



City of Alexandria

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

Legislation Text

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City of Alexandria, Virginia

MEMORANDUM

DATE: MAY 7, 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 March 31, 2026.

ISSUE: Receipt of the Monthly Financial Report for the Period Ending March 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 March 31, 2026, General Fund revenues totaled \$573.2 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 March, we are on target for Real Estate collections. Personal Property continues to lag through March as previously reported, though supplemental assessments from vehicle move ins and purchases are expected to help close the gap somewhat. 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. Utility taxes, Permit Fees, and Charges for Services are trending ahead, balanced against declines in Recordation taxes and Fines. Following the March 1 due date for Business License returns, taxes are currently trending flat with the prior year.

Consumption taxes continue trending negative as the combined growth rate has flattened. Year-to-date receipts through March show a cumulative growth rate of -1.08%, with the biggest decrease being in Transient Lodging Taxes (Attachment 3). Meals Tax alone has turned slightly positive through March.

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 March 31, 2026, General Fund expenditures totaled \$775.1 million, an increase of 10.0%, in part due to the timing difference of posting 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
Johanna Seltzer, Chief of Administration, Department of Finance

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

	FY 2026 APPROVED BUDGET	FY2026 REVENUES THRU 03/31/2026	% OF BUDGET RECEIVED	FY 2025 APPROVED BUDGET	FY2025 REVENUES THRU 03/31/2025	% OF BUDGET RECEIVED	Variance Analysis	
General Property Taxes								
Real Property Taxes.....	\$ 557,980,013	\$ 274,810,138	49.3%	\$ 545,370,119	\$ 269,889,502	49.5%	1.8%	4,920,636
Personal Property Taxes.....	81,046,000	73,193,400	90.3%	75,590,000	73,739,413	97.6%	-0.7%	(546,013)
Penalties and Interest.....	5,175,699	4,631,884	89.5%	4,123,399	4,211,415	102.1%	10.0%	420,469
Total General Property Taxes	\$ 644,201,712	\$ 352,635,422	54.7%	\$ 625,083,518	\$ 347,840,330	55.6%	1.4%	4,795,092
Other Local Taxes								
Local Sales and Use Taxes.....	\$ 40,500,000	\$ 23,808,653	58.8%	\$ 41,192,000	\$ 23,825,013	57.8%	-0.1%	(16,359)
Consumer Utility Taxes.....	14,065,000	8,534,841	60.7%	12,020,000	8,085,560	67.3%	5.6%	449,281
Communication Sales and Use Taxes.....	6,594,000	4,536,237	68.8%	6,700,000	4,655,838	69.5%	-2.6%	(119,601)
Business License Taxes.....	45,017,145	40,211,972	89.3%	43,718,700	40,536,551	92.7%	-0.8%	(324,580)
Transient Lodging Taxes.....	14,901,000	8,155,376	54.7%	14,901,000	8,737,633	58.6%	-6.7%	(582,257)
Restaurant Meals Tax.....	32,850,000	21,243,978	64.7%	34,270,000	21,224,789	61.9%	0.1%	19,189
Tobacco Taxes.....	1,468,400	1,141,386	77.7%	1,948,999	1,054,748	54.1%	8.2%	86,638
Out of State License Plate.....	95,800	68,816	71.8%	95,800	7,406	7.7%	829.2%	61,411
Real Estate Recordation.....	5,100,000	2,964,765	58.1%	2,811,000	3,481,590	123.9%	-14.8%	(516,824)
Admissions Tax.....	267,000	281,722	105.5%	441,600	256,740	58.1%	9.7%	24,983
Other Local Taxes.....	3,810,600	624,470	16.4%	3,650,060	474,689	13.0%	31.6%	149,781
Total Other Local Taxes	164,668,945	111,572,216	67.8%	161,749,159	112,340,555	69.5%	-0.7%	(768,340)
Intergovernmental Revenues								
Revenue from the Fed. Government.....	\$ 8,157,740	\$ 5,782,299	70.9%	\$ 7,372,000	\$ 5,016,192	68.0%	15.3%	766,107
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	24,084,091	73.2%	31,551,357	24,816,751	78.7%	-3.0%	(732,660)
Total Intergovernmental Revenues	\$ 64,645,271	\$ 52,973,349	81.9%	\$ 62,501,888	\$ 52,939,903	84.7%	0.1%	33,447
Other Governmental Revenues And Transfers In								
Fines and Forfeitures.....	\$ 5,694,500	\$ 3,239,190	56.9%	\$ 4,304,500	\$ 4,736,904	110.0%	-31.6%	(1,497,714)
Licenses and Permits.....	3,039,000	3,118,029	102.6%	2,500,000	2,329,168	93.2%	33.9%	788,862
Charges for City Services.....	19,244,366	13,238,886	68.8%	18,997,239	10,172,054	53.5%	30.1%	3,066,832
Revenue from Use of Money & Prop.....	22,336,354	17,139,229	76.7%	24,194,038	21,152,087	87.4%	-19.0%	(4,012,858)
Other Revenue.....	4,496,845	3,363,759	74.8%	2,441,000	4,337,456	177.7%	-22.4%	(973,697)
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	\$ 56,023,658	79.2%	\$ 63,068,235	\$ 53,728,175	85.2%	4.3%	2,295,483
TOTAL REVENUE	\$ 944,251,558	\$ 573,204,646	60.7%	\$ 912,402,800	\$ 566,848,963	62.1%	1.1%	6,355,682
Appropriated refunding bond proceeds.....								
Appropriated Fund Balance								
Operating Budget	\$ 31,907,719	-	0.0%	\$ 13,992,992	-	0.0%	0.0%	-
Cash Capital	-	-	0.0%	-	-	0.0%	0.0%	-
Encumbrances And Other.....	\$ 6,740,216	-	0.0%	5,747,794	-	0.0%	0.0%	-
Supplemental Appropriations.....	-	-	0.0%	3,294,959	-	0.0%	0.0%	-
TOTAL	\$ 982,899,493	\$ 573,204,646	58.3%	\$ 935,438,545	\$ 566,848,963	60.6%	1.1%	6,355,682

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

FUNCTION	FY 2026	FY2026	%	FY 2025	FY2025	%	Variance Analysis	
	REVISED BUDGET	EXPENDITURES THRU 03/31/2026	OF BUDGET EXPENDED	APPROVED BUDGET	EXPENDITURES THRU 03/31/2025	OF BUDGET EXPENDED		
Legislative & Executive.....	\$ 8,041,203	\$ 5,420,543	67.4%	\$ 7,848,980	\$ 4,468,680	56.9%	21.3%	\$ 951,863
Judicial Administration.....	\$ 53,742,025	\$ 38,608,158	71.8%	\$ 53,062,708	\$ 37,924,394	71.5%	1.8%	\$ 683,764
Staff Agencies								
Communications.....	\$ 2,631,656	\$ 1,709,853	65.0%	\$ 2,490,443	\$ 1,523,980	61.2%	12.2%	\$ 185,873
Human Rights.....	1,219,498	\$ 815,632	66.9%	1,184,429	\$ 528,212	44.6%	54.4%	\$ 287,420
Information Technology Services.....	20,359,379	\$ 15,813,427	77.7%	16,886,348	\$ 13,390,565	79.3%	18.1%	\$ 2,422,862
Management & Budget.....	1,885,167	\$ 1,387,223	73.6%	1,938,735	\$ 1,433,409	73.9%	-3.2%	\$ (46,187)
Finance.....	15,560,408	\$ 10,293,858	66.2%	14,733,140	\$ 10,520,696	71.4%	-2.2%	\$ (226,838)
Performance and Accountability.....	1,140,122	\$ 773,535	67.8%	958,790	\$ 710,532	74.1%	8.9%	\$ 63,002
Internal Audit.....	557,379	\$ 354,934	63.7%	582,385	\$ 398,005	68.3%	-10.8%	\$ (43,071)
Human Resources.....	6,413,443	\$ 4,458,626	69.5%	5,851,287	\$ 3,848,404	65.8%	15.9%	\$ 610,222
Planning & Zoning.....	8,766,970	\$ 5,678,408	64.8%	7,847,972	\$ 5,303,873	67.6%	7.1%	\$ 374,535
Economic Development Activities.....	10,793,698	\$ 8,349,337	77.4%	9,277,318	\$ 7,026,208	75.7%	18.8%	\$ 1,323,128
City Attorney.....	4,510,800	\$ 3,486,866	77.3%	4,455,122	\$ 3,630,587	81.5%	-4.0%	\$ (143,721)
Registrar.....	2,034,960	\$ 1,392,058	68.4%	2,436,663	\$ 1,448,764	59.5%	-3.9%	\$ (56,705)
General Services.....	15,241,501	\$ 9,600,391	63.0%	15,925,466	\$ 10,752,723	67.5%	-10.7%	\$ (1,152,332)
Total Staff Agencies	\$ 91,114,981	\$ 64,114,147	70.4%	\$ 84,568,099	\$ 60,515,958	71.6%	5.9%	\$ 3,598,189
Operating Agencies								
Transportation & Environmental Services.....	\$ 28,935,593	\$ 19,276,196	66.6%	\$ 29,394,351	\$ 17,823,312	60.6%	8.2%	\$ 1,452,884
Fire.....	69,720,192	\$ 52,542,333	75.4%	68,149,895	\$ 48,027,256	70.5%	9.4%	\$ 4,515,077
Police.....	73,926,727	\$ 50,907,415	68.9%	71,692,701	\$ 49,933,480	69.6%	2.0%	\$ 973,935
Community Policing Review.....	620,884	\$ 232,565	37.5%	653,618	\$ 327,554	50.1%	-29.0%	\$ (94,989)
Emergency Communications.....	10,195,918	\$ 6,909,453	67.8%	10,165,444	\$ 6,984,701	68.7%	-1.1%	\$ (75,248)
Transit Subsidies.....	14,691,741	\$ 1,646,060	11.2%	16,954,438	\$ 1,563,132	9.2%	5.3%	\$ 82,928
Housing.....	2,203,661	\$ 1,499,343	68.0%	2,343,231	\$ 1,675,392	71.5%	-10.5%	\$ (176,049)
Community and Human Services.....	17,215,636	\$ 11,688,137	67.9%	18,452,890	\$ 12,355,020	67.0%	-5.4%	\$ (666,883)
Health.....	11,095,250	\$ 7,451,585	67.2%	10,995,493	\$ 7,884,035	71.7%	-5.5%	\$ (432,450)
Historic Resources.....	4,954,716	\$ 3,537,994	71.4%	4,607,856	\$ 3,650,898	79.2%	-3.1%	\$ (112,904)
Recreation.....	31,324,053	\$ 20,844,018	66.5%	30,216,876	\$ 19,417,482	64.3%	7.3%	\$ 1,426,536
Total Operating Agencies	\$ 264,884,371	\$ 176,535,100	66.6%	\$ 263,626,792	\$ 169,642,261	64.3%	4.1%	\$ 6,892,839
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.....	\$ 11,254,103	\$ 6,869,743	61.0%	\$ 11,865,620	\$ 7,111,765	59.9%	-3.4%	\$ (242,022)
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.....	360,000	\$ -	0.0%	1,800,575	\$ -	0.0%	0.0%	\$ -
Total Capital, Debt Service and Miscellaneous	\$ 165,842,953	\$ 145,137,239	87.5%	\$ 138,309,158	\$ 98,042,389	70.9%	48.0%	\$ 47,094,850
TOTAL EXPENDITURES	\$ 866,025,543	\$ 712,211,335	82.2%	\$ 820,465,608	\$ 643,639,569	78.4%	10.7%	\$ 68,571,766
Transfers to Special Revenue /Capital Projects Fu								
Transfer to Housing.....	\$ 61,517,301	\$ 17,291,299	28.1%	\$ 62,062,130	\$ 17,444,967	28.1%	-0.9%	\$ (153,668)
Transfer to Library.....	9,789,776	\$ 9,789,776	100.0%	9,919,184	\$ 9,919,184	100.0%	-1.3%	\$ (129,408)
Transfer to DASH.....	9,312,456	\$ 95	0.0%	9,173,121	\$ 2,033	0.0%	-95.3%	\$ (1,938)
Transfer to DASH.....	36,254,417	\$ 35,812,995	98.8%	33,818,503	\$ 33,428,362	98.8%	7.1%	\$ 2,384,633
TOTAL EXPENDITURES & TRANSFERS	\$ 982,899,493	\$ 775,105,500	78.9%	\$ 935,438,546	\$ 704,434,115	75.3%	10.0%	\$ 70,671,385
Total Expenditures by Category								
Salaries and Benefits.....	\$ 285,991,310	\$ 200,121,286	70.0%	\$ 281,460,194	\$ 195,399,105	69.4%	2.4%	\$ 4,722,180
Non Personnel (includes all school funds)	696,908,183	\$ 574,984,214	82.5%	653,978,352	\$ 509,035,010	77.8%	13.0%	\$ 65,949,205
Total Expenditures	\$ 982,899,493	\$ 775,105,500	78.9%	\$ 935,438,546	\$ 704,434,115	75.3%	10.0%	\$ 70,671,385

Monthly	Growth Rate: YTD Receipts through March 2026				
	FY22	FY23	FY24	FY25	FY26
Sales Tax	14.01%	10.93%	-0.11%	1.85%	-0.07%
Meals Tax	31.04%	9.80%	5.02%	4.85%	0.09%
Transient Lodging	86.36%	22.47%	34.62%	1.95%	-6.66%
	26.40%	11.85%	6.41%	3.03%	-1.08%

