15,990.46	\$ 11,060.09	\$ 135,104.17	\$ 60%	
Rocky Ridge	\$	88,094.63	\$ 78,381.99	\$ 95,096.60	\$ 101,201.03	\$ 78,510.49	\$ 59,022.01	\$ 61,521.82	\$ 71,049.09	\$ 63,407.81	\$ 60,515.99	\$ 49,792.23	\$ 53,723.82	\$ 860,267.11	1%
South Hwy 31	\$	135,711.35	\$ 150,502.52	\$ 155,090.61	\$ 196,950.20	\$ 140,311.62	\$ 135,279.46	\$ 168,730.99	\$ 178,835.94	\$ 168,303.68	\$ 167,344.30	\$ 158,446.01	\$ 166,078.02	\$ 1,921,584.70	21%
<b>Grand Total</b>	<b>\$</b>	<b>1,477,549.19</b>	<b>\$ 1,582,097.85</b>	<b>\$ 1,565,937.15</b>	<b>\$ 1,699,844.96</b>	<b>\$ 1,439,829.43</b>	<b>\$ 1,318,449.77</b>	<b>\$ 1,438,133.68</b>	<b>\$ 1,576,209.08</b>	<b>\$ 1,530,955.78</b>	<b>\$ 1,466,725.85</b>	<b>\$ 1,473,091.86</b>	<b>\$ 1,482,006.54</b>	<b>\$ 18,050,831.14</b>	24%
SSUT	\$	21,065.23	\$ 19,982.57	\$ 17,688.93	\$ 39,869.42	\$ 45,457.63	\$ 61,175.09	\$ 65,950.01	\$ 66,976.82	\$ 70,453.26	\$ 66,965.50	\$ 85,031.26	\$ 627,858.19	\$ 171%	
<b>Adjusted Total</b>	<b>\$</b>	<b>1,498,614.42</b>	<b>\$ 1,602,080.42</b>	<b>\$ 1,593,106.08</b>	<b>\$ 1,739,714.38</b>	<b>\$ 1,485,287.06</b>	<b>\$ 1,379,624.86</b>	<b>\$ 1,495,895.15</b>	<b>\$ 1,642,159.09</b>	<b>\$ 1,597,932.60</b>	<b>\$ 1,537,179.11</b>	<b>\$ 1,540,057.36</b>	<b>\$ 1,567,037.80</b>	<b>\$ 18,678,689.33</b>	27%



# MOODY'S

## INVESTORS SERVICE

### **Rating Action: Moody's assigns Aaa GOLT rating to Vestavia Hills, AL's \$5M GO Warrants, Series 2021; outlook stable**

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15 Nov 2021

New York, November 15, 2021 -- Moody's Investors Service has assigned a Aaa General Obligation Limited Tax (GOLT) rating to the City of Vestavia Hills, AL's \$5.295 million General Obligation Warrants, Series 2021. Moody's maintains the Aaa issuer rating as well as the Aaa GOLT rating on the city's outstanding parity debt. Post sale, the city will have approximately \$96 million in outstanding GO debt. The outlook is stable.

The issuer rating represents Moody's assessment of hypothetical debt of the city supported by a general obligation unlimited tax (GOULT) pledge. The city does not currently have any outstanding debt supported by a GOULT pledge. The pledge supporting the city's outstanding general obligation debt is limited based upon Alabama's (Aa1 stable) constitutional property tax limits.

#### RATINGS RATIONALE

The Aaa issuer rating reflects the city's large tax base with extremely high wealth levels and low unemployment. The rating also takes into consideration a moderately above-average but affordable debt profile and strong financial position. The city's financial position has remained healthy throughout the pandemic given strong sales tax revenue collections and conservative budgeting practices.

The Aaa GOLT rating is the same as the issuer rating, given the presence of the full faith and credit pledge of the city.

#### RATING OUTLOOK

The stable outlook reflects the expectation that management's conservative budgeting practices and overall prudent fiscal controls, will allow the city to maintain its healthy General Fund reserves as well as keep the city's debt at affordable levels.

#### FACTORS THAT COULD LEAD TO AN UPGRADE OF THE RATING

- Not Applicable

#### FACTORS THAT COULD LEAD TO A DOWNGRADE OF THE RATING

- Declines in General Fund reserves or liquidity levels
- Sizeable increases in the city's debt profile which reduces overall financial flexibility
- Significant contractions in the tax base or deterioration of socioeconomic indicators

#### LEGAL SECURITY

The Series 2021 Warrants are general obligations of the city payable from all lawfully available revenues and funds and secured by an irrevocable pledge of the full faith and credit of the city.

#### USE OF PROCEEDS

Proceeds from the Series 2021 Warrants will be used to partially refund the city's outstanding Series 2015 Warrants for an expected net present value savings of 4.6% of refunded principal.

#### PROFILE

The city is located in Jefferson County (A3 stable), within close proximity to the City of Birmingham (Aa3 stable) and is primarily residential in nature. The total population within Vestavia Hills has increased 40% since 2000 and was 34,307 as of the 2019 American Community Survey.



## METHODOLOGY

The principal methodology used in this rating was US Local Government General Obligation Debt published in January 2021 and available at [https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBM\\_1260094](https://www.moodys.com/researchdocumentcontentpage.aspx?docid=PBM_1260094). Alternatively, please see the Rating Methodologies page on [www.moodys.com](http://www.moodys.com) for a copy of this methodology.

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## CREDIT OPINION

15 November 2021

 Rate this Research

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# Vestavia Hills (City of) AL

## Update to credit analysis

### Summary

Vestavia Hills, AL (Aaa Issuer & GOLT) benefits from a large, growing tax base with extremely high wealth levels and low unemployment. They further benefit from an affordable debt profile and strong financial position. The city's financial position has remained healthy throughout the pandemic given strong sales tax revenue collections and conservative budgeting practices.

### Credit strengths

- » Healthy reserve and liquidity levels
- » Large and wealthy suburban tax base outside of Birmingham (Aa3 stable)
- » Historically low unemployment levels

### Credit challenges

- » Moderately above-average debt profile
- » Exposure to economically sensitive sales taxes

### Rating outlook

The stable outlook reflects the expectation that management's conservative budgeting practices and overall prudent fiscal controls, will allow the city to maintain its healthy General Fund reserves as well as keep the city's debt at affordable levels.

### Factors that could lead to an upgrade

- » NA

### Factors that could lead to a downgrade

- » Declines in General Fund reserves or liquidity levels
- » Sizeable increases in the city's debt profile which reduces overall financial flexibility
- » Significant contractions in the tax base or deterioration of socioeconomic indicators

## Key indicators

Exhibit 1

### Vestavia Hills (City of) AL

	2016	2017	2018	2019	2020
<b>Economy/Tax Base</b>					
Total Full Value (\$000)	\$5,301,909	\$5,847,674	\$6,014,274	\$6,494,351	\$7,115,688
Population	34,243	34,003	34,163	34,307	34,307
Full Value Per Capita	\$154,832	\$171,975	\$176,046	\$189,301	\$207,412
Median Family Income (% of US Median)	183.6%	186.5%	188.3%	184.3%	184.3%
<b>Finances</b>					
Operating Revenue (\$000)	\$37,001	\$38,036	\$42,328	\$47,198	\$51,956
Fund Balance (\$000)	\$14,514	\$14,463	\$15,945	\$17,686	\$20,620
Cash Balance (\$000)	\$15,795	\$14,785	\$15,914	\$18,281	\$19,317
Fund Balance as a % of Revenues	39.2%	38.0%	37.7%	37.5%	39.7%
Cash Balance as a % of Revenues	42.7%	38.9%	37.6%	38.7%	37.2%
<b>Debt/Pensions</b>					
Net Direct Debt (\$000)	\$60,054	\$66,849	\$111,086	\$105,979	\$108,775
3-Year Average of Moody's ANPL (\$000)	\$52,647	\$61,198	\$66,903	\$69,388	\$73,531
Net Direct Debt / Full Value (%)	1.1%	1.1%	1.8%	1.6%	1.5%
Net Direct Debt / Operating Revenues (x)	1.6x	1.8x	2.6x	2.2x	2.1x
Moody's - ANPL (3-yr average) to Full Value (%)	1.0%	1.0%	1.1%	1.1%	1.0%
Moody's - ANPL (3-yr average) to Revenues (x)	1.4x	1.6x	1.6x	1.5x	1.4x

Sources: US Census Bureau, Vestavia Hills (City of) AL's financial statements and Moody's Investors Service

## Profile

The city is located in Jefferson County (A3 stable), within close proximity to the City of Birmingham (Aa3 negative) and is primarily residential in nature. The total population within Vestavia Hills has increased 40% since 2000 and was 34,307 as of the 2019 American Community Survey.

## Detailed credit considerations

### Economy and Tax Base: Sizeable and wealthy suburban tax base outside of Birmingham

The city's \$7.4 billion tax base will remain stable over the near term given its proximity to Birmingham, high quality school system and ongoing residential and commercial building. The city is primarily residential in nature and continues to boast some of the highest socioeconomic levels in the state, with per capita income of \$58,458 (209% of the state and 171% of the national levels) and median family income of \$142,378 (221% of the state and 184% of the national level). During the coronavirus pandemic, tax base growth within the city remained steady, averaging 6.0% annually over the last five years (2017-2021). Development in the area is expected to continue going forward including various residential and mixed-use projects. While the city's economy does not include large industrial or institutional sectors, its location adjacent to the City of Birmingham provides a diverse employment base that has helped to keep unemployment rates very low in Vestavia Hills (1.5% as of September 2021). Full value per capita is a strong \$214,701.

### Financial Operations and Reserves: Financial position projected to remain strong through fiscal 2021

The city's financial position has been strong over the last several years and is projected to remain healthy going forward given conservative budgeting practices, strong revenue performance through fiscal 2021 and the expectation that sales tax collections will remain strong throughout fiscal 2022. Available General Fund reserves have remained above 30% since 2011 and as of the last audited statements (fiscal 2020) was 36% of annual revenues.

This publication does not announce a credit rating action. For any credit ratings referenced in this publication, please see the ratings tab on the issuer/entity page on [www.moody's.com](http://www.moody's.com) for the most updated credit rating action information and rating history.

The city finished fiscal 2021 (unaudited) with total General Fund balance increasing by approximately \$2.8 million. This increase was after transfers of \$4.4 million to the Debt Service Fund and \$8.4 million to the Capital Projects Fund. The primary drivers of the increase in fund balance were conservative budgeting and strong revenue performance. The city maintains an Emergency Reserve (committed funds) within the General Fund which had a balance in fiscal 2021 of \$14.3 million (unaudited). Sales tax collections in fiscal 2021 were strong at \$23.5 million, as were property taxes at \$18.4 million. Additionally, the city received approximately \$4.0 million in ARPA funding which is kept in a separate account outside of the General Fund and is expected to be used for hospitality projects. The city expects another \$4.0 million ARPA payment in fiscal 2022.

The fiscal 2022 General Fund budget includes no appropriated fund balance, \$21.8 million in sales tax revenues, \$18.4 million in property tax revenues and \$3.7 million in business license tax revenues. Sales tax revenues have continued their strong performance through the first month of the fiscal year and collections are expected to remain healthy going forward. Management anticipates balanced operations at a minimum by the end of the fiscal year.

### Liquidity

The city's General Fund net cash position at the end of fiscal 2020 was a healthy \$17.4 million or 33.7% of annual revenues. Operating Fund (General Fund and Debt Service Fund) net cash was \$19.3 million (37.2% of annual revenues). Liquidity levels in fiscal 2021 are projected to be higher than fiscal 2020 given the increase in reserves and are expected to remain sufficient to support city operations.

### Debt and Pensions: Above-average but affordable debt profile

The city's debt levels are currently manageable and are not expected to increase dramatically over the near term given the lack of immediate debt plans. Net direct debt, inclusive of the current issue, are modestly above-average 1.4% (national median 1.2%) and rises to 2.7% when taking into consideration the overlapping debt of local municipalities. Amortization of principal is slow with 49% of principal repaid within ten years. The city has no authorized but unissued debt and does not have any immediate plans to issue new money debt.

### Legal security

The Series 2021 Warrants are general obligations of the city payable from all lawfully available revenues and funds and secured by an irrevocable pledge of the full faith and credit of the city.

### Debt structure

The city's debt statement is made up of 100% fixed rate securities.

### Debt-related derivatives

The city is not currently party to any derivative agreements.

### Pensions and OPEB

The city participates in the Employees' Retirement System of Alabama, a multiple-employer defined benefit plan administered by the state. Pension payments for fiscal 2020 for the city totaled \$2.5 million or approximately 4.9% of operating revenues. The payment constituted 100% of the annual pension cost. The city's adjusted pension liability, under Moody's methodology for adjusting reported pension data, is \$85 million or 1.63% of operating revenues. Total fixed costs (debt service, annual pension costs and annual OPEB costs) totaled approximately 19% of fiscal 2020 operating revenues.

## ESG considerations

### Environmental

Environmental risks do not pose a credit risk over the next two years for the city. Moody's utilizes environmental exposure data from its affiliate Four Twenty Seven to assess environmental risk for specific issuers. Of the physical climate risks Four Twenty Seven, Vestavia Hills, AL's highest exposures are to heat stress (medium risk), extreme rainfall (medium risk) and hurricanes (medium risk). These risks are however minimized by the city's historically stable financial position and prudent management which provides added flexibility to respond to contingencies and resilience against potential short-term shocks.

### Social

Social considerations are not material to the credit profile except as described above in the tax base section as it relates to median family income and unemployment.

## Governance

The city of Vestavia Hills is governed by a Council-City Manager form of government consisting of a five member Council presided over by the Mayor. The Mayor and Council members are elected from the city at-large. While the city does not have a formalized General Fund balance policy, they do have an Emergency Reserve Fund policy which requires maintenance of at least 90 days cash.

Alabama cities have an institutional framework score <sup>1</sup> of "Aa," or strong. Sales taxes account for a sizeable portion of a city's revenues, and these revenues tend to be moderately predictable even during recessionary times, because the tax base includes food and other consumer essentials. Cities have a moderate ability to raise property taxes up to 5 mills and can increase sales taxes without limit. Expenditures are highly predictable and, without unions, cities tend to have a strong ability to reduce expenditures. Cities additionally benefit from manageable fixed costs.



## Rating methodology and scorecard factors

The US Local Government General Obligation Debt methodology includes a scorecard, a tool providing a composite score of a local government's credit profile based on the weighted factors we consider most important, universal and measurable, as well as possible notching factors dependent on individual credit strengths and weaknesses. Its purpose is not to determine the final rating, but rather to provide a standard platform from which to analyze and compare local government credits.

Exhibit 2

### Vestavia Hills (City of) AL

Rating Factors	Measure	Score
<b>Economy/Tax Base (30%)[1]</b>		
Tax Base Size: Full Value (in 000s)	\$7,365,743	Aa
Full Value Per Capita	\$214,701	Aaa
Median Family Income (% of US Median)	184.3%	Aaa
<b>Finances (30%)</b>		
Fund Balance as a % of Revenues	39.7%	Aaa
5-Year Dollar Change in Fund Balance as % of Revenues	14.6%	Aa
Cash Balance as a % of Revenues	37.2%	Aaa
5-Year Dollar Change in Cash Balance as % of Revenues	10.6%	Aa
<b>Notching Factors:[2]</b>		
Other Analyst Adjustment to Finances Factor: Material reliance on market access and elevated fixed costs Additional reserves in Capital Fund		Up
<b>Management (20%)</b>		
Institutional Framework	Aa	Aa
Operating History: 5-Year Average of Operating Revenues / Operating Expenditures	1.0x	A
<b>Debt and Pensions (20%)</b>		
Net Direct Debt / Full Value (%)	1.4%	Aa
Net Direct Debt / Operating Revenues (x)	2.0x	A
3-Year Average of Moody's Adjusted Net Pension Liability / Full Value (%)	1.0%	Aa
3-Year Average of Moody's Adjusted Net Pension Liability / Operating Revenues (x)	1.4x	A
	Scorecard-Indicated Outcome	Aaa
	Assigned Rating	Aaa

[1] Economy measures are based on data from the most recent year available.

[2] Notching Factors are specifically defined in the US Local Government General Obligation Debt methodology.

[3] Standardized adjustments are outlined in the GO Methodology Scorecard Inputs publication.

Sources: US Census Bureau, {OrgName}'s financial statements and Moody's Investors Service

## Endnotes

- The institutional framework score assesses a municipality's legal ability to match revenues with expenditures based on its constitutionally and legislatively conferred powers and responsibilities. See [US Local Government General Obligation Debt \(July 2020\)](#) methodology report for more details.

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