

# City of Alexandria, Virginia

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## MEMORANDUM

**DATE:** MARCH 5, 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:**

**TITLE**

Consideration of the Monthly Financial Report for the Period Ending January 31, 2026.

**BODY**

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**ISSUE:** Receipt of the Monthly Financial Report for the Period Ending January 31, 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 January 31, 2026, General Fund revenues totaled \$497.4 million, an increase of \$8.7 million, or 1.8 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 January, we are on target for Real Estate collections. Personal Property continues to lag through January as previously reported. Revenue from Use of Money and Property reflects a decrease of -14.7% 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 as anticipated compared to the amount budgeted and no category reflects a significant variance at this time. It is important to note that no Business License data will be available until the annual returns are processed later in spring based on the March 1 due date set by State law.

Consumption taxes continue trending negative as the combined growth rate has flattened. Year-to-date receipts through January show a cumulative growth rate of -2.07% thus far for the Meals Tax, Transient Lodging Taxes, and Local Sales Tax.

As of January 31, 2026, General Fund expenditures totaled \$711.6 million, an increase of 9.9%, but this is principally due to the timing difference in debt service payments in FY 2026 compared to the prior year. Looking at expenditures as a percent of the budget, expenditures are only tracking slightly ahead of last year's pace.

It should be noted that this month's report does yet not reflect the exceptional expenses related to the severe ice storm in late January. Those expenses, the invoices for which are still being accumulated, are reflected in a pending Supplemental Appropriation Ordinance.

**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

Johanna Seltzer, Chief of Administration, Department of Finance

CITY OF ALEXANDRIA, VIRGINIA  
 COMPARATIVE STATEMENT OF REVENUES  
 GENERAL FUND  
 FOR THE PERIODS ENDING JANUARY 31, 2026 AND JANUARY 31, 2025

|  | FY 2026<br>APPROVED<br>BUDGET | FY2026<br>REVENUES<br>THRU 01/31/2026 | %<br>OF BUDGET<br>RECEIVED | FY 2025<br>APPROVED<br>BUDGET | FY2025<br>REVENUES<br>THRU 01/31/2025 | %<br>OF BUDGET<br>RECEIVED | Variance Analysis |             |
|--|-------------------------------|---------------------------------------|----------------------------|-------------------------------|---------------------------------------|----------------------------|-------------------|-------------|
| <b>General Property Taxes</b>                              |                               |                                       |                            |                               |                                       |                            |                   |             |
| Real Property Taxes.....                                   | \$ 557,980,013                | \$ 272,732,379                        | 48.9%                      | \$ 545,370,119                | \$ 268,227,209                        | 49.2%                      | 1.7%              | 4,505,170   |
| Personal Property Taxes.....                               | 81,046,000                    | 70,929,994                            | 87.5%                      | 75,590,000                    | 72,283,173                            | 95.6%                      | -1.9%             | (1,353,180) |
| Penalties and Interest.....                                | 5,175,699                     | 3,646,150                             | 70.4%                      | 4,123,399                     | 3,218,121                             | 78.0%                      | 13.3%             | 428,028     |
| Total General Property Taxes                               | \$ 644,201,712                | \$ 347,308,523                        | 53.9%                      | \$ 625,083,518                | \$ 343,728,504                        | 55.0%                      | 1.0%              | 3,580,019   |
| <b>Other Local Taxes</b>                                   |                               |                                       |                            |                               |                                       |                            |                   |             |
| Local Sales and Use Taxes.....                             | \$ 40,500,000                 | \$ 16,993,554                         | 42.0%                      | \$ 41,192,000                 | \$ 16,762,813                         | 40.7%                      | 1.4%              | 230,741     |
| Consumer Utility Taxes.....                                | 14,065,000                    | 5,590,377                             | 39.7%                      | 12,020,000                    | 5,616,808                             | 46.7%                      | -0.5%             | (26,431)    |
| Communication Sales and Use Taxes.....                     | 6,594,000                     | 3,425,795                             | 52.0%                      | 6,700,000                     | 3,471,181                             | 51.8%                      | -1.3%             | (45,386)    |
| Business License Taxes.....                                | 45,017,145                    | 4,038,102                             | 9.0%                       | 43,718,700                    | 3,661,919                             | 8.4%                       | 10.3%             | 376,183     |
| Transient Lodging Taxes.....                               | 14,901,000                    | 6,277,557                             | 42.1%                      | 14,901,000                    | 6,793,533                             | 45.6%                      | -7.6%             | (515,976)   |
| Restaurant Meals Tax.....                                  | 32,850,000                    | 16,191,440                            | 49.3%                      | 34,270,000                    | 16,717,548                            | 48.8%                      | -3.1%             | (526,108)   |
| Tobacco Taxes.....   | 1,468,400                     | 901,204                               | 61.4%                      | 1,948,999                     | 785,972                               | 40.3%                      | 14.7%             | 115,232     |
| Motor Vehicle License Tax.....                             | 95,800                        | 64,974                                | 67.8%                      | 95,800                        | 5,060                                 | 5.3%                       | 1184.0%           | 59,913      |
| Real Estate Recordation.....                               | 5,100,000                     | 2,342,940                             | 45.9%                      | 2,811,000                     | 2,606,374                             | 92.7%                      | -10.1%            | (263,433)   |
| Admissions Tax.....  | 267,000                       | 197,449                               | 74.0%                      | 441,600                       | 195,210                               | 44.2%                      | 1.1%              | 2,239       |
| Other Local Taxes.....                                     | 3,810,600                     | 400,365                               | 10.5%                      | 3,650,060                     | 433,000                               | 11.9%                      | -7.5%             | (32,635)    |
| Total Other Local Taxes                                    | 164,668,945                   | 56,423,756                            | 34.3%                      | 161,749,159                   | 57,049,418                            | 35.3%                      | -1.1%             | (625,662)   |
| <b>Intergovernmental Revenues</b>                          |                               |                                       |                            |                               |                                       |                            |                   |             |
| Revenue from the Fed. Government.....                      | \$ 8,157,740                  | \$ 3,834,121                          | 47.0%                      | \$ 7,372,000                  | \$ 3,837,051                          | 52.0%                      | -0.1%             | (2,930)     |
| Personal Property Tax Relief from<br>the Commonwealth..... | 23,578,531                    | 22,399,604                            | 95.0%                      | 23,578,531                    | 22,399,604                            | 95.0%                      | -11.8%            | -           |
| Revenue from the Commonwealth.....                         | 32,909,000                    | 19,755,313                            | 60.0%                      | 31,551,357                    | 18,028,618                            | 57.1%                      | 24.2%             | 1,726,695   |
| Total Intergovernmental Revenues                           | \$ 64,645,271                 | \$ 45,989,038                         | 71.1%                      | \$ 62,501,888                 | \$ 44,265,272                         | 70.8%                      | 3.9%              | 1,723,766   |
| <b>Other Governmental Revenues And Transfers In</b>        |                               |                                       |                            |                               |                                       |                            |                   |             |
| Fines and Forfeitures.....                                 | \$ 5,694,500                  | \$ 2,433,275                          | 42.7%                      | \$ 4,304,500                  | \$ 3,627,210                          | 84.3%                      | -32.9%            | (1,193,935) |
| Licenses and Permits.....                                  | 3,039,000                     | 2,797,986                             | 92.1%                      | 2,500,000                     | 1,893,338                             | 75.7%                      | 47.8%             | 904,648     |
| Charges for City Services.....                             | 19,244,366                    | 9,844,526                             | 51.2%                      | 18,997,239                    | 7,604,151                             | 40.0%                      | 29.5%             | 2,240,375   |
| Revenue from Use of Money & Prop.....                      | 22,336,354                    | 14,019,886                            | 62.8%                      | 24,194,038                    | 17,058,974                            | 70.5%                      | -17.8%            | (3,039,088) |
| Other Revenue.....   | 4,496,845                     | 2,686,712                             | 59.7%                      | 2,441,000                     | 2,474,945                             | 101.4%                     | 8.6%              | 211,767     |
| 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                 | \$ 47,706,950                         | 67.4%                      | \$ 63,068,235                 | \$ 43,659,124                         | 69.2%                      | 9.3%              | 4,047,826   |
| <b>TOTAL REVENUE</b>                                       | \$ 944,251,558                | \$ 497,428,267                        | 52.7%                      | \$ 912,402,800                | \$ 488,702,317                        | 53.6%                      | 1.8%              | 8,725,949   |
| 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.....                                | \$ 6,899,448                  | -                                     | 0.0%                       | 6,094,680                     | -                                     | 0.0%                       | 0.0%              | -           |
| Supplemental Appropriations.....                           | -                             | -                                     | 0.0%                       | 3,294,959                     | -                                     | 0.0%                       | 0.0%              | -           |
| <b>TOTAL</b>   | \$ 983,058,725                | \$ 497,428,267                        | 50.6%                      | \$ 939,080,390                | \$ 488,702,317                        | 52.0%                      | 1.8%              | 8,725,949   |
| Revenue Excluding Encumbrances                             | \$ 976,159,277                |                                       |                            | \$ 929,690,751                |                                       |                            |                   |             |

**COMPARATIVE STATEMENT OF EXPENDITURES & TRANSFERS BY FUNCTION  
GENERAL FUND  
FOR THE PERIODS ENDING JANUARY 31, 2026 AND JANUARY 31, 2025**

| FUNCTION   | FY 2026        | FY2026                       | %                  | FY 2025         | FY2025                       | %                  | Variance Analysis |                |
|--|----------------|------------------------------|--------------------|-----------------|------------------------------|--------------------|-------------------|----------------|
|  | REVISED BUDGET | EXPENDITURES THRU 01/31/2026 | OF BUDGET EXPENDED | APPROVED BUDGET | EXPENDITURES THRU 01/31/2025 | OF BUDGET EXPENDED |                   |                |
| Legislative & Executive.....                         | \$ 8,041,203   | \$ 4,105,287                 | 51.1%              | \$ 7,848,980    | \$ 3,491,806                 | 44.5%              | 17.6%             | \$ 613,481     |
| Judicial Administration.....                         | \$ 53,782,775  | \$ 30,850,408                | 57.4%              | \$ 53,098,375   | \$ 30,650,222                | 57.7%              | 0.7%              | \$ 200,186     |
| <b>Staff Agencies</b>                                |                |                              |                    |                 |                              |                    |                   |                |
| Communications.....                                  | \$ 2,631,656   | \$ 1,327,814                 | 50.5%              | \$ 2,490,443    | \$ 1,213,894                 | 48.7%              | 9.4%              | \$ 113,921     |
| Human Rights.....                                    | 1,219,498      | 599,668                      | 49.2%              | 1,184,429       | 421,608                      | 35.6%              | 42.2%             | \$ 178,060     |
| Information Technology Services.....                 | 20,359,379     | 13,217,838                   | 64.9%              | 16,888,393      | 10,546,606                   | 62.4%              | 25.3%             | \$ 2,671,232   |
| Management & Budget.....                             | 1,885,167      | 1,115,246                    | 59.2%              | 1,938,735       | 1,144,569                    | 59.0%              | -2.6%             | \$ (29,324)    |
| Finance.....   | 15,560,408     | 8,273,618                    | 53.2%              | 14,733,140      | 7,998,864                    | 54.3%              | 3.4%              | \$ 274,754     |
| Performance and Accountability.....                  | 1,140,122      | 626,475                      | 54.9%              | 958,791         | 593,524                      | 61.9%              | 5.6%              | \$ 32,951      |
| Internal Audit.....                                  | 557,379        | 279,042                      | 50.1%              | 582,385         | 318,324                      | 54.7%              | -12.3%            | \$ (39,281)    |
| Human Resources.....                                 | 6,413,443      | 3,516,992                    | 54.8%              | 5,851,287       | 2,852,944                    | 48.8%              | 23.3%             | \$ 664,048     |
| Planning & Zoning.....                               | 8,793,970      | 4,519,747                    | 51.4%              | 7,847,972       | 4,101,739                    | 52.3%              | 10.2%             | \$ 418,007     |
| Economic Development Activities.....                 | 10,793,698     | 8,342,710                    | 77.3%              | 9,277,318       | 6,978,773                    | 75.2%              | 19.5%             | \$ 1,363,936   |
| City Attorney.....                                   | 4,510,800      | 2,766,633                    | 61.3%              | 4,455,122       | 2,848,352                    | 63.9%              | -2.9%             | \$ (81,719)    |
| Registrar.....                                       | 2,034,960      | 1,080,971                    | 53.1%              | 2,438,039       | 1,246,097                    | 51.1%              | -13.3%            | \$ (165,126)   |
| General Services.....                                | 15,259,843     | 7,315,108                    | 47.9%              | 15,925,466      | 8,213,024                    | 51.6%              | -10.9%            | \$ (897,916)   |
| <b>Total Staff Agencies</b>                          | \$ 91,160,322  | \$ 52,981,862                | 58.1%              | \$ 84,571,520   | \$ 48,478,318                | 57.3%              | 9.3%              | \$ 4,503,544   |
| <b>Operating Agencies</b>                            |                |                              |                    |                 |                              |                    |                   |                |
| Transportation & Environmental Services.....         | \$ 28,936,928  | \$ 13,536,015                | 46.8%              | \$ 31,924,277   | \$ 13,833,941                | 43.3%              | -2.2%             | \$ (297,925)   |
| Fire.....  | 69,774,154     | 39,720,085                   | 56.9%              | 70,239,401      | 37,154,747                   | 52.9%              | 6.9%              | \$ 2,565,338   |
| Police.....  | 73,934,577     | 37,704,389                   | 51.0%              | 71,692,701      | 39,536,935                   | 55.1%              | -4.6%             | \$ (1,832,546) |
| Community Policing Review.....                       | 620,884        | 173,695                      | 28.0%              | 653,618         | 287,234                      | 43.9%              | -39.5%            | \$ (113,539)   |
| Emergency Communications.....                        | 10,195,918     | 5,336,348                    | 52.3%              | 10,165,444      | 5,645,972                    | 55.5%              | -5.5%             | \$ (309,624)   |
| Transit Subsidies.....                               | 14,178,686     | 1,094,802                    | 7.7%               | 16,954,438      | 1,208,993                    | 7.1%               | -9.4%             | \$ (114,191)   |
| Housing.....   | 2,203,661      | 1,181,499                    | 53.6%              | 2,343,231       | 1,307,020                    | 55.8%              | -9.6%             | \$ (125,521)   |
| Community and Human Services.....                    | 17,215,636     | 8,264,738                    | 48.0%              | 17,902,890      | 9,562,920                    | 53.4%              | -13.6%            | \$ (1,298,182) |
| Health.....  | 11,095,250     | 7,101,975                    | 64.0%              | 10,995,493      | 7,492,944                    | 68.1%              | -5.2%             | \$ (390,969)   |
| Historic Resources.....                              | 4,954,716      | 2,795,184                    | 56.4%              | 4,607,856       | 2,946,417                    | 63.9%              | -5.1%             | \$ (151,232)   |
| Recreation.....                                      | 31,334,048     | 16,710,800                   | 53.3%              | 30,406,682      | 15,897,848                   | 52.3%              | 5.1%              | \$ 812,952     |
| <b>Total Operating Agencies</b>                      | \$ 264,444,458 | \$ 133,619,530               | 50.5%              | \$ 267,886,029  | \$ 134,874,970               | 50.3%              | -0.9%             | \$ (1,255,440) |
| <b>Education</b>                                     |                |                              |                    |                 |                              |                    |                   |                |
| 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%              | \$ -           |
| <b>Total Education</b>                               | \$ 282,400,010 | \$ 282,396,148               | 100.0%             | \$ 273,049,870  | \$ 273,045,887               | 100.0%             | 3.4%              | \$ 9,350,261   |
| <b>Capital, Debt Service and Miscellaneous</b>       |                |                              |                    |                 |                              |                    |                   |                |
| 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     | 6,734,995                    | 59.8%              | 11,390,061      | 5,687,753                    | 49.9%              | 18.4%             | \$ 1,047,242   |
| General Cash Capital.....                            | 48,670,924     | 48,670,924                   | 100.0%             | 25,502,752      | 29,476,152                   | 115.6%             | 65.1%             | \$ 19,194,772  |
| Contingent Reserves.....                             | 873,055        | -                            | 0.0%               | 2,350,575       | -                            | 0.0%               | 0.0%              | \$ -           |
| <b>Total Capital, Debt Service and Miscellaneous</b> | \$ 166,356,007 | \$ 145,002,491               | 87.2%              | \$ 134,410,199  | \$ 96,618,378                | 71.9%              | 50.1%             | \$ 48,384,113  |
| <b>TOTAL EXPENDITURES</b>                            | \$ 866,184,775 | \$ 648,955,727               | 74.9%              | \$ 820,864,973  | \$ 587,159,580               | 71.5%              | 10.5%             | \$ 61,796,146  |
| Transfers to Special Revenue /Capital Projects Fu    | \$ 61,517,301  | \$ 17,291,299                | 28.1%              | \$ 62,009,651   | \$ 17,444,967                | 28.1%              | -0.9%             | \$ (153,668)   |
| 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       | 63                           | 0.0%               | 50.8%             | \$ 32          |
| Transfer to DASH.....                                | 36,254,417     | 35,518,711                   | 98.0%              | 33,818,503      | 33,168,264                   | 98.1%              | 7.1%              | \$ 2,350,447   |
| <b>TOTAL EXPENDITURES &amp; TRANSFERS</b>            | \$ 983,058,725 | \$ 711,555,608               | 72.4%              | \$ 935,785,432  | \$ 647,692,058               | 69.2%              | 9.9%              | \$ 63,863,549  |
| <b>Total Expenditures by Category</b>                |                |                              |                    |                 |                              |                    |                   |                |
| Salaries and Benefits.....                           | \$ 286,242,186 | \$ 156,390,373               | 54.6%              | \$ 282,669,138  | \$ 153,405,800               | 54.3%              | 1.9%              | \$ 2,984,573   |
| Non Personnel (includes all school funds) .....      | 696,816,539    | 555,165,235                  | 79.7%              | 653,116,294     | 494,286,258                  | 75.7%              | 12.3%             | \$ 60,878,977  |
| <b>Total Expenditures</b>                            | \$ 983,058,725 | \$ 711,555,608               | 72.4%              | \$ 935,785,432  | \$ 647,692,058               | 69.2%              | 9.9%              | \$ 63,863,550  |

| Monthly           | Growth Rate: YTD Receipts through January 2026 |              |              |              |               |
|-------------------|--|--------------|--------------|--------------|---------------|
|                   | FY22   | FY23         | FY24         | FY25         | FY26          |
| Sales Tax         | 15.14%   | 9.16%        | 3.10%        | -0.20%       | 1.24%         |
| Meals Tax         | 35.60%   | 7.12%        | 6.12%        | 6.26%        | -3.15%        |
| Transient Lodging | 109.93%  | 16.72%       | 36.18%       | 2.08%        | -7.60%        |
|                   | <b>30.95%</b>                                  | <b>9.26%</b> | <b>8.83%</b> | <b>2.78%</b> | <b>-2.07%</b> |

