City of Alexandria, Virginia

MEMORANDUM

DATE: NOVEMBER 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 September 30, 2026.

ISSUE: Receipt of the Monthly Financial Report for the Period Ending September 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 September 30, 2026, General Fund revenues totaled $91.3 million, an increase of $1.2 million, or 1.3 percent, compared to the same period in FY 2026. 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 due in early October when personal property taxes for vehicle and business personal property are due. Personal Property tax receipts are tracking positively ahead of the same period last year. The first installment of the 2026 Real Estate installment is not due until November 16th this year and it is too early to develop a reliable revenue trend. As noted in earlier reports, Consumption taxes are off to a good start and continue to show a positive uptick (Attachment 3).

Revenue may not track consistently with a monthly calendar since many revenue sources have due dates that do not occur evenly throughout the year. Through the early months of the fiscal year, no category has sufficient receipts to establish a clear pattern.

As of September 30, 2026, General Fund expenditures totaled $138.5 million, an increase of only 0.6% compared to the same time period for FY 2026. 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 three months of the fiscal year. No significant expenditure has occurred in the first three months of Fiscal Year 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: Consumption Taxes

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

Attachment 1

CITY OF ALEXANDRIA, VIRGINIA

COMPARATIVE STATEMENT OF REVENUES
GENERAL FUND
FOR THE PERIODS ENDING SEPTEMBER 30, 2026 AND SEPTEMBER 30, 2025

	FY 2027 APPROVED BUDGET	FY2027 REVENUES THRU 09/30/2026	% OF BUDGET RECEIVED	FY 2026 APPROVED BUDGET	FY2026 REVENUES THRU 9/30/2025	% OF BUDGET RECEIVED	Variance Analysis	
General Property Taxes								
Real Property Taxes	$ 578,116,994	$ 4,529,857	0.8%	$ 557,980,013	$ 7,112,723	1.3%	-36.3%	(2,582,866)
Personal Property Taxes	80,786,000	35,714,672	44.2%	81,046,000	30,783,392	38.0%	16.0%	4,931,280
Penalties and Interest	6,458,500	444,785	6.9%	5,175,699	543,684	10.5%	-18.2%	(98,899)
Total General Property Taxes	$ 665,361,494	$ 40,689,314	6.1%	$ 644,201,712	$ 38,439,799	6.0%	5.9%	2,249,515
Other Local Taxes								
Local Sales and Use Taxes	$ 40,500,000	$ 3,396,719	8.4%	$ 40,500,000	$ 3,314,325	8.2%	2.5%	82,394
Consumer Utility Taxes	14,065,000	1,730,735	12.3%	14,065,000	1,901,426	13.5%	-9.0%	(170,691)
Communication Sales and Use Taxes	6,566,000	483,531	7.4%	6,594,000	1,230,418	18.7%	-60.7%	(746,887)
Business License Taxes	44,072,680	524,613	1.2%	45,017,145	545,881	1.2%	-3.9%	(21,268)
Transient Lodging Taxes	14,600,000	2,461,630	16.9%	14,901,000	2,162,951	14.5%	13.8%	298,679
Restaurant Meals Tax	32,200,000	6,230,618	19.3%	32,850,000	5,493,637	16.7%	13.4%	736,981
Tobacco Taxes	1,600,000	305,452	19.1%	1,468,400	316,653	21.6%	-3.5%	(11,201)
Out of State License Plate	95,800	25,423	26.5%	95,800	21,550	22.5%	18.0%	3,873
Real Estate Recordation	5,100,000	922,754	18.1%	5,100,000	871,708	17.1%	5.9%	51,046
Admissions Tax	300,000	84,392	28.1%	267,000	106,948	40.1%	-21.1%	(22,556)
Other Local Taxes	3,191,330	167,709	5.3%	3,810,600	180,082	4.7%	-6.9%	(12,373)
Total Other Local Taxes	162,290,810	16,333,578	10.1%	164,668,945	16,145,581	9.8%	1.2%	187,997
Intergovernmental Revenues								
Revenue from the Fed. Government	$ 8,208,000	$ 1,863,557	22.7%	$ 8,157,740	$ 1,982,628	24.3%	-6.0%	(119,071)
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	7,638,672	22.9%	31,209,000	6,603,549	21.2%	15.7%	1,035,123
Total Intergovernmental Revenues	$ 65,203,341	$ 21,291,494	32.7%	$ 62,945,271	$ 20,375,442	32.4%	4.5%	916,052
Other Governmental Revenues And Transfers In								
Fines and Forfeitures	$ 7,144,500	$ 1,772,009	24.8%	$ 5,694,500	$ 1,345,683	23.6%	31.7%	426,326
Licenses and Permits	3,627,038	929,837	25.6%	3,039,000	1,281,465	42.2%	-27.4%	(351,628)
Charges for City Services	22,187,636	4,406,482	19.9%	19,244,366	4,947,486	25.7%	-10.9%	(541,004)
Revenue from Use of Money & Prop	20,177,000	4,814,019	23.9%	22,336,354	6,156,692	27.6%	-21.8%	(1,342,673)
Other Revenue	4,266,931	1,060,890	24.9%	4,402,000	1,427,845	32.4%	-25.7%	(366,954)
Transfer from Other Funds	14,361,931	-	0.0%	15,924,565	-	0.0%	0.0%	-
Total Other Governmental Revenues	$ 71,765,036	$ 12,983,237	18.1%	$ 70,640,785	$ 15,159,171	21.5%	-14.4%	(2,175,934)
TOTAL REVENUE	$ 964,620,681	$ 91,297,622	9.5%	$ 942,456,713	$ 90,119,992	9.6%	1.3%	1,177,630
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	$ 4,357,878	-	0.0%	7,588,129	-	0.0%	0.0%	-
Supplemental Appropriations	-	-	0.0%	-	-	0.0%	0.0%	-
TOTAL	$ 983,421,559	$ 91,297,622	9.3%	$ 964,037,834	$ 90,119,992	9.3%	1.3%	1,177,630
Revenue Excluding Encumbrances	$ 979,063,681			$ 956,449,705				

25.00% of Fiscal Year Completed **Attachment 2**
24.14% of Payrolls Processed

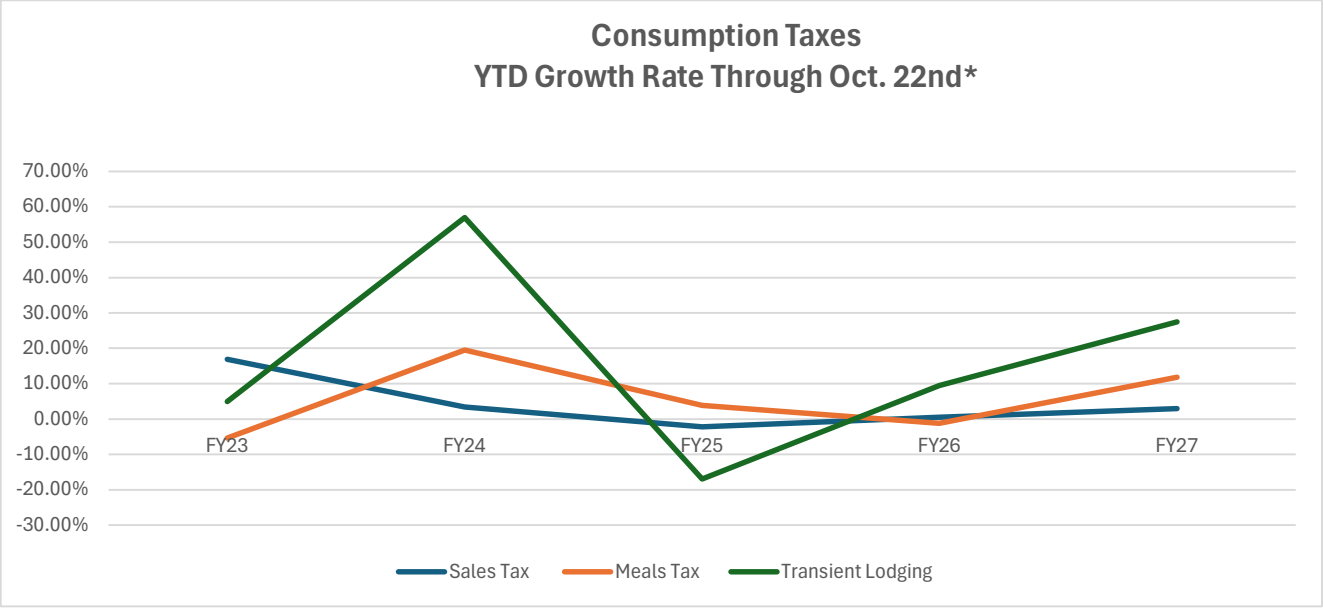
COMPARATIVE STATEMENT OF EXPENDITURES & TRANSFERS BY FUNCTION
GENERAL FUND
FOR THE PERIODS ENDING SEPTEMBER 30, 2026 AND SEPTEMBER 30, 2025

FUNCTION	FY 2027 REVISED BUDGET	FY2027 EXPENDITURES THRU 09/30/2026	% OF BUDGET EXPENDED	FY 2026 APPROVED BUDGET	FY2026 EXPENDITURES THRU 09/30/2025	% OF BUDGET EXPENDED	Variance Analysis	
Legislative & Executive	$ 7,926,535	$ 1,254,866	15.8%	$ 7,993,816	$ 1,525,154	19.1%	-17.7%	$ (270,288)
Judicial Administration	$ 53,116,314	$ 11,797,684	22.2%	$ 53,852,320	$ 11,512,413	21.4%	2.5%	$ 285,271
Staff Agencies								
Communications	$ 2,136,690	$ 444,046	20.8%	$ 2,631,656	$ 501,047	19.0%	-11.4%	$ (57,001)
Human Rights	1,310,427	$ 215,398	16.4%	1,219,498	$ 189,972	15.6%	13.4%	$ 25,427
Information Technology Services	21,199,796	$ 7,888,922	37.2%	19,572,599	$ 6,594,429	33.7%	19.6%	$ 1,294,493
Management & Budget	1,916,323	$ 365,165	19.1%	1,885,167	$ 359,514	19.1%	1.6%	$ 5,651
Finance	15,543,439	$ 3,365,407	21.7%	15,260,408	$ 2,788,239	18.3%	20.7%	$ 577,168
Performance and Accountability	1,464,625	$ 437,116	29.8%	1,140,122	$ 309,739	27.2%	41.1%	$ 127,377
Internal Audit	540,603	$ 104,567	19.3%	497,379	$ 109,849	22.1%	-4.8%	$ (5,282)
Human Resources	6,368,989	$ 1,599,685	25.1%	6,413,443	$ 1,265,333	19.7%	26.4%	$ 334,352
Planning & Zoning	7,997,053	$ 1,464,021	18.3%	8,793,970	$ 1,746,115	19.9%	-16.2%	$ (282,094)
Economic Development Activities	9,407,234	$ 2,105,866	22.4%	9,068,698	$ 2,284,421	25.2%	-7.8%	$ (178,555)
City Attorney	4,573,558	$ 874,087	19.1%	4,510,800	$ 1,116,114	24.7%	-21.7%	$ (242,027)
Registrar	2,045,721	$ 583,616	28.5%	2,034,960	$ 375,737	18.5%	55.3%	$ 207,879
General Services	15,111,698	$ 3,623,612	24.0%	15,259,843	$ 2,466,632	16.2%	46.9%	$ 1,156,980
Total Staff Agencies	$ 89,616,156	$ 23,071,508	25.7%	$ 88,288,542	$ 20,107,141	22.8%	14.7%	$ 2,964,367
Operating Agencies								
Transportation & Environmental Services	$ 30,544,390	$ 4,898,908	16.0%	$ 28,968,424	$ 4,917,092	17.0%	-0.4%	$ (18,184)
Fire	71,975,920	$ 14,361,837	20.0%	69,691,354	$ 14,505,572	20.8%	-1.0%	$ (143,735)
Police	76,151,187	$ 14,528,134	19.1%	73,496,127	$ 14,247,938	19.4%	2.0%	$ 280,196
Community Policing Review	556,744	$ 66,208	11.9%	620,884	$ 62,784	10.1%	5.5%	$ 3,425
Emergency Communications	10,375,583	$ 2,102,248	20.3%	10,195,918	$ 2,124,163	20.8%	-1.0%	$ (21,915)
Transit Subsidies	14,055,888	$ 378,007	2.7%	14,178,686	$ 515,096	3.6%	-26.6%	$ (137,090)
Housing	2,121,489	$ 377,242	17.8%	2,203,661	$ 492,590	22.4%	-23.4%	$ (115,348)
Community and Human Services	18,458,696	$ 3,691,438	20.0%	17,215,636	$ 3,187,104	18.5%	15.8%	$ 504,334
Health	11,163,792	$ 2,489,079	22.3%	11,095,250	$ 2,387,057	21.5%	4.3%	$ 102,023
Historic Resources	4,873,384	$ 979,787	20.1%	4,954,716	$ 1,034,124	20.9%	-5.3%	$ (54,337)
Recreation	31,725,805	$ 6,714,784	21.2%	31,683,923	$ 6,591,315	20.8%	1.9%	$ 123,469
Total Operating Agencies	$ 272,002,878	$ 50,587,671	18.6%	$ 264,304,579	$ 50,064,835	18.9%	1.0%	$ 522,836
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	$ 59,675,273	$ 27,182,074	45.5%	$ 57,703,661	$ 28,553,699	49.5%	-4.8%	$ (1,371,625)
Debt Service - Schools	$ 50,296,916	$ 22,910,234	45.5%	$ 47,834,265	$ 23,669,992	49.5%	-3.2%	$ (759,758)
Expenses on Refunding Bonds	20,000	$ -	0.0%	20,000	$ -	0.0%	0.0%	$ -
Non-Departmental	$ 12,216,212	$ 1,276,829	10.5%	$ 11,128,711	$ 1,862,391	16.7%	-31.4%	$ (585,562)
General Cash Capital	$ 29,100,516		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	$ 152,501,508	$ 51,369,137	33.7%	$ 150,339,616	$ 54,086,082	36.0%	-5.0%	$ (2,716,945)
TOTAL EXPENDITURES	$ 861,799,094	$ 138,084,710	16.0%	$ 847,178,884	$ 137,299,487	16.2%	0.6%	$ 785,223
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%	9,312,456	$ -	0.0%	0.0%	$ -
Transfer to DASH	37,844,866	$ 441,426	1.2%	36,254,417	$ 441,426	1.2%	0.0%	$ -
TOTAL EXPENDITURES & TRANSFERS	$ 983,421,559	$ 138,526,136	14.1%	$ 964,037,834	$ 137,740,913	14.3%	0.6%	$ 785,223
Total Expenditures by Category								
Salaries and Benefits	$ 292,609,522	$ 57,741,677	19.7%	$ 286,616,286	$ 57,738,964	20.1%	0.0%	$ 2,713
Non Personnel (includes all school funds)	690,812,037	$ 80,784,459	11.7%	677,421,548	$ 80,001,949	11.8%	1.0%	$ 782,510
Total Expenditures	$ 983,421,559	$ 138,526,136	14.1%	$ 964,037,834	$ 137,740,913	14.3%	0.6%	$ 785,223

ATTACHMENT 3

Monthly **Growth Rate: YTD Receipts through October 22, 2026**

	FY23	FY24	FY25	FY26	FY27
Sales Tax	16.85%	3.46%	-2.20%	0.48%	2.91%
Meals Tax	-5.33%	19.53%	3.87%	-1.23%	11.83%
Transient Lodging	**5.00%**	56.98%	-16.95%	9.45%	27.44%
	5.00%	**17.74%**	**-2.47%**	**1.17%**	**11.11%**



* To be consistent with the Council Retreat on 11/7/26, the Consumption Taxes here are shown through October 22nd.