



City of Alexandria

City Council Chambers at
Del Pepper Community
Resource Center
4850 Mark Center Drive
Alexandria, VA 22311

Legislation Text

File #: 26-0800, Version: 1

City of Alexandria, Virginia

MEMORANDUM

DATE: APRIL 9, 2026

TO: THE HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL

THROUGH: JAMES F. PARAJON, CITY MANAGER

FROM: KEVIN C. GREENLIEF, DIRECTOR OF FINANCE

DOCKET TITLE:

Consideration of the Monthly Financial Report for the Period Ending February 28, 2026.

ISSUE: Receipt of the Monthly Financial Report for the Period Ending February 28, 2026.

RECOMMENDATION: That City Council receives the Monthly Financial Report.

BACKGROUND: The following discussion is a summary of the Monthly Financial Report for this period. Detailed comparative schedules are attached.

As of February 28, 2026, General Fund revenues totaled \$538.7 million, an increase of \$6.0 million, or 1.1 percent, compared to the same period in FY 2025.

Revenue may not track consistently with a monthly calendar since many revenue sources have due dates that do not occur evenly throughout the year. The City's largest revenue source, the Real Estate tax, is remitted twice per year, in November and June. Through February, we are on target for Real Estate collections. Personal Property continues to lag through February as previously reported. Revenue from Use of Money and Property reflects a decrease of -14.9% compared to the prior year due to interest rate reductions by the Federal Reserve. The reduction was anticipated in the FY 2026 budget.

Other than Consumption Taxes, most other revenue categories are tracking generally as anticipated compared to the amount budgeted. Utility taxes, Permit Fees, and Charges for Services are trending ahead, balanced against declines in Recordation taxes and Fines. Based on the March 1 due date for Business License taxes, approximately 80% of returns have been processed thus far, with the revenue trending flat with the prior year consistent with the projected decrease from the FY 2026 Approved Budget at the time of the fall Council retreat.

Consumption taxes continue to be trending negatively as the combined growth rate has flattened. Year-to-date receipts through February show a cumulative growth rate of -2.02% thus far for the Meals Tax, Transient Lodging Taxes, and Local Sales Tax (Attachment 3).

As of February 28, 2026, General Fund expenditures totaled \$743.8 million, an increase of 10.1%, but this is principally due to the timing difference in debt service payments in FY 2026 compared to the prior year and initial expenses from the January snow and ice emergency.

ATTACHMENTS:

- Attachment 1: Comparative Statement of General Fund Revenues
- Attachment 2: Comparative Statement of General Fund Expenditures
- Attachment 3: Comparative Consumption Spending

STAFF:

Morgan Routt, Director, Office and Management and Budget

CITY OF ALEXANDRIA, VIRGINIA
COMPARATIVE STATEMENT OF REVENUES
GENERAL FUND
FOR THE PERIODS ENDING FEBRUARY 28, 2026 AND FEBRUARY 28, 2025

	FY 2026 APPROVED BUDGET	FY2026 REVENUES THRU 02/28/2026	% OF BUDGET RECEIVED	FY 2025 APPROVED BUDGET	FY2025 REVENUES THRU 02/28/2025	% OF BUDGET RECEIVED	Variance Analysis	
General Property Taxes								
Real Property Taxes.....	\$ 557,980,013	\$ 273,354,844	49.0%	\$ 545,370,119	\$ 268,928,753	49.3%	1.6%	4,426,091
Personal Property Taxes.....	81,046,000	71,838,764	88.6%	75,590,000	72,950,345	96.5%	-1.5%	(1,111,581)
Penalties and Interest.....	5,175,699	3,959,763	76.5%	4,123,399	3,688,653	89.5%	7.3%	271,109
Total General Property Taxes	\$ 644,201,712	\$ 349,153,371	54.2%	\$ 625,083,518	\$ 345,567,751	55.3%	1.0%	3,585,619
Other Local Taxes								
Local Sales and Use Taxes.....	\$ 40,500,000	\$ 20,786,504	51.3%	\$ 41,192,000	\$ 20,532,745	49.8%	1.2%	253,759
Consumer Utility Taxes.....	14,065,000	7,465,420	53.1%	12,020,000	6,237,829	51.9%	19.7%	1,227,591
Communication Sales and Use Taxes.....	6,594,000	3,988,727	60.5%	6,700,000	4,067,744	60.7%	-1.9%	(79,017)
Business License Taxes.....	45,017,145	27,814,208	61.8%	43,718,700	27,038,635	61.8%	2.9%	775,573
Transient Lodging Taxes.....	14,901,000	7,010,239	47.0%	14,901,000	7,778,123	52.2%	-9.9%	(767,884)
Restaurant Meals Tax.....	32,850,000	18,500,468	56.3%	34,270,000	18,940,217	55.3%	-2.3%	(439,749)
Tobacco Taxes.....	1,468,400	1,031,073	70.2%	1,948,999	925,548	47.5%	11.4%	105,525
Out of State License Plate.....	95,800	67,873	70.8%	95,800	5,639	5.9%	1103.7%	62,234
Real Estate Recordation.....	5,100,000	2,636,567	51.7%	2,811,000	3,136,756	111.6%	-15.9%	(500,190)
Admissions Tax.....	267,000	251,279	94.1%	441,600	246,596	55.8%	1.9%	4,683
Other Local Taxes.....	3,810,600	621,331	16.3%	3,650,060	474,173	13.0%	31.0%	147,158
Total Other Local Taxes	164,668,945	90,173,689	54.8%	161,749,159	89,384,006	55.3%	0.9%	789,683
Intergovernmental Revenues								
Revenue from the Fed. Government.....	\$ 8,157,740	\$ 5,133,170	62.9%	\$ 7,372,000	\$ 4,464,759	60.6%	15.0%	668,411
Personal Property Tax Relief from the Commonwealth.....	23,578,531	23,106,960	98.0%	23,578,531	23,106,960	98.0%	0.0%	-
Revenue from the Commonwealth.....	32,909,000	20,829,574	63.3%	31,551,357	20,975,533	66.5%	-0.7%	(145,959)
Total Intergovernmental Revenues	\$ 64,645,271	\$ 49,069,705	75.9%	\$ 62,501,888	\$ 48,547,253	77.7%	1.1%	522,452
Other Governmental Revenues And Transfers In								
Fines and Forfeitures.....	\$ 5,694,500	\$ 2,653,701	46.6%	\$ 4,304,500	\$ 4,158,065	96.6%	-36.2%	(1,504,364)
Licenses and Permits.....	3,039,000	2,906,504	95.6%	2,500,000	1,985,625	79.4%	46.4%	920,879
Charges for City Services.....	19,244,366	11,700,755	60.8%	18,997,239	8,957,871	47.2%	30.6%	2,742,884
Revenue from Use of Money & Prop.....	22,336,354	14,064,873	63.0%	24,194,038	19,122,238	79.0%	-26.4%	(5,057,365)
Other Revenue.....	4,496,845	3,062,083	68.1%	2,441,000	3,983,979	163.2%	-23.1%	(921,897)
Transfer from Other Funds.....	15,924,565	15,924,565	100.0%	10,631,458	11,000,506	103.5%	44.8%	4,924,059
Total Other Governmental Revenues	\$ 70,735,630	\$ 50,312,481	71.1%	\$ 63,068,235	\$ 49,208,285	78.0%	2.2%	1,104,196
TOTAL REVENUE	\$ 944,251,558	\$ 538,709,246	57.1%	\$ 912,402,800	\$ 532,707,295	58.4%	1.1%	6,001,951
Appropriated refunding bond proceeds.....								
Appropriated Fund Balance								
Operating Budget	\$ 31,907,719	\$ -	0.0%	\$ 17,287,951	\$ -	0.0%	0.0%	-
Cash Capital	-	-	0.0%	-	-	0.0%	0.0%	-
Encumbrances And Other.....	\$ 6,860,764	\$ -	0.0%	6,094,680	\$ -	0.0%	0.0%	-
Supplemental Appropriations.....	-	-	0.0%	3,294,959	-	0.0%	0.0%	-
TOTAL	\$ 983,020,041	\$ 538,709,246	54.8%	\$ 939,080,390	\$ 532,707,295	56.7%	1.1%	6,001,951

**COMPARATIVE STATEMENT OF EXPENDITURES & TRANSFERS BY FUNCTION
GENERAL FUND
FOR THE PERIODS ENDING FEBRUARY 28, 2026 AND FEBRUARY 28, 2025**

FUNCTION	FY 2026	FY2026	%	FY 2025	FY2025	%	Variance Analysis
	REVISED BUDGET	EXPENDITURES THRU 02/28/2026	OF BUDGET EXPENDED	APPROVED BUDGET	EXPENDITURES THRU 02/28/2025	OF BUDGET EXPENDED	
Legislative & Executive.....	\$ 8,041,203	\$ 4,814,393	59.9%	\$ 7,848,980	\$ 3,919,085	49.9%	22.8% \$ 895,308
Judicial Administration.....	\$ 52,361,930	\$ 34,810,403	66.5%	\$ 53,093,556	\$ 34,143,631	64.3%	2.0% \$ 666,772
Staff Agencies							
Communications.....	\$ 2,631,656	\$ 1,525,665	58.0%	\$ 2,490,443	\$ 1,376,054	55.3%	10.9% \$ 149,610
Human Rights.....	1,219,498	670,611	55.0%	1,184,429	472,532	39.9%	41.9% \$ 198,079
Information Technology Services.....	20,359,379	14,256,641	70.0%	16,888,393	11,954,921	70.8%	19.3% \$ 2,301,720
Management & Budget.....	1,885,167	1,246,479	66.1%	1,938,735	1,274,323	65.7%	-2.2% \$ (27,844)
Finance.....	15,560,408	9,296,461	59.7%	14,733,140	9,357,860	63.5%	-0.7% \$ (61,399)
Performance and Accountability.....	1,140,122	695,191	61.0%	958,791	648,363	67.6%	7.2% \$ 46,828
Internal Audit.....	557,379	319,396	57.3%	582,385	361,558	62.1%	-11.7% \$ (42,162)
Human Resources.....	6,413,443	3,975,431	62.0%	5,851,287	3,355,875	57.4%	18.5% \$ 619,556
Planning & Zoning.....	8,793,970	5,079,452	57.8%	7,847,972	4,667,402	59.5%	8.8% \$ 412,050
Economic Development Activities.....	10,793,698	8,343,320	77.3%	9,277,318	6,979,273	75.2%	19.5% \$ 1,364,047
City Attorney.....	4,510,800	3,137,607	69.6%	4,455,122	3,189,082	71.6%	-1.6% \$ (51,476)
Registrar.....	2,034,960	1,283,485	63.1%	2,436,663	1,342,892	55.1%	-4.4% \$ (59,407)
General Services.....	15,259,843	8,515,090	55.8%	15,925,466	9,348,411	58.7%	-8.9% \$ (833,321)
Total Staff Agencies	\$ 91,160,322	\$ 58,344,828	64.0%	\$ 84,570,144	\$ 54,328,545	64.2%	7.4% \$ 4,016,283
Operating Agencies							
Transportation & Environmental Services.....	\$ 28,936,928	\$ 16,958,465	58.6%	\$ 29,935,963	\$ 15,969,030	53.3%	6.2% \$ 989,435
Fire.....	69,740,335	46,037,054	66.0%	68,217,300	42,717,280	62.6%	7.8% \$ 3,319,775
Police.....	73,932,402	43,385,032	58.7%	71,692,701	44,565,222	62.2%	-2.6% \$ (1,180,190)
Community Policing Review.....	620,884	204,831	33.0%	653,618	307,466	47.0%	-33.4% \$ (102,634)
Emergency Communications.....	10,195,918	6,256,001	61.4%	10,165,444	6,279,378	61.8%	-0.4% \$ (23,377)
Transit Subsidies.....	14,178,686	1,450,511	10.2%	16,954,438	1,506,936	8.9%	-3.7% \$ (56,424)
Housing.....	2,203,661	1,329,562	60.3%	2,343,231	1,465,732	62.6%	-9.3% \$ (136,170)
Community and Human Services.....	17,215,636	10,343,027	60.1%	18,452,890	10,931,938	59.2%	-5.4% \$ (588,911)
Health.....	12,516,095	7,274,753	58.1%	10,995,493	7,677,108	69.8%	-5.2% \$ (402,355)
Historic Resources.....	4,954,716	3,157,496	63.7%	4,607,856	3,289,625	71.4%	-4.0% \$ (132,128)
Recreation.....	31,331,358	18,006,948	57.5%	30,226,876	17,680,816	58.5%	1.8% \$ 326,132
Total Operating Agencies	\$ 265,826,618	\$ 154,403,681	58.1%	\$ 264,245,808	\$ 152,390,528	57.7%	1.3% \$ 2,013,153
Education							
Schools.....	\$ 282,384,561	\$ 282,384,561	100.0%	\$ 273,034,300	\$ 273,034,300	100.0%	3.4% \$ 9,350,261
Other Educational Activities.....	15,449	11,587	75.0%	15,570	11,587	74.4%	0.0% \$ -
Total Education	\$ 282,400,010	\$ 282,396,148	100.0%	\$ 273,049,870	\$ 273,045,887	100.0%	3.4% \$ 9,350,261
Capital, Debt Service and Miscellaneous							
Debt Service - City.....	\$ 57,703,661	\$ 57,703,661	100.0%	\$ 49,638,949	\$ 32,570,870	65.6%	77.2% \$ 25,132,791
Debt Service - Schools.....	\$ 47,834,265	\$ 31,890,831	66.7%	\$ 45,527,862	\$ 28,883,602	63.4%	10.4% \$ 3,007,229
Expenses on Refunding Bonds.....	20,000	2,080	10.4%	-	-	0.0%	0.0% \$ 2,080
Non-Departmental.....	\$ 11,254,102	\$ 8,061,458	71.6%	\$ 11,390,061	\$ 6,264,669	55.0%	28.7% \$ 1,796,789
General Cash Capital.....	\$ 48,670,924	\$ 48,670,924	100.0%	\$ 29,476,152	\$ 29,476,152	100.0%	65.1% \$ 19,194,772
Contingent Reserves.....	873,055	-	0.0%	1,800,575	-	0.0%	0.0% \$ -
Total Capital, Debt Service and Miscellaneous	\$ 166,356,007	\$ 146,328,954	88.0%	\$ 137,833,599	\$ 97,195,293	70.5%	50.6% \$ 49,133,661
TOTAL EXPENDITURES	\$ 866,146,091	\$ 681,098,406	78.6%	\$ 820,641,956	\$ 615,022,968	74.9%	10.7% \$ 66,075,438
Transfers to Special Revenue /Capital Projects Fu							
Transfer to Housing.....	\$ 9,789,776	\$ 9,789,776	100.0%	\$ 9,919,184	\$ 9,919,184	100.0%	-1.3% \$ (129,408)
Transfer to Library.....	9,312,456	95	0.0%	9,173,121	1,133	0.0%	-91.6% \$ (1,038)
Transfer to DASH.....	36,254,417	35,665,853	98.4%	33,818,503	33,168,264	98.1%	7.5% \$ 2,497,589
TOTAL EXPENDITURES & TRANSFERS	\$ 983,020,041	\$ 743,845,429	75.7%	\$ 935,562,415	\$ 675,556,516	72.2%	10.1% \$ 68,288,913
Total Expenditures by Category							
Salaries and Benefits.....	\$ 286,059,286	\$ 179,783,878	62.8%	\$ 281,892,194	\$ 174,080,445	61.8%	3.3% \$ 5,703,434
Non Personnel (includes all school funds)	696,960,755	564,061,551	80.9%	653,670,221	501,486,072	76.7%	12.5% \$ 62,575,479
Total Expenditures	\$ 983,020,041	\$ 743,845,429	75.7%	\$ 935,562,415	\$ 675,566,516	72.2%	10.1% \$ 68,278,913

Monthly	Growth Rate: YTD Receipts through February 2026				
	FY22	FY23	FY24	FY25	FY26
Sales Tax	14.73%	8.62%	2.09%	0.46%	1.24%
Meals Tax	30.66%	9.93%	6.16%	5.36%	-2.32%
Transient Lodging	82.07%	29.20%	31.10%	3.23%	-9.87%
	26.36%	11.54%	7.60%	2.83%	-2.02%

