



City of Alexandria

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

Legislation Text

File #: 27-1343, **Version:** 1

City of Alexandria, Virginia

MEMORANDUM

DATE: OCTOBER 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 August 31, 2026.

ISSUE: Receipt of the Monthly Financial Report for the Period Ending August 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 August 31, 2026, General Fund revenues totaled \$36.6 million, An increase of 1.4% percent compared to the same period in FY 2025. It is important to note that revenues collected in July and some of the revenue collected in August are for taxes owed in June and are therefore accrued to the prior fiscal year. Timing issues are also much more pronounced in the early months of the fiscal year. The first significant tax revenue for FY 2027 is traditionally due on October 5 when personal property taxes for vehicle and business personal property are due. The bills are mailed in mid to late August and payments processed in August can vary significantly.

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 largest revenue source, real estate tax, is remitted twice per year, in November and June. Through the first two months of the fiscal year, no category has sufficient receipts to establish a clear pattern.

Consumer spending is provided in Attachment 3. While the trend is slightly skewed in the first two months due to the impact of accruals, early signs are positive, tracking ahead of this time last year.

As of August 31, 2026, General Fund expenditures totaled \$107.5 million, a -1.6% decrease from the same time period for FY 2025. Similar to the situation with revenues, it is too soon to make any definitive economic interpretation from the activity that has occurred in the first two months of the fiscal year. No significant expenditure has occurred in the first two months of FY 2027 that is unbudgeted or unexpected.

ATTACHMENTS:

Attachment 1: Comparative Statement of General Fund Revenues
Attachment 2: Comparative Statement of General Fund Expenditures
Attachment 3: Consumer Spending comparison chart

STAFF:

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

CITY OF ALEXANDRIA, VIRGINIA

COMPARATIVE STATEMENT OF REVENUES
GENERAL FUND

FOR THE PERIODS ENDING AUGUST 31, 2026 AND AUGUST 31, 2025

	FY 2027	FY2027	%	FY 2026	FY2026	%		
	APPROVED	REVENUES	OF BUDGET	APPROVED	REVENUES	OF BUDGET		
	BUDGET	THRU 08/31/2026	RECEIVED	BUDGET	THRU 08/31/2025	RECEIVED	Variance Analysis	
General Property Taxes								
Real Property Taxes.....	\$ 578,116,994	\$ 1,042,082	0.2%	\$ 557,980,013	\$ 2,206,546	0.4%	-52.8%	(1,164,464)
Personal Property Taxes.....	80,786,000	3,820,970	4.7%	81,046,000	1,546,222	1.9%	147.1%	2,274,748
Penalties and Interest.....	6,458,500	147,570	2.3%	5,175,699	263,758	5.1%	-44.1%	(116,188)
Total General Property Taxes	\$ 665,361,494	\$ 5,010,622	0.8%	\$ 644,201,712	\$ 4,016,527	0.6%	24.8%	994,095
Other Local Taxes								
Local Sales and Use Taxes.....	\$ 40,500,000	\$ (34,070)	-0.1%	\$ 40,500,000	\$ (41,328)	-0.1%	-17.6%	7,258
Consumer Utility Taxes.....	14,065,000	361,385	2.6%	14,065,000	694,195	4.9%	-47.9%	(332,810)
Communication Sales and Use Taxes.....	6,566,000	483,531	7.4%	6,594,000	536,362	8.1%	-9.8%	(52,831)
Business License Taxes.....	44,072,680	1,428,420	3.2%	45,017,145	268,269	0.6%	432.5%	1,160,152
Transient Lodging Taxes.....	14,600,000	1,391,915	9.5%	14,901,000	963,680	6.5%	44.4%	428,235
Restaurant Meals Tax.....	32,200,000	3,136,634	9.7%	32,850,000	2,560,994	7.8%	22.5%	575,641
Tobacco Taxes.....	1,600,000	155,573	9.7%	1,468,400	167,925	11.4%	-7.4%	(12,353)
Out of State License Plate.....	95,800	3,716	3.9%	95,800	2,556	2.7%	45.4%	1,160
Real Estate Recordation.....	5,100,000	603,388	11.8%	5,100,000	516,804	10.1%	16.8%	86,584
Admissions Tax.....	300,000	73,212	24.4%	267,000	69,467	26.0%	5.4%	3,745
Other Local Taxes.....	3,191,330	166,773	5.2%	3,810,600	180,034	4.7%	-7.4%	(13,261)
Total Other Local Taxes	162,290,810	7,770,478	4.8%	164,668,945	5,918,957	3.6%	31.3%	1,851,520
Intergovernmental Revenues								
Revenue from the Fed. Government.....	\$ 8,208,000	\$ 1,232,404	15.0%	\$ 8,157,740	\$ 1,299,436	15.9%	-5.2%	(67,032)
Personal Property Tax Relief from the Commonwealth.....	23,578,531	11,789,265	50.0%	23,578,531	11,789,265	50.0%	0.0%	-
Revenue from the Commonwealth.....	33,416,810	4,119,020	12.3%	31,209,000	2,045,333	6.6%	101.4%	2,073,687
Total Intergovernmental Revenues	\$ 65,203,341	\$ 17,140,689	26.3%	\$ 62,945,271	\$ 15,134,034	24.0%	13.3%	2,006,655
Other Governmental Revenues And Transfers In								
Fines and Forfeitures.....	\$ 7,144,500	\$ 1,380,152	19.3%	\$ 5,694,500	\$ 1,060,276	18.6%	30.2%	319,876
Licenses and Permits.....	3,627,038	304,322	8.4%	3,039,000	867,308	28.5%	-64.9%	(562,986)
Charges for City Services.....	22,187,636	2,420,486	10.9%	19,244,366	3,612,322	18.8%	-33.0%	(1,191,836)
Revenue from Use of Money & Prop.....	20,177,000	1,976,606	9.8%	22,336,354	4,321,742	19.3%	-54.3%	(2,345,136)
Other Revenue.....	4,266,931	635,712	14.9%	4,402,000	1,211,771	27.5%	-47.5%	(576,059)
Transfer from Other Funds.....	14,361,931	-	0.0%	15,924,565	-	0.0%	0.0%	-
Total Other Governmental Revenues	\$ 71,765,036	\$ 6,717,278	9.4%	\$ 70,640,785	\$ 11,073,420	15.7%	-39.3%	(4,356,141)
TOTAL REVENUE	\$ 964,620,681	\$ 36,639,067	3.8%	\$ 942,456,713	\$ 36,142,937	3.8%	1.4%	496,130
Appropriated refunding bond proceeds.....								
Appropriated Fund Balance								
Operating Budget	\$ 14,443,000	\$ -	0.0%	\$ 13,992,992	\$ -	0.0%	0.0%	-
Cash Capital.....	-	-	0.0%	-	-	0.0%	0.0%	-
Encumbrances And Other.....	\$ 4,471,130	-	0.0%	7,492,652	-	0.0%	0.0%	-
Supplemental Appropriations.....	-	-	0.0%	-	-	0.0%	0.0%	-
TOTAL	\$ 983,534,811	\$ 36,639,067	3.7%	\$ 963,942,357	\$ 36,142,937	3.7%	1.4%	496,130
Revenue Excluding Encumbrances								
Revenue Excluding Encumbrances	\$ 979,063,681			\$ 956,449,705				

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

FUNCTION	FY 2027 REVISED BUDGET	FY2027 EXPENDITURES THRU 08/31/2026	% OF BUDGET EXPENDED	FY 2026 APPROVED BUDGET	FY2026 EXPENDITURES THRU 08/31/2025	% OF BUDGET EXPENDED	Variance Analysis	
Legislative & Executive.....	\$ 7,926,535	\$ 782,249	9.9%	\$ 7,993,816	\$ 917,360	11.5%	-14.7%	\$ (135,111)
Judicial Administration.....	\$ 53,116,314	\$ 8,051,510	15.2%	\$ 53,737,190	\$ 7,932,451	14.8%	1.5%	\$ 119,059
Staff Agencies								
Communications.....	\$ 2,136,690	\$ 254,379	11.9%	\$ 2,631,656	\$ 295,073	11.2%	-13.8%	\$ (40,694)
Human Rights.....	1,310,427	136,192	10.4%	1,219,498	119,220	9.8%	14.2%	\$ 16,971
Information Technology Services.....	21,203,618	5,048,150	23.8%	19,572,599	4,838,378	24.7%	4.3%	\$ 209,772
Management & Budget.....	1,916,323	225,863	11.8%	1,885,167	232,308	12.3%	-2.8%	\$ (6,445)
Finance.....	15,543,439	2,373,668	15.3%	15,260,408	1,916,276	12.6%	23.9%	\$ 457,391
Performance and Accountability.....	1,464,625	139,578	9.5%	1,140,122	243,844	21.4%	-42.8%	\$ (104,266)
Internal Audit.....	540,603	67,021	12.4%	497,379	71,089	14.3%	-5.7%	\$ (4,068)
Human Resources.....	6,368,989	1,118,479	17.6%	6,413,443	838,472	13.1%	33.4%	\$ 280,007
Planning & Zoning.....	7,997,053	905,370	11.3%	8,793,970	1,138,896	13.0%	-20.5%	\$ (233,527)
Economic Development Activities.....	9,407,234	2,105,676	22.4%	9,068,698	2,233,086	24.6%	-5.7%	\$ (127,410)
City Attorney.....	4,573,558	536,919	11.7%	4,510,800	738,128	16.4%	-27.3%	\$ (201,210)
Registrar.....	2,045,721	436,976	21.4%	2,034,960	231,331	11.4%	88.9%	\$ 205,645
General Services.....	15,111,698	2,465,041	16.3%	15,259,843	1,649,427	10.8%	49.4%	\$ 815,614
Total Staff Agencies	\$ 89,619,978	\$ 15,813,311	17.6%	\$ 88,288,542	\$ 14,545,529	16.5%	8.7%	\$ 1,267,782
Operating Agencies								
Transportation & Environmental Services.....	\$ 28,275,757	\$ 2,714,399	9.6%	\$ 28,968,424	\$ 2,962,545	10.2%	-8.4%	\$ (248,146)
Fire.....	72,083,558	8,926,693	12.4%	69,691,354	9,004,246	12.9%	-0.9%	\$ (77,552)
Police.....	76,151,187	8,594,418	11.3%	73,515,780	9,153,749	12.5%	-6.1%	\$ (559,331)
Community Policing Review.....	556,744	39,900	7.2%	620,884	40,712	6.6%	-2.0%	\$ (811)
Emergency Communications.....	10,375,583	1,293,349	12.5%	10,195,918	1,548,192	15.2%	-16.5%	\$ (254,843)
Transit Subsidies.....	14,055,888	357,648	2.5%	14,178,686	356,473	2.5%	0.3%	\$ 1,175
Housing.....	2,121,489	234,559	11.1%	2,203,661	321,864	14.6%	-27.1%	\$ (87,305)
Community and Human Services.....	18,458,696	2,130,918	11.5%	17,215,636	1,580,257	9.2%	34.8%	\$ 550,661
Health.....	11,163,792	2,299,675	20.6%	11,095,250	2,200,607	19.8%	4.5%	\$ 99,068
Historic Resources.....	4,873,384	581,013	11.9%	4,954,716	674,376	13.6%	-13.8%	\$ (93,363)
Recreation.....	31,725,805	4,388,209	13.8%	31,683,923	4,436,834	14.0%	-1.1%	\$ (48,625)
Total Operating Agencies	\$ 269,841,883	\$ 31,560,782	11.7%	\$ 264,324,233	\$ 32,279,854	12.2%	-2.2%	\$ (719,072)
Education								
Schools.....	\$ 286,620,329	\$ -	0.0%	\$ 282,384,561	\$ -	0.0%	0.0%	\$ -
Other Educational Activities.....	15,374	3,844	25.0%	15,449	3,862	25.0%	-0.5%	\$ (19)
Total Education	\$ 286,635,703	\$ 3,844	0.0%	\$ 282,400,010	\$ 3,862	0.0%	-0.5%	\$ (19)
Capital, Debt Service and Miscellaneous								
Debt Service - City.....	\$ 59,956,303	\$ 50,092,308	83.5%	\$ 57,703,661	\$ 52,223,691	90.5%	-4.1%	\$ (2,131,383)
Debt Service - Schools.....	\$ 50,296,916	\$ -	0.0%	\$ 47,834,265	\$ -	0.0%	0.0%	\$ -
Expenses on Refunding Bonds.....	20,000	-	0.0%	20,000	-	0.0%	0.0%	\$ -
Non-Departmental.....	\$ 12,217,607	\$ 1,070,656	8.8%	\$ 11,128,549	\$ 914,002	8.2%	17.1%	\$ 156,654
General Cash Capital.....	\$ 31,088,516	\$ -	0.0%	\$ 32,754,924	\$ -	0.0%	0.0%	\$ -
Contingent Reserves.....	1,192,591	-	0.0%	898,055	-	0.0%	0.0%	\$ -
Total Capital, Debt Service and Miscellaneous	\$ 154,771,933	\$ 51,162,964	33.1%	\$ 150,339,454	\$ 53,137,693	35.3%	-3.7%	\$ (1,974,729)
TOTAL EXPENDITURES	\$ 861,912,346	\$ 107,374,659	12.5%	\$ 847,083,245	\$ 108,816,749	12.8%	-1.3%	\$ (1,442,090)
Transfers to Special Revenue /Capital Projects Fu	\$ 63,671,270	\$ -	0.0%	\$ 61,502,301	\$ -	0.0%	0.0%	\$ -
Transfer to Housing.....	10,603,055	-	0.0%	9,789,776	-	0.0%	0.0%	\$ -
Transfer to Library.....	9,503,275	-	0.0%	9,312,619	34	0.0%	-100.0%	\$ (34)
Transfer to DASH.....	37,844,866	147,142	0.4%	36,254,417	294,284	0.8%	-50.0%	\$ (147,142)
TOTAL EXPENDITURES & TRANSFERS	\$ 983,534,811	\$ 107,521,801	10.9%	\$ 963,942,357	\$ 109,111,067	11.3%	-1.5%	\$ (1,589,266)
Total Expenditures by Category								
Salaries and Benefits.....	\$ 292,644,388	\$ 36,058,236	12.3%	\$ 286,616,286	\$ 37,029,413	12.9%	-2.6%	\$ (971,177)
Non Personnel (includes all school funds)	690,890,423	71,463,565	10.3%	677,326,071	72,081,654	10.6%	-0.9%	\$ (618,089)
Total Expenditures	\$ 983,534,811	\$ 107,521,801	10.9%	\$ 963,942,357	\$ 109,111,067	11.3%	-1.5%	\$ (1,589,266)

Monthly	Growth Rate: YTD Receipts through August				
	FY23	FY24	FY25	FY26	FY27
Sales Tax	19.03%	3.68%	-4.81%	0.27%	2.48%
Meals Tax	-35.51%	72.42%	-2.11%	-8.59%	23.84%
Transient Lodging	-37.40%	161.34%	-34.11%	15.09%	44.44%
	-10.86%	38.39%	-8.69%	-1.52%	16.39%

