



## Legislation Text

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### City of Alexandria, Virginia

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#### MEMORANDUM

**DATE:** JUNE 4, 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 April 30, 2026.

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**ISSUE:** Receipt of the Monthly Financial Report for the Period Ending April 30, 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 April 30, 2026, General Fund revenues totaled \$593.5 million, an increase of \$6.4 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. The June installment will reflect increased assessments associated with tax year 2026. Through April, we are on target for Real Estate collections. Personal Property continues to lag through April as previously reported, though supplemental assessments from vehicle move ins and purchases are expected to help close the gap somewhat with a due date of May 29. Revenue from Use of Money and Property reflects a decrease compared to the prior year due to interest rate reductions by the Federal Reserve. The reduction was anticipated in the FY 2026 budget.

Revenues are generally flat for FY 2026. While property taxes are up 1.5% through April, Other Local Taxes are trending negative by -1.2%. Business Licenses which were due March 1 were down -1.1% through April, but continued posting through May 19 now indicates positive growth over the prior year by 1.3%. Still, that is considerably down from the 6.1% normal growth assumed in the FY 2026 Approved Budget. Staff lowered the forecast at the November retreat in anticipation of the reduction in federal contracts.

Consumption taxes continue trending negative as the combined growth rate has flattened. Year-to-date receipts through April show a cumulative growth rate of -1.22%, with the biggest decrease being in Transient Lodging Taxes (Attachment 3). Meals Tax alone is slightly positive through April.

Based on the flat revenue trend, departments have been advised to closely monitor expenses and limit discretionary spending for the remainder of the year to minimize the use of year-end fund balance to the extent possible.

As of April 30, 2026, General Fund expenditures totaled \$821.4 million, an increase of 10.0%, in part due to the timing difference of posting debt service payments in FY 2026. Adjusting for that timing difference, the percentage of year-to-date expenditures is comparable to the prior year.

City Council passed a Supplemental Appropriation Ordinance in April primarily to recognize actual grant awards to departments, to appropriate Equipment Replacement Reserve funds, to make Capital Project fund adjustments, and to appropriate \$11 million from fund balance to accommodate the significant expenses associated with the January snow and ice storm. The final cost of these storm invoices was approximately \$10.4 million. The balance of the appropriation will remain in the General Fund. City Council will consider the final Supplemental Appropriation Ordinance for FY 2026 in June.

**ATTACHMENTS:**

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

**STAFF:**

Morgan Routt, Director, Office and Management and Budget  
Johanna Seltzer, Chief of Administration, Finance Department

## CITY OF ALEXANDRIA, VIRGINIA

COMPARATIVE STATEMENT OF REVENUES  
GENERAL FUND

FOR THE PERIODS ENDING APRIL 30, 2026 AND APRIL 30, 2025

	FY 2026 APPROVED BUDGET	FY2026 REVENUES THRU 04/30/2026	% OF BUDGET RECEIVED	FY 2025 APPROVED BUDGET	FY2025 REVENUES THRU 04/30/2025	% OF BUDGET RECEIVED	Variance Analysis	
<b>General Property Taxes</b>								
Real Property Taxes.....	\$ 557,980,013	\$ 275,800,791	49.4%	\$ 545,370,119	\$ 270,957,367	49.7%	1.8%	4,843,424
Personal Property Taxes.....	81,046,000	74,577,890	92.0%	75,590,000	74,685,104	98.8%	-0.1%	(107,214)
Penalties and Interest.....	5,175,699	5,146,088	99.4%	4,123,399	4,623,856	112.1%	11.3%	522,232
Total General Property Taxes	\$ 644,201,712	\$ 355,524,769	55.2%	\$ 625,083,518	\$ 350,266,327	56.0%	1.5%	5,258,442
<b>Other Local Taxes</b>								
Local Sales and Use Taxes.....	\$ 40,500,000	\$ 26,733,890	66.0%	\$ 41,192,000	\$ 26,790,317	65.0%	-0.2%	(56,427)
Consumer Utility Taxes.....	14,065,000	9,138,952	65.0%	12,020,000	9,259,780	77.0%	-1.3%	(120,827)
Communication Sales and Use Taxes.....	6,594,000	5,103,136	77.4%	6,700,000	5,224,136	78.0%	-2.3%	(121,000)
Business License Taxes.....	45,017,145	40,880,718	90.8%	43,718,700	41,345,180	94.6%	-1.1%	(464,462)
Transient Lodging Taxes.....	14,901,000	9,708,135	65.2%	14,901,000	10,479,707	70.3%	-7.4%	(771,571)
Restaurant Meals Tax.....	32,850,000	24,250,962	73.8%	34,270,000	24,174,954	70.5%	0.3%	76,008
Tobacco Taxes.....	1,468,400	1,282,204	87.3%	1,948,999	1,199,470	61.5%	6.9%	82,734
Out of State License Plate.....	95,800	70,562	73.7%	95,800	8,568	8.9%	723.5%	61,994
Real Estate Recordation.....	5,100,000	3,506,244	68.7%	2,811,000	3,871,327	137.7%	-9.4%	(365,083)
Admissions Tax.....	267,000	303,129	113.5%	441,600	295,928	67.0%	2.4%	7,201
Other Local Taxes.....	3,810,600	640,561	16.8%	3,650,060	486,975	13.3%	31.5%	153,586
Total Other Local Taxes	164,668,945	121,618,494	73.9%	161,749,159	123,136,342	76.1%	-1.2%	(1,517,847)
<b>Intergovernmental Revenues</b>								
Revenue from the Fed. Government.....	\$ 8,157,740	\$ 6,428,500	78.8%	\$ 7,372,000	\$ 5,563,681	75.5%	15.5%	864,819
Personal Property Tax Relief from the Commonwealth.....	23,578,531	23,106,960	98.0%	23,578,531	23,106,958	98.0%	0.0%	2
Revenue from the Commonwealth.....	32,909,000	27,010,693	82.1%	31,551,357	25,905,585	82.1%	4.3%	1,105,108
Total Intergovernmental Revenues	\$ 64,645,271	\$ 56,546,152	87.5%	\$ 62,501,888	\$ 54,576,224	87.3%	3.6%	1,969,928
<b>Other Governmental Revenues And Transfers In</b>								
Fines and Forfeitures.....	\$ 5,694,500	\$ 3,495,335	61.4%	\$ 4,304,500	\$ 5,393,690	125.3%	-35.2%	(1,898,355)
Licenses and Permits.....	3,039,000	3,484,978	114.7%	2,500,000	2,507,905	100.3%	39.0%	977,073
Charges for City Services.....	19,244,366	14,394,750	74.8%	18,997,239	12,301,920	64.8%	17.0%	2,092,830
Revenue from Use of Money & Prop.....	22,336,354	18,689,099	83.7%	24,194,038	23,268,201	96.2%	-19.7%	(4,579,102)
Other Revenue.....	4,496,845	3,834,257	85.3%	2,441,000	4,655,767	190.7%	-17.6%	(821,510)
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	\$ 59,822,983	84.6%	\$ 63,068,235	\$ 59,127,989	93.8%	1.2%	694,994
<b>TOTAL REVENUE</b>	\$ 944,251,558	\$ 593,512,399	62.9%	\$ 912,402,800	\$ 587,106,882	64.3%	1.1%	6,405,517
Appropriated refunding bond proceeds.....								
Appropriated Fund Balance								
Operating Budget .....	\$ 13,992,992	\$ -	0.0%	\$ 13,992,992	\$ -	0.0%	0.0%	-
Cash Capital.....	-	-	0.0%	-	-	0.0%	0.0%	-
Encumbrances And Other.....	\$ 6,545,240	-	0.0%	10,468,829	-	0.0%	0.0%	-
Supplemental Appropriations.....	30,631,766	-	0.0%	5,866,683	-	0.0%	0.0%	-
<b>TOTAL</b>	\$ 995,421,556	\$ 593,512,399	59.6%	\$ 942,731,304	\$ 587,106,882	62.3%	1.1%	6,405,517
Revenue Excluding Encumbrances	\$ 988,876,316			\$ 926,395,792				

**COMPARATIVE STATEMENT OF EXPENDITURES & TRANSFERS BY FUNCTION  
GENERAL FUND  
FOR THE PERIODS ENDING APRIL 30, 2026 AND APRIL 30, 2025**

FUNCTION	FY 2026	FY2026	%	FY 2025	FY2025	%	Variance Analysis
	REVISED BUDGET	EXPENDITURES THRU 04/30/2026	OF BUDGET EXPENDED	APPROVED BUDGET	EXPENDITURES THRU 04/30/2025	OF BUDGET EXPENDED	
Legislative & Executive.....	\$ 8,237,203	\$ 6,006,624	72.9%	\$ 7,848,980	\$ 5,021,225	64.0%	19.6% \$ 985,399
Judicial Administration.....	\$ 53,667,025	\$ 43,609,208	81.3%	\$ 53,212,708	\$ 42,695,208	80.2%	2.1% \$ 914,000
<b>Staff Agencies</b>							
Communications.....	\$ 2,631,656	\$ 1,904,681	72.4%	\$ 2,490,443	\$ 1,736,421	69.7%	9.7% \$ 168,260
Human Rights.....	1,369,498	\$ 971,419	70.9%	1,334,429	\$ 623,002	46.7%	55.9% \$ 348,417
Information Technology Services.....	20,679,379	\$ 16,901,793	81.7%	16,886,292	\$ 14,478,840	85.7%	16.7% \$ 2,422,953
Management & Budget.....	1,885,167	\$ 1,526,281	81.0%	1,938,735	\$ 1,565,308	80.7%	-2.5% \$ (39,027)
Finance.....	15,560,408	\$ 11,265,808	72.4%	14,733,140	\$ 11,524,031	78.2%	-2.2% \$ (258,223)
Performance and Accountability.....	1,140,122	\$ 845,029	74.1%	958,790	\$ 772,228	80.5%	9.4% \$ 72,801
Internal Audit.....	557,379	\$ 394,577	70.8%	607,385	\$ 440,043	72.4%	-10.3% \$ (45,466)
Human Resources.....	6,413,443	\$ 4,864,198	75.8%	5,851,287	\$ 4,204,309	71.9%	15.7% \$ 659,889
Planning & Zoning.....	8,766,970	\$ 6,322,710	72.1%	8,345,203	\$ 5,947,976	71.3%	6.3% \$ 374,734
Economic Development Activities.....	10,793,698	\$ 10,495,311	97.2%	9,277,318	\$ 9,250,704	99.7%	13.5% \$ 1,244,607
City Attorney.....	4,935,800	\$ 3,924,838	79.5%	4,755,122	\$ 3,969,280	83.5%	-1.1% \$ (44,442)
Registrar.....	2,104,960	\$ 1,625,057	77.2%	2,436,663	\$ 1,783,216	73.2%	-8.9% \$ (158,159)
General Services.....	15,094,388	\$ 11,100,317	73.5%	16,345,466	\$ 12,767,369	78.1%	-13.1% \$ (1,667,052)
Total Staff Agencies	\$ 91,932,868	\$ 72,142,019	78.5%	\$ 85,960,273	\$ 69,062,727	80.3%	4.5% \$ 3,079,292
<b>Operating Agencies</b>							
Transportation & Environmental Services.....	\$ 28,924,528	\$ 21,403,920	74.0%	\$ 28,378,228	\$ 20,103,403	70.8%	6.5% \$ 1,300,517
Fire.....	69,745,192	\$ 57,770,382	82.8%	67,681,242	\$ 53,330,241	78.8%	8.3% \$ 4,440,141
Police.....	73,951,727	\$ 56,437,469	76.3%	71,692,701	\$ 55,417,775	77.3%	1.8% \$ 1,019,694
Community Policing Review.....	620,884	\$ 256,840	41.4%	653,618	\$ 347,269	53.1%	-26.0% \$ (90,429)
Emergency Communications.....	10,220,918	\$ 7,596,275	74.3%	10,165,444	\$ 8,026,607	79.0%	-5.4% \$ (430,332)
Transit Subsidies.....	14,690,613	\$ 3,443,210	23.4%	16,954,439	\$ 15,394,922	90.8%	-77.6% \$ (11,951,712)
Housing.....	2,203,661	\$ 1,760,547	79.9%	2,317,225	\$ 1,853,154	80.0%	-5.0% \$ (92,607)
Community and Human Services.....	17,215,636	\$ 12,666,885	73.6%	18,452,890	\$ 14,069,413	76.2%	-10.0% \$ (1,402,528)
Health.....	11,095,250	\$ 9,609,386	86.6%	10,995,493	\$ 9,919,418	90.2%	-3.1% \$ (310,032)
Historic Resources.....	4,954,716	\$ 3,914,027	79.0%	4,665,856	\$ 4,008,977	85.9%	-2.4% \$ (94,950)
Recreation.....	31,288,384	\$ 23,251,897	74.3%	30,202,173	\$ 21,524,112	71.3%	8.0% \$ 1,727,785
Total Operating Agencies	\$ 264,911,509	\$ 198,110,838	74.8%	\$ 262,159,308	\$ 203,995,291	77.8%	-2.9% \$ (5,884,453)
<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	\$ 15,449	100.0%	15,570	\$ 15,449	99.2%	0.0% \$ -
Total Education	\$ 282,400,010	\$ 282,400,010	100.0%	\$ 273,049,870	\$ 273,049,749	100.0%	3.4% \$ 9,350,261
<b>Capital, Debt Service and Miscellaneous</b>							
Debt Service - City.....	\$ 57,989,074	\$ 57,703,661	99.5%	\$ 56,285,405	\$ 30,307,821	53.8%	90.4% \$ 27,395,840
Debt Service - Schools.....	\$ 48,104,891	\$ 31,890,831	66.3%	\$ 45,749,475	\$ 24,637,468	53.9%	29.4% \$ 7,253,363
Expenses on Refunding Bonds.....	20,000	\$ 2,080	10.4%	-	\$ -	0.0%	0.0% \$ 2,080
Non-Departmental.....	\$ 22,254,102	\$ 17,800,660	80.0%	\$ 11,865,620	\$ 7,281,832	61.4%	144.5% \$ 10,518,828
General Cash Capital.....	\$ 48,670,924	\$ 48,670,924	100.0%	\$ 29,976,152	\$ 29,476,152	98.3%	65.1% \$ 19,194,772
Contingent Reserves.....	360,000	\$ -	0.0%	1,650,575	\$ -	0.0%	0.0% \$ -
Total Capital, Debt Service and Miscellaneous	\$ 177,398,991	\$ 156,068,156	88.0%	\$ 145,527,227	\$ 91,703,273	63.0%	70.2% \$ 64,364,883
<b>TOTAL EXPENDITURES</b>	<b>\$ 878,547,606</b>	<b>\$ 758,336,855</b>	<b>86.3%</b>	<b>\$ 827,758,366</b>	<b>\$ 685,527,473</b>	<b>82.8%</b>	<b>10.6% \$ 72,809,382</b>
Transfers to Special Revenue /Capital Projects Fu	\$ 61,517,301	\$ 17,291,299	28.1%	\$ 62,062,130	\$ 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	\$ 133	0.0%	9,173,121	\$ 2,054	0.0%	-93.5% \$ (1,921)
Transfer to DASH.....	36,254,417	\$ 35,960,137	99.2%	33,818,503	\$ 33,558,405	99.2%	7.2% \$ 2,401,732
<b>TOTAL EXPENDITURES &amp; TRANSFERS</b>	<b>\$ 995,421,556</b>	<b>\$ 821,378,200</b>	<b>82.5%</b>	<b>\$ 942,731,304</b>	<b>\$ 746,452,083</b>	<b>79.2%</b>	<b>10.0% \$ 74,926,117</b>
<b>Total Expenditures by Category</b>							
Salaries and Benefits.....	\$ 286,039,639	\$ 222,200,637	77.7%	\$ 280,643,094	\$ 216,393,912	77.1%	2.7% \$ 5,806,725
Non Personnel (includes all school funds) .....	709,381,917	\$ 599,177,564	84.5%	662,088,210	\$ 530,058,171	80.1%	13.0% \$ 69,119,393
<b>Total Expenditures</b>	<b>\$ 995,421,556</b>	<b>\$ 821,378,200</b>	<b>82.5%</b>	<b>\$ 942,731,304</b>	<b>\$ 746,452,083</b>	<b>79.2%</b>	<b>10.0% \$ 74,926,117</b>

Monthly	Growth Rate: YTD Receipts through April 2026				
	FY22	FY23	FY24	FY25	FY26
Sales Tax	13.77%	9.03%	2.26%	1.34%	-0.21%
Meals Tax	30.67%	7.63%	8.77%	3.16%	0.31%
Transient Lodging	87.20%	29.82%	30.03%	4.38%	-7.36%
	<b>26.28%</b>	<b>10.96%</b>	<b>8.69%</b>	<b>2.56%</b>	<b>-1.22%</b>

