



Fort Monroe Authority Board of Trustees  
Board Meeting  
February 19, 2026

LAP Work Session  
10:00 AM – 12:00 PM

Informal Board Lunch  
12:00 PM – 1:00 PM

Meeting  
1:00 PM – 3:00 PM

Patrick Henry Building  
East Reading Room  
1111 East Broad Street  
Richmond, Virginia 23219

**Call to Order**

**1:00 PM\***

- 1. Opening Comments Jay Joseph, Vice-Chairman
- 2. Roll Call Carmen Borja, Asst. Secretary
- 3. General Public Comment Jay Joseph, Vice-Chairman

**Action Items:**

**1:05 PM\***

- 4. Minutes from November 20, 2025, Meeting Jay Joseph, Vice-Chairman
  - ACTION ITEM: Approve November 20, 2025, Board Minutes
- 5. Revised FY26 Budget John Hutcheson, COO/CFO
  - ACTION ITEM: Approve Revised FY26 Budget

**Close Session**

In accordance with VA Code §2.2-3711(A)(1) -

*which authorizes closed meetings for the purposes of certain personnel matters pertaining to "specific public officers, appointees, or employees of any public body";*

**Reconvene**

Certification of Items Discussed in Closed Session

- ACTION ITEM: Certification Roll Call Carmen Borja, Assistant Secretary

## Reports and Briefings

1:10 PM\*

- |  |                                   |
|--|-----------------------------------|
| 6. Museum, Education & Interpretation  | Dr. Françoise Bonnell             |
| 7. Chief Executive Officer's Report    | Scott Martin, CEO                 |
| • Board Member Action                  |                                   |
| • Legislative Asks                     |                                   |
| • FMA Team Priorities                  |                                   |
| • Master Calendar                      |                                   |
| 8. Chief Finance Officer's Report      | John Hutcheson, COO/CFO           |
| • Moving Properties to the Marketplace |                                   |
| • Utility Master Plan Update           |                                   |
| 9. Fort Monroe Foundation Report       | Aaz Mrozinski, Executive Director |

## New Business

2:30 PM\*

- |                                |                                     |
|--------------------------------|-------------------------------------|
| 10. Priority Capital Projects  | David Stroud, Director of C&NR, HPO |
| • Landscape Action Plan Update |                                     |
| 11. Open Discussion            | Board of Trustees                   |
| 12. Call for Public Comment    |                                     |

## Adjournment

3:00 PM\*

- |                                   |                        |
|-----------------------------------|------------------------|
| 13. Closing remarks & Adjournment | Jay Joseph, Vice-Chair |
|-----------------------------------|------------------------|

\*All times are provided as estimates.

**\*\*Next Meeting is April 16, 2026\*\***



Fort Monroe Authority Board of Trustees  
November 20, 2025  
Meeting Minutes  
DRAFT

The Fort Monroe Authority (FMA) Board of Trustees meeting was held on November 20, 2025, at 380 Fenwick RD. Fort Monroe, VA 23651.

**Call to Order**

**1. Opening Comments** – Dr. Rex Ellis, Chairman

Chairman Rex Ellis called the meeting to order at 1:00 PM and welcomed everyone especially new trustee Chief Emeritus Sam Bass.

Chief Bass introduced himself to the Board.

Delegate A.C. Cordoza was presented with a service award for his time served on the Fort Monroe Board. The Delegate expressed his gratitude to the FMA Board and staff.

**2. Roll Call** – Ms. Carmen Borja, Assistant Secretary

Ms. Borja called the roll and determined that a quorum was present.

**Members Present:** Dr. Rex Ellis, Chairman  
Mr. Jay Joseph, Vice-Chairman  
The Honorable, A.C. Cordoza  
Chief Emeritus Sam Bass  
Mr. Chris Davidson  
Mr. Brian Jackson  
Mr. Terrance McGovern  
Ms. Season Roberts

**Members Absent:** The Honorable, Mamie Locke  
Dr. Charletta Barringer-Brown  
Ms. Mary Bunting  
Ms. Kelli Lemon

**Staff Present:** Mr. Scott Martin, CEO  
Mr. John Hutcheson, Secretary/Treasurer  
Ms. Carmen Borja, Assistant/Secretary  
Ms. Yvonne Cash  
Ms. Jennifer Curcione  
Ms. Bonnie Kersta  
Ms. Cydney McHugh  
Ms. April Receveur  
Ms. Jenn Stokes

Mr. David Stroud  
Mrs. Phyllis Terrell  
Mr. Liam Thurkettle  
Mr. Aaron Whittington

**Others in Attendance:** Mr. Michael Sievers, Senior Assistant Attorney General  
Aaz Mrozinski, FMF Executive Director

**3. General Public Comment** – Dr. Rex Ellis, Chairman

Chairman Ellis explained the registration process for members of the public who wish to address the Board during the Public Comment section.

**Action Items**

**4. Approval of Minutes from September 18, 2025, Meeting** – Dr. Rex Ellis, Chairman

The September 18, 2025, meeting minutes were provided as a read-ahead in the Board packet. (Appendix I)

**Motion:** I move to approve the minutes from the September 18, 2025, meeting.

**So Moved:** Mr. Chris Davidson

**Seconded:** Mr. Terrance McGovern

***Unanimously Approved***

**5. FY2025 Audit** – Jay Joseph, Finance Chair

The FY2025 Audit report was provided as a read-ahead in the board packet. (Appendix II).

**Motion:** I move that the Board accept the FY2025 Audit

**So Moved:** Mr. Jay Joseph

**Seconded:** Dr. Charetta Barringer-Brown

***Unanimously Approved***

**Reports and Briefings**

**6. Venues, Events, and Media Production** – Aaron Whittington, Director of VEMP

Mr. Whittington presented to the Board an overview of the VEMP departments' 2025 accomplishments, their new initiatives, and offered a look ahead at 2026.

**7. Fort Monroe Foundation Report** – Aaz Mrozinski, Executive Director

The Fort Monroe Foundation Report was provided as read-ahead in the Board packet. (Appendix III)

Director Mrozinski provided the Board with a brief update on the Fort Monroe Foundation remotely.

## Closed Session

### 8. In accordance with VA Code §2.2-3711

**Motion:** Mr. Chair, I move that the Board of Trustees of the Fort Monroe Authority convene in closed session to discuss certain personnel matters, pursuant to § 2.2-3711(A)(3) of the Code of Virginia, which authorizes closed meetings for the purposes of “discussion or consideration” of the “disposition of publicly held real property, and § 2.2-3711(A)(29) of the Code of Virginia, which authorizes closed meetings for the “discussion of the award of a public contract involving the expenditure of public funds, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body”

**So Moved:** Mr. Chris Davidson

**Seconded:** Mr. Jay Joseph

***Unanimously Approved.***

## Reconvene

9. **Motion:** Mr. Chair, I move that the Board of Trustees of the Fort Monroe Authority end the closed session to discuss matters pursuant to §2.2-3711(A)(1) of the Code of Virginia, reconvene an open meeting, and ask the members to certify only those matters lawfully exempted from open meeting requirements under §2.2-3711 of the Code of Virginia, and only such public business matters as were identified in the motion by which the closed meeting was concerned, were heard, discussed or considered by the Board of Trustees of the Fort Monroe Authority in closed session.

**So Moved:** Mr. Chris Davidson

**Seconded:** Delegate A.C. Cordoza

Dr. Rex Ellis, Chairman - Yes  
Mr. Jay Joseph, Vice-Chairman - Yes  
The Honorable, A.C. Cordoza - Yes  
Chief Emeritus Sam Bass – Yes  
Mr. Chris Davidson - Yes  
Mr. Brian Jackson - Yes  
Mr. Terrance McGovern - Yes  
Ms. Season Roberts - Yes

Ms. Borja called the roll and determined the vote was certified and considered final.

***Unanimously Certified.***

**Motion:** I move to authorize the CEO of the Fort Monroe Authority to execute two ground leases in the form discussed in closed session.

**So Moved:** Delegate A.C. Cordoza

**Seconded:** Mr. Jay Joseph

***Unanimously Approved***

**10. Chief Executive Officer's Report – Scott Martin, CEO**

The Chief Executive Officer's Report was provided as a read ahead in the Board packet. (Appendix IV)

Mr. Martin provided the Board with a brief overview of the Chief Executive Officer's report.

As we were preparing to move into a new administration in Richmond, Mr. Martin recognized Ms. Sarah Spota, who said a few words on behalf of the Youngkin administration. Ms. Spota expressed her appreciation and gratitude to the Board and the FMA staff.

**11. Finance Report – John Hutcheson, COO/CFO**

The Finance Report was provided as read ahead in the Board packet. (Appendix V)

Mr. Hutcheson provided the Board with a brief overview of the Financials, Moving Properties to the Marketplace, and the Utility Master Plan.

Mr. McGovern requested clarification on two items in the financials.

Mr. Hutcheson provided clarification.

**12. Priority Capital Projects – David Stroud, Director of C&NR, HPO**

Mr. Stroud provided the Board with updates on the African Landing Memorial site, the Postern Gate, Building 14, and the North Gate Sally Port Repair Project.

Mr. Hutcheson provided the Board with an update on the VMRC Window Project.

**New Business**

**13. 2026 Board Meeting Calendar Approval – Carmen Borja, Assistant Secretary**

The Board approved of the 2026 meeting calendar dates.

**14. Open Discussion – Board of Trustees**

Chairman Ellis assigned Ms. Mary Bunting, Ms. Season Roberts, and Mr. Brian Jackson to the FMA Evaluation Committee, who will perform the CEO's annual evaluation and provide feedback to the rest of the Board at the February Board of Trustees meeting.

**15. Public Comment** – Dr. Rex Ellis, Chair

Emily McGrath, a Fort Monroe Resident, expressed her concern about the brightness of the outdoor lighting being installed by Dominion Energy. And it being harmful to animals and humans. She is also concerned about the speeding on Patch Road.

**Adjournment** – 3:02 PM

Chairman Ellis adjourned the Board meeting 3:02 PM.

Respectfully submitted,

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Carmen Borja

APPENDIX

- APPENDIX I – Approval of Minutes from September 18, 2025, Meeting
- APPENDIX II – FY2025 Audit
- APPENDIX III – Fort Monroe Foundation Report
- APPENDIX IV – Chief Executive Officer's Report
- APPENDIX V – Chief Financial Officer's Report
- APPENDIX VI – 2026 Board Meeting Calendar

Chief Executive Officer's Report  
Fort Monroe Authority Board of Trustees Meeting  
February 19, 2026

## Real Estate Redevelopment Update

Marina Redevelopment / Pack Brothers Hospitality – Pack Brothers Hospitality (PBH) continues to run the Old Point Comfort Marina under a one-year term lease agreement signed in June 2024 and extended through June 30, 2026.

Ingalls Road Redevelopment Sites 1 and 2 / Echelon Resources DBA FM Lofts LLC – The developer is continuing construction on both Building 87 (Site 1) and Building 100 (Site 2). FMA Staff toured both project sites with the developer and contractor on January 16<sup>th</sup> to assess compliance with the ground lease. No major issues were found. Site 1 is expected to be completed by the summer of 2026. Site 2 is expected to be completed by the fall of 2026.

Ingalls Road Redevelopment Site 3 / Echelon Resources DBA FM Echelon LLC – With the approval of the Board at the November 20, 2025 meeting, the FMA executed the long-term ground lease for Site 3 with FM Echelon LLC effective on December 3, 2025. The developer has already started preliminary design and the FMA is cooperating with the developer's civil engineering contractor for the design of the Site 3 parking improvements.

### Commercial Property Update

Category	# of Buildings	Square Feet	% of Total Sq Ft	Sq Ft Leased	Sq Ft Licensed	Sq Ft FMA Use	% of Sq Ft Occupied
1	32	419,275	28.2%	347,938	12,815	7,328	87.8%
2	2	42,747	2.9%	42,747	-	-	100.0%
3	22	249,059	16.7%	93,722	29,809	21,340	58.2%
4	29	535,551	36.0%	107,302	-	2,000	20.4%
5	34	100,367	6.7%	-	-	13,611	13.6%
6	9	140,160	9.4%	-	-	116,071	82.8%
<b>Total</b>	<b>128</b>	<b>1,487,159</b>		<b>591,709</b>	<b>42,624</b>	<b>160,350</b>	<b>53.4%</b>
				<b>39.8%</b>	<b>2.9%</b>	<b>10.8%</b>	

	Square Feet	% of Total	Sq Ft Leased	Sq Ft Licensed	Sq Ft FMA Use	% of Sq Ft Occupied
<b>Contributing</b>	1,215,144	81.7%	405,489	34,708	139,471	47.7%
<b>Non-Contributing</b>	272,015	18.3%	186,220	7,916	20,879	79.0%

**Category Descriptions**

- 1 Immediately available. Standard Tenant Improvements and deferred maintenance.
- 2 Priority to repair for leasing. Additional capital improvements required.
- 3 Significant capital investment required for leasing.

- 4 Adaptive reuse candidate.
- 5 Infrastructure - Not considered a viable revenue producing asset.
- 6 Reserved for FMA Use.

### **Commercial Leasing Activity**

**Building 81** – The FMA executed a fifth amendment with The Post Potager to extend the term of the lease through January 31, 2027.

**Building 171** – The FMA executed a first amendment with the YMCA of the Virginia Peninsulas to extend the term of the lease through April 30, 2027.

**Building 268** – The FMA executed a lease with Delegate Virgil Thornton for a portion of the building. The lease term runs through December 31, 2027.

### **Commercial Capital Project Management – Maintenance Reserve Projects**

**Building 77 HVAC Replacement** – The new HVAC system has been installed and is functioning properly. FMA is addressing other maintenance issues while the building is vacant before moving the tenant back to the building. The project will be closed out once all invoices have been paid.

**Building 6 Boiler Replacement** – The FMA issued an IFB in June. Four bids were received in August, and a contract has been awarded. The replacement boiler has been installed; however, it cannot be pressure tested until failing valves are replaced. The contractor also encountered a conflict with structural members during the installation of roof rent. During a recent weather event, the contractor reported a significant roof leak. The roof will require a complete replacement which is currently in design and will be issued for bid, as a separate project, as soon as the plans are approved by DEB.

**Building 10 HVAC Repairs** - During the design process for the Building 6 boiler replacement, FMA discovered that multiple pumps and valves serving hot water to Building 10, both in Building 6 and Building 10, have failed and will also require repair or replacement. The FMA intends to use a Job Order Contractor (JOC) to perform this limited scope of work that will be like-kind replacement.

**Casemate 21 HVAC Replacements** – The IFB was issued in September 2024. The FMA issued a contract for the work in December 2024. After a delay in the equipment deliveries, construction began in June 2025. Construction is substantially complete with the exception of punch list items and close out paperwork.

**Exterior Window/Building Envelope Repairs for Building 96** – The IFB was issued in April 2024. The FMA issued a contract for the work in August 2024. After extensive measurements by both the contractor and the window manufacturer, the windows were ordered in May 2025 and arrived in July 2025. The installation was initially projected to take about 13 weeks following the arrival of the windows. However, upon removing the

first existing window to begin installation of the replacement, the contractor found an unexpected condition with the brick exterior that was not reflected in the as-built drawings provided to FMA by the Army. FMA collaborated with the architects and structural engineers in consultation with the contractor to design and execute a solution to the unforeseen condition. The replacement windows are being installed in the first wing, and the contractor is planning to continue with the second wing of window replacements in February. Work is projected to be completed in July 2026.

### **Residential Property Update**

The residential inventory consists of 170 leasable units, excluding the eight units that will be rehabilitated as described below. Residential occupancy is summarized below:

Residential Inventory (as of 2/6/26)	
Total residential units	178
Unit rehabilitation under construction	1
Units needing significant repairs	7
Units in leasable condition	170
Occupied units	166
Vacant leasable units	4
Vacant units leased pending move-in	4
Near-term vacancies	2
Near-term vacancies pre-leased	2
Controlled availability	0
Occupancy % of leasable units	97.6%

### **Residential Capital Project Management – Maintenance Reserve Projects**

The 2023 Special Session I amended FY23-24 budget included \$7.04 million “for rehabilitation of historical residential buildings at Fort Monroe.” The FMA is prioritizing the rehabilitation of Building 14 due to the award of the NPS Save America’s Treasures Grant.

**Rehabilitation of Building 14** – Hanbury Evans produced the construction drawings for the project. The FMA received a Saving America’s Treasures grant for \$372,437. The matching funds for the SAT grant will come from the \$7.04M supplemental appropriation in the FY23-24 amended budget. The grant required the FMA to issue a Request for Qualifications (RFQ). The RFQ was issued in August 2024. An IFB was issued to qualified contractors in October 2024. A contract was awarded in April. Construction began at the end of May with select demolition. On August 29th, the contractor raised the building approximately 5 feet. Lifting the building revealed the poor condition of the existing foundation which needed repairs that were not included in the original plans. The foundation repairs have been completed, and the building has been lowered. Plumbing, structural, mechanical, and electrical work is in progress.

Rehabilitation of Buildings 62 and 63 – Commonwealth Architects completed the construction drawings for these two 1880s residential duplexes. The construction drawings were approved by DEB and issued for bids. The FMA did not accept the bids due to the cost. Given the passage of time, the architect will be updating the plans to reflect the current conditions. The revised drawings will be sent to DEB for approval. Once approval is received, plans for both buildings will be issued for bids.

Rehabilitation of Building 15 – Q-Design Architects completed construction documents for the scope of repairs on this 1870s residential duplex. This project is on hold pending the completion of the other rehabilitation projects listed above. The construction drawings will be updated to current conditions once the project is ready to be bid.

Rehabilitation of Building 19 – Q-Design Architects previously completed construction documents for the scope of repairs for this 1870s residential single-family dwelling. This project is on hold pending the completion of the other rehabilitation projects listed above. The construction drawings will be updated to current conditions once the project is ready to be bid.

Building 80 Exterior Porch Repairs – The project requires DEB review due to the scope of the repairs. Hanbury completed the construction drawings, which were sent to DEB who replied with comments. The A/E has incorporated the DEB comments, and the drawings were resubmitted for approval at the end of July. An IFB will be issued after the plans are approved by DEB.

Asphalt Roof Replacements – Guernsey Tingle developed construction drawings for roof replacement and related repairs to Buildings 3, 16, 18, 61, and 129. The IFB was issued in September 2024, and five bids were received in November 2024. The FMA issued a contract for the work. The project is substantially complete with the exception of close out documents and final invoices.

Exterior Improvement Projects / Building 120 – Q-Design produced construction drawings for the project. The FMA issued an IFB in August 2024 and bids were received in October 2024. A contract has been executed in November 2024. The contractor began work in January 2025 but is not expected to be completed until the end of December 2025. Progress was delayed due to an error in the measurements of the replacement windows, as well as the rework that was needed to correct subcontractors' deficiencies. FMA is working with the A/E and the contractor to resolve outstanding issues and get replacement windows reordered.

Exterior Improvement Projects / Building 102 – The condition assessment and drawings for Building 102 are being updated and will be issued for bid as soon as practical.

Exterior Improvement Projects / Buildings 136 and 137 – The condition assessment and drawings for Buildings 136 and 137 will be updated and issued for bid after Building 102.

Portico Roof and Sunroom Window Replacement on 9 Quadplexes - Guernsey Tingle completed the construction drawings to replace the wooden casement windows on the enclosed sleeping porches on the nine Reeder buildings (36 units in total) installed in the early 1990s. In addition, the plans also include repairs to the copper roofing system on the portico entrance roofs to address recurring roof leaks that have caused damage to the portico roof structures. The FMA Historic Preservation Officer has completed the required DHR consultation. The project will be issued for bid as soon as practical.

Reeder/Tidball Duplex Porch Repairs for 20 Duplex Units – GT is doing a condition assessment and project scope for the chronic porch issues in these identical duplex units. GT and their consultant have finished the condition assessment. The project was temporarily on hold pending other project workloads. Construction documents have been received. The project requires consultation with the Department of Historic Resources (DHR) before being issued for bid. The FMA Historic Preservation Officer has completed the consultation. The project will be issued for bid as soon as practical after the plans are approved by DEB.

### **Site-wide Capital Project Management**

#### **Capital Project Management – Maintenance Reserve Projects**

Building Roof/Railing Project – The FMA has evaluated the conditions of the four remaining buildings that were part of the original six-building project. The FMA has decided that Building 171 (YMCA) will be issued for bids next. The FMA is working with Guernsey Tingle to update the drawings to the latest building code and CPSM revisions and to reflect any added deterioration that has occurred since the original design was developed. Depending on workloads, Buildings 141 and 142 (identical buildings) will be issued for bids as soon as possible, with Building 119 (the Commanding General’s Residence) scheduled to be completed in the summer of 2026.

Sump Pump Discharge – The FMA and Veolia are working to redirect all sump pump discharge lines from the sanitary sewer to stormwater. Veolia has completed the work for thirteen residential duplexes in the Tidball Road area. The next phase will begin with four duplexes on Tidball Road and move to the seven residences on Frank Lane. The FMA Historic Preservation Officer will work with Veolia to develop a plan for these 11 residential buildings while safeguarding the cultural and natural resources.

Fort Monroe Post Theatre Renovations – The project is on hold until more funding is available.

Engineer Wharf Structure Assessment – McPherson Design Group (MDG) is developing construction drawings for repairs to the Engineer Wharf pier. Construction documents are expected to be sent to DEB for approval by the end of December. An IFB will be issued as soon as practical after the plans are approved by DEB.

West Bastion Gun Exhibit and Postern Gate Glass – The FMA will use a Job Order Contractor (JOC) to complete this work. Purchase orders were awarded to the JOC contractor in January 2025. The FMA required that all materials, including custom bricks, be onsite before construction begins. Construction began in September 2025 and is expected to be completed in early 2026.

Removal of 300,000 Gallon Elevated Water Tank – The tank removal and related utility work is complete. Completion of the project is pending approval of the closeout documents.

Removal of Temporary Buildings T-99 and T-104 – With the buildings now designated as contributing structures to the NHL District, the bid documents will require DEB and AARB approval after the Historic Preservation Officer completes the required documentation to begin the removal. FMA plans to issue an IFB after all approvals have been received.

### **Capital Project Management – VPBA Projects**

Mercury Boulevard Water Line Replacement – Construction has been completed. Record drawings were sent to NNWW on May 5, 2025. NNWW does not currently have the staff to review the as-built drawings and ownership of the new water line transferred to NNWW upon delivery of the record drawings.

Outer Moat Wall (Counterscarp) Repairs – This project has been placed on hold for staff to focus on other pressing projects.

African Landing Memorial (ALM) Site Improvements – The FMA is working with Baskervill to manage the completion of the ALM site improvements. The contract was awarded in November 2024. Construction was initially scheduled to be completed by July 2025. Unexpected discoveries and material delays have pushed the expected completion to April 2026.

Fortress Sally Port Repairs – Work by Kimley-Horn and Bennett Preservation for the scope of repairs and the OPCC is on hold for staff to focus on other pressing projects.

Dominion Electrical System Upgrades – The FMA is continuing to work with Dominion Energy on the improvements and upgrades to the electric infrastructure at Fort Monroe. As previously discussed, the project is broken into three sections – metering, lighting, and distribution. The current work is focused on the Phase 2 distribution project that involves work at 74 sites around the property.

The FMA has also received the preliminary proposal for the new substation. The estimated cost for the substation project is \$870K. The FMA is evaluating the proposed replacement.

### **Project Management Summary**

Protect Type	Project Status							
	On Hold	R&M	Awaiting Design	In Design	Ready to Bid	Under Construction	Close Out	Total
Commercial	0	1	3	2	1	3	3	13
FMA Use	2	1	0	2	1	0	3	9
Infrastructure	0	4	1	5	0	1	3	14
Public Space	0	1	0	2	1	2	0	6
Residential	0	6	4	5	3	3	1	22
Total	2	13	8	16	6	9	10	64

### **Infrastructure Project Management – VDOT-funded Projects**

The FMA worked with Kimley Horn and Veolia to develop the scope of work for the VDOT-funded bridge repairs. Bridge repair work on the Postern Gate and East Gate bridges has been completed with FY26 VDOT funds. Bridge repair work on the North Gate bridge will be completed in FY27.

# VENUE, EVENTS, AND MEDIA PRODUCTIONS REPORT

## ***Tidewater Striders 10 Years at Fort Monroe***

The Tidewater Striders annual race (held each year in January) unfortunately was postponed and then moved due to extremely low forecasted temperatures. The event was originally scheduled for Saturday, January 31<sup>st</sup>, and then for Sunday February 8<sup>th</sup>. After discussions with organizers, it was moved to another location.

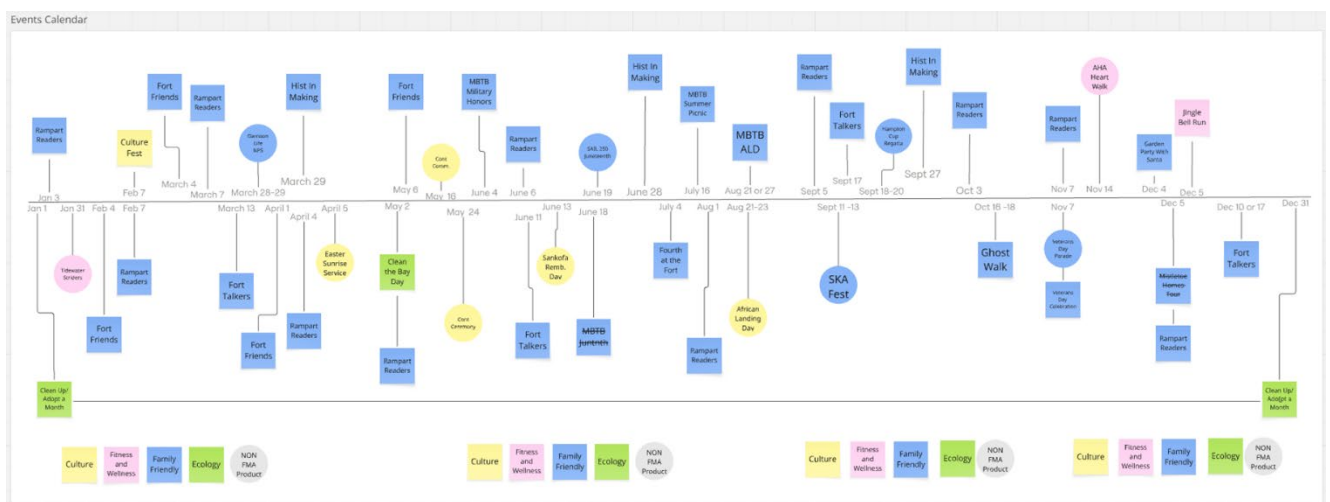
## ***Youth Black Culture Festival*** (Scan the QR Code to view the digital event program)



This is the third consecutive year of hosting the Youth Black Culture Festival at Fort Monroe. This event is produced by the FMA with support this year from the Fort Monroe Foundation, Dominion Virginia Energy, the William Tucker 1624 Society, Vision Collective, UVA School of Architecture, and the Mellon Foundation. This year we have set an event record of over 450 people registered to take part in a variety of different hands-on activities around Fort Monroe that highlight Black Culture, History, or engage youth in different ways of exploring those

elements. In addition to some returning favorite stations like African Drumming, Dance, Yoga and Self-Care, and Archeology, this year we added Photography and Theater/Drama. We also intentionally included sessions for older students by incorporating targeted special sessions including Comedy and Filmmaking. We also expanded programming to include two talkback sessions. One with Hampton Assistant Commonwealth Attorney Pia Miller, and one with Dr. Justin Dunnivant and Dr. Neftalie Williams who will be tag teaming a discussion about the influence of skateboarding on black culture. This event continues to grow and has become the new “look out for” event of Black History Month.

## ***Annual Calendar Update***



We continue to work towards refining our events and activities calendar in an effort to activate spaces and align our efforts with FMA Branding and initiatives. An example of this effort can be seen in the revision of our traditional Music by the Bay Concert Series. This year we have decided to do more with less. We are in the process of scheduling and producing 4 larger impact concert events over the summer rather than 12 to 14 weekly events. By doing this we hope to

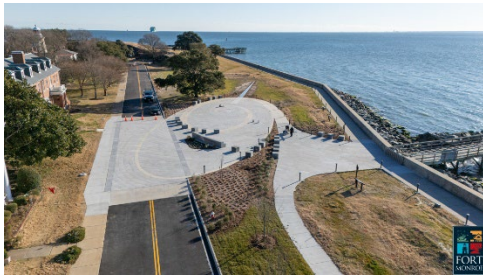
better utilize resources, increase our audience, and build brand awareness by putting more effort into a concentrated schedule.

We have also been collecting event and activity dates from businesses and organizations all over Fort Monroe and constructed a draft “crowd sourced” calendar that will serve as a guide for an interactive online tool to view any and all Fort Monroe happenings.

All of this work continues, but it is the goal to have it all refined and launched by the April Board of Trustees Retreat.

### ***Upcoming Major Events and Save the Dates***

We have several events and significant dates to keep an eye on through Spring 2026. We hope you will join us for all of them.



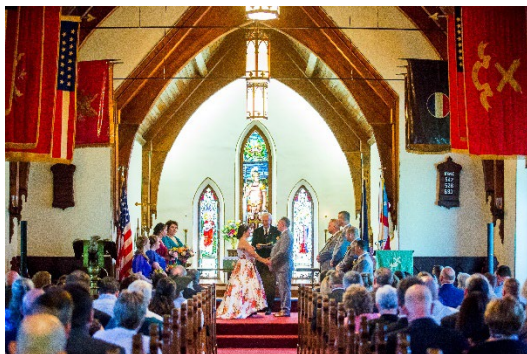
April 24<sup>th</sup> we will host the dedication and official opening of the African Landing Memorial Plaza. While we are in the very early planning for this milestone event, it will encompass special guests, ceremonial and special interactive moments, music of course, and likely conclude with a special reception. Mark your calendar now for this event.

May 2<sup>nd</sup> is the annual Chesapeake Bay Foundation, Clean the Bay Day. Volunteers will gather on this once concentrated day to help pick up and clean up Fort Monroe. We hope you will join us.

On Saturday, June 19<sup>th</sup> we will host two major events simultaneously. In partnership with the City of Hampton, we are hosting “Celebrate Juneteenth & Sail Hampton 250”. The SAIL250 parade of sail will pass by Fort Monroe between 9:00am and 12:00pm. There is no better view in Hampton Roads than right here at Fort Monroe. Additionally, and with great significance, the day will be filled with Juneteenth programming. All day, throughout the Parade of Sail and all afternoon, there will be historical interpretation, entertainment, vendors, food vendors, community exhibits and all sorts of Juneteenth themed activities. We hope you will join us on this special day.



### ***Venue Rentals***

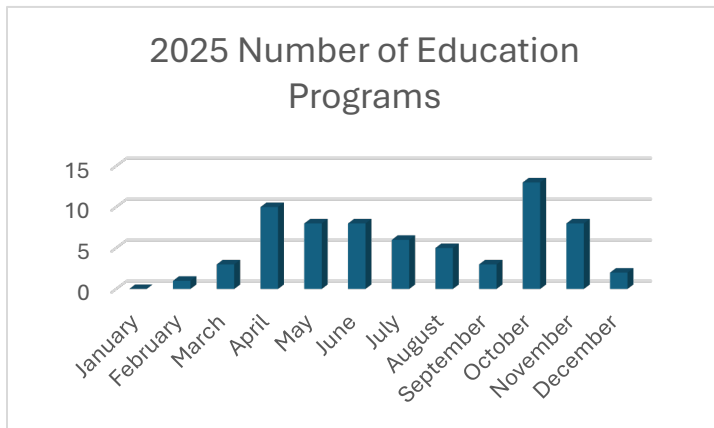


After a slump in 2025, inquiries are flowing in for our venue rentals. We currently have 8 fully booked and 4 pending private events in 2026 before July 1<sup>st</sup>. The majority of the inquiries we are receiving are for the fall and even some into 2027. It is a departmental goal to increase advertising and drive bookings back up for the fall, by June of this year.



# MUSEUM, EDUCATION, AND INTERPRETATION REPORT

The MEI Department has had a productive past three months, making plans for new exhibits, tours and public programs. Much work was accomplished in the relocation of archival material, the reconciliation and return of items on loan from the U.S. Army Center of Military History and general organization of items used to support educational and public programs such as reproduction uniforms and accoutrements. New tours were developed for commemorative months, and plans to expand Visitor Center and Casemate Museum days have been made.



## Education Programs

The number of Education Programs from Jan-Dec 25 remained relatively the same from the previous year. Statistics for Education Programs in 2025 reflect a pattern of busy and slow months based on school calendars, standardized testing windows, and weather. In the fall, October is the busiest for education

programming bookings due to teachers having settled into their routines with students, and no testing windows until November and December. January, February, and December have few, if any programs largely due to winter breaks, weather concerns, and building back on routines after breaks.

The totals for February 2026 are projected based on booking forms that have been submitted by schools reserving their field trips. Below is a breakdown of the types of programs and their individual attendance numbers during the above timeframe.

Type of Program	Number of Programs	Number of Attendees
Adult PD	1	12
Military	1	18
Canoe Project	10	20
Life at Fort Monroe	2	45
Building Fort Monroe	4	279
Education Tour	1	17
What is Freedom	1	60
CILC Virtual	1	134

CILC virtual education programs are increasing due to participation in Community Learning Days coordinated by CILC. The virtual programs for Native American Heritage month had participants from National and International Audience (SC, WA, KY, PA, GA, Canda (BC).

We were selected by Lifelong Learning groups to do a virtual presentation on June 10<sup>th</sup> on John B. Jones.

The What is Freedom program booked for Feb. 23<sup>rd</sup>, 2026, is the first of a series with Newport News Public Schools for all African American Studies courses from all NPS High Schools to come to Fort Monroe for a field trip.



## **Hampton City Schools Canoe Project**

Students are continuing to be led in engaging and hands-on learning with our Living Historians in the indigenous history of Virginia and the construction of a traditional canoe. Students alternate even and odd days with roughly 13 students per class (2 classes, alternating weeks). Before students went on Winter Break, a major milestone occurred with the bottom of the canoe being completed and the students flipping it to begin the top/burning out the inside.

### Other projects

The Education Programs Manager is currently working with the Academies of Hampton's Academy of Technology and Engineering (also at Hampton High School) on a student driven Soundscape Project. The project seeks to explore how sound can bring a community together, build pride, and strengthen our shared identity. Students will take recordings at Fort Monroe, as well as interviews with members of the Contraband Historical Society. Students will be onsite at the fort on February 3<sup>rd</sup>.

In collaboration with the Director of MEI and the Collections Manager, an Academic Forum is in the beginning planning stages with professors from CNU and HU. The Fort Monroe Forum will put out a call for papers from undergraduate students and their professors across Hampton Roads to do research and present their papers at Fort Monroe in the early spring of 2027.

Paperwork has been submitted to Virginia DHR for the revision of the First Africans in Virginia historical marker after 2 years of work between the Director of MEI, the Education Programs Manager, and members of Project 1619 Inc., and the William Tucker 1624 Society. The submitted application will go to the committee for consideration in March, and if selected, will go before the board for consideration in June.

## General Programming

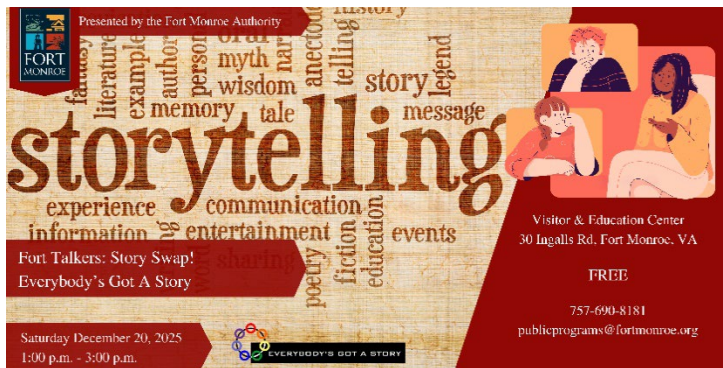


On November 8, Fort Monroe held its 4<sup>th</sup> annual Veterans Day event in Continental Park. Over 500 visitors attended the event over the course of the day to enjoy over 35 vendors including community and military partners, and 9 living history units representing time periods from pre-colonization through WWII. The ceremony included the presentation of the colors by the York High School NJROTC, veteran speakers from our local community including Pete Fairchild from

the Phoebus VFW, and concluded with the flag planting ceremony, led by the Fort Monroe Moat Monsters Scouts in lieu of our National Park partners, who unfortunately could not attend due to the government shutdown. The event also marked our first collaboration with Living History Co., who provided interpretation as a unit of United States Colored Troops.

Their interpretation included a drill demonstration as well as the contributions of African American women to the war effort.





On December 20<sup>th</sup> we hosted our final Fort Talkers for the season with Everybody's Got a Story, a local storytelling group. We hosted a Story Swap where we invited community members to join us to share their stories about Fort Monroe or our community. The event was a great success with 17 people joining us to share their stories.

We had an exciting opportunity to continue our partnership with the Hampton Public Library this fall to showcase art from their Summer Reading Program, Color Our World, in our changing gallery. To support the exhibit, on November 14<sup>th</sup>, we hosted Katrina Wood from the Library to run her popular Cyanotype program at the Casemate Museum. Over 20 guests



to the museum created their own cyanotype art to be displayed as part of the exhibit. The cyanotype process is how blueprints are made, so we paired the community art with blueprints from Fort Monroe's collection.



*Blueprints: The Cyanotype Process* was on view through the holidays.

## Youth Programs

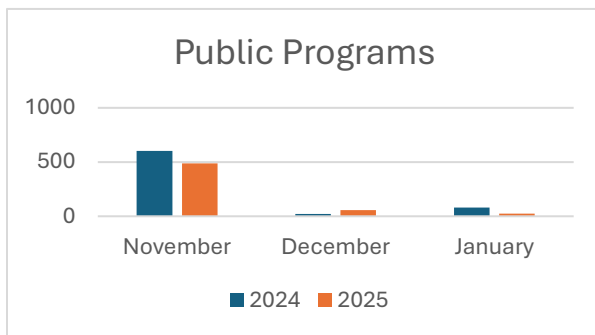
On January 3<sup>rd</sup> our History in the Making scholars returned for a day of living history with Session 2 of the current series. To learn more about how living historians practice their art, we tried many different historic trades and skills including fishing net weaving, making corn husk dolls, butter churning and quill pen writing. Volunteer Josh Ford from the 99<sup>th</sup> NY, Company D returned to assist



and provide context to activities like sewing, which soldiers would be responsible for as part of uniform care.



Our most popular Fort Friends activity of making snow brought 18 guests out in cold weather on January 7<sup>th</sup> to enjoy the indoor winter fun! Fort Friends continues through May with increasing popularity among our repeat guests who praise its format and time slot.



Overall, we have had about equal participation in Public Programs from winter 2024 to 2025, with a little jump in December with the continued success of the Canoe Project. Discrepancies in November numbers are accounted for from the Veterans Day totals, which last year included the parade numbers, however this year the City of Hampton cancelled their parade. January had

a larger number in 2024 due to a large partner program with NPS and Blue Star Families, which was not renewed for 2025. Program growth in family programs and living history continues with a robust calendar of programs planned for 2026.



One partnership program we are particularly excited about is the Contraband Historical Society's first annual Symposium, *After a Long Silence: The Emerging History of the American Contrabands* which will take place at Fort Monroe over the course of May 22 and 23. Across two days, sessions will integrate descendant knowledge, public history

practice, and emerging scholarships to illuminate the names, lives, communities, and military service of hundreds of thousands of self-emancipated people. This free event will also feature authors' readings, the stories of Contrabands who became U.S.C.T. soldiers, and the launch of the Contraband Digital Archive, culminating in the Annual Commemoration of the 1861 Contraband Decision.

## Visitors and Tour Participants

In comparison to Nov 24-Jan 25 and the same period Nov 25-Jan there was an increase in the total number of guests to both the Visitor Center and the Casemate Museum. The total number of return guests increased, indicating they enjoyed their previous visit and wanted to return, and new guests both locally as well as out of state and internationally.

The number of public tours provided in these months has stayed relatively the same, but we have had an increase in the number of tour participants. The Visitor Services staff are trained on tours on a recurring basis and develop new ones to vary the offering throughout the year. Our goal is to continue to see an increase in the total number of visitors we have at both the VEC and Casemate Museum and begin to increase the number of tours and tour participants increasing our revenue and people visiting the fort.



## Collections Management

The archival library has been moved to the Visitor Center archives where it is being inventoried, catalogued, and will be made available to FMA staff as a resource. Additionally, books donated through private means will be separated into Special Collections and can be used for research purposes.

Several dozen research requests were fulfilled. They range from genealogical questions, book author requests for materials and images as well as internal staff needs for the creation of programs and tours.

Much research is being conducted to support the Landscape Action Plan (LAP). The review of images and maps has resulted in an increased understanding of Fort Monroe's history and has led to additional research ideas.

# CULTURAL AND NATURAL RESOURCES REPORT

The Fort Monroe Department of Cultural and Natural Resources continues to implement projects as stipulated in the governing documents in the ongoing protection and preservation of Fort Monroe's cultural and natural resources. In doing so, the Fort Monroe Historic Preservation Officer (FMHPO) consults with the Virginia Department of Historic Resources (VDHR) on all undertakings per the stipulations of the governing documents as well as providing the National Park Service (NPS) staff and the US Army with relevant and timely project information as and when required. The goal of the FMHPO and staff is to be proactive in the preservation of Fort Monroe's cultural and natural resources.

## Consultations/Undertakings/Projects Update

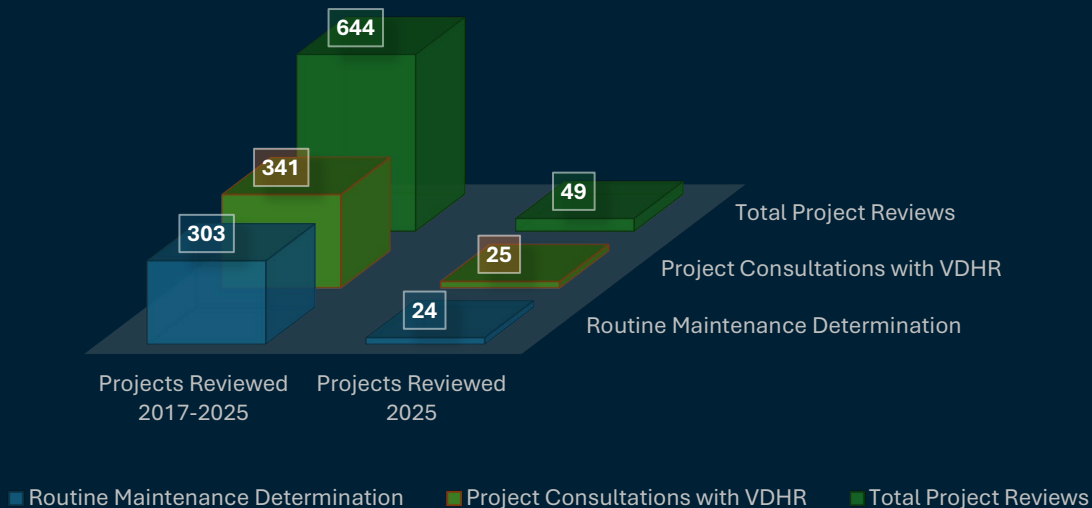
From November 7, 2025, to February 5, 2026, the Department of Cultural and Natural Resources has reviewed for implementation thirteen (13) architectural and archaeological projects. The department has prepared and submitted or acted upon four (4) consultations to the VDHR per the continuing review process as stipulated in the PA and MOU for architectural and archeological projects at Fort Monroe. The FMHPO has also provided the same projects to the NPS and Army for review to demonstrate responsible and shared stewardship of the cultural resources of Fort Monroe. The FMHPO received concurrence from the VDHR on all projects submitted to date. At the time of this report, there are currently two (2) projects under review by the VDHR.

Also in that time, the FMHPO has reviewed, mitigated, and provided comment and developed scopes of work for numerous on-going maintenance projects at Fort Monroe that did not rise to the level of a Tier II undertaking. Currently, the Cultural and Natural Resources Department is working with proponents and FMA staff on numerous projects that are in various stages of review and development. At the time of this report, most if not all will be considered for submission to the VDHR and potentially Stakeholders once a determination of those project(s) effects is fully understood and developed, at which time the FMHPO will then make an effect determination. A brief updated list of some of those projects is provided in this report.

Since 2017, the FMHPO and staff have reviewed well over **644** projects for compliance to the governing documents and to date **341** of which were consultations with the VDHR pursuant to the FMA continuing review process all receiving concurrence for the VDHR.

All projects are prioritized based on life safety, preservation, and severity of existing or potential deterioration. The FMHPO, together with the Executive Director of Real Estate and other FMA staff, coordinate and prioritize repairs based on the priorities previously mentioned as well as available funding. Currently at the time of this writing, the FMHPO along with other FMA staff and consultants are reviewing, providing guidance, mitigating and/or managing **(71)** projects that are all at differing levels of complexity and orders of magnitude.

## FMA PROJECTS AT FORT MONROE



*Table illustrates project reviews carried out by the FMHPO and Staff since 2017*

### Maintenance Reserve Project Update (Cultural Resources Update)

The FMHPO, Fort Monroe Project Manager and other FMA staff work with a multitude of selected A/E firms to develop rehabilitation designs for Maintenance Reserve (MR) projects as well as infrastructure projects throughout Fort Monroe. In doing so, it is the FMA's intent to maintain, rehabilitate and update the cultural and natural resources of Fort Monroe so as to allow the FMA to operate in a meaningful and cost-efficient manner while working to preserve cultural resources.

A brief update of current maintenance reserve projects is as follows:

### Building Rehabilitations: B.14, B15, B19, and B62 & B63 (8 Residential Units).

- Rehabilitation projects:
  - **Building 14 (Update)** As previously reported, Mark Turner Construction elevated the structure to approximately 5' +/- above present ground surface to repair the foundation and structural framing, i.e. sill beams, etc. The foundation walls have been repaired. The structure was lowered back down and on 1/21/26 plumbing rough in inspection and structural inspection was completed. Electrical rough in has been completed. Work on the exterior

sheathing and interior plaster sample is currently in progress. The contractor is expecting to reach substantial completion March 18<sup>th</sup>, 2026.

*Image of Principal façade of Building 14 after being elevated during foundation repair*

- **Buildings 15 & 19 – (No-update)** The project architect has reengaged in the development of the WD set in preparation for DEB permit review and



comment. Once complete, the project will be added to the Art and Architectural Review Board (AARB) consent agenda for conditional approval. The FMHPO will proceed with the consultation process once the permit has been issued and all comments satisfied.

- **Buildings 62 & 63 – (No-update)** The FMA is currently working toward reengaging the A/E to update the rehabilitation design and prepare the documents for rebid for some time in the winter of 2025.

Building’s Roof and Rail Projects: B.119, B.141, B.142, **B. 143, B. 144**, B.171 (10 Residential, 2 Commercial Units) – (No-update)

- Roof and Rail Repair project: *(Listed in order of priority)*
  - Individual building updates
    - Buildings 143 & 144 (Project is complete)
    - Building 171 (Design under review and amended consultation with DHR. Next to pre-qualify and bid)

- Buildings 141 & 142 (Design under review. Not rebid to date)
- Building 119 (Revised design complete and reviewed. Requires amended consultation with DHR)

Quads Sleeping Porch Window and Portico Repair/Replacement Project: (36 Residential Units)

Buildings 33, 34, 35, 43, 44, 45, 51, 52 & 54 – (Update) (DHR File No. 2024-4197)

- The project design includes entry portico repair details as well as a design for the in-kind replacement of the non-historic sunroom porch windows and associated flashing.

The FMHPO has submitted the project plan to the DHR for review and received concurrence from VDHR. Procurement of a qualified contractor to make necessary repairs of the porticos and/or in-kind replacement of sunporch windows may now proceed once funds are identified.

Ongoing Roofing Projects – (Update)

- The roofing project has occurred at the following buildings: **B. 3, B.16, B.18, B.61, B.103, B.129, 157 and 158.**

The project is now complete, and the next phase of roof replacements is being developed.

Building 5 Mansard Roof and Cupola Repair Project – (No Update) (DHR File No. 2024-4198)

- The scope of work includes returning the mansard roof and cupola to the original intent to include reintroduction of the oculus windows of the mansard, restoration of the windows of the cupola as well the repair and replacement of the concealed gutter system and roofing. The project will also include repainting of the clock face.

The FMHPO has submitted the project plan to the DHR for review and has received concurrence. Procurement for a qualified contractor to make necessary repairs of the mansard roof and associated elements may now proceed once funds are identified.

Building 166, Chapel of the Centurion Lead Based Paint Encapsulation Project – (No-update)

- The extant paint coatings of Building 166 (Chapel of the Centurion) have failed. As indicated in the assessment that was conducted April 18, 2022, the structures paint contains hazardous materials in the form of lead-based paint used on the exterior of the structure and must be remediated and new coatings applied. Minimal in-kind repairs will also be performed to the exterior envelope to include repairing previously inappropriate repairs to the board and batten siding.

The Building 166 project (DHR File No. 2024-3326) received concurrence from the DHR on 08/15/25.

#### **Building 80 Porch and Railing Repair – (No-update)**

- The Building 80 Porch and Railing Repair project (DHR File No. 2024-3921) received concurrence from the DHR on 08/15/25.
- Waiting for approved bid docs from DEB

**NOTE:** All rehabilitation designs shall be in accordance with the *Fort Monroe Design Standards, 2021 Virginia Uniform Statewide Building Code (USBC)* as well as the *Secretary of the Interior’s Standards for Rehabilitation of Historic Properties*.

#### **Redevelopment Projects**

##### **Buildings 87/89 (No Update)**

##### **Building 100 (No Update)**

See Real Estate Report for additional information.

##### **Buildings 27/27A (No Update)**

The FMHPO and staff developed a “*Protective Improvements*” document that was added as an *Exhibit* to the appendix of the draft deed of transfer for Buildings 27/27A.

On 11/05/25 the FMHPO received confirmation that the Part 1 Evaluation of Significance had been reviewed by the DHR and that in accordance with the provisions of §58.1-339.2 of the Code of Virginia, these two buildings are “certified historic structures” and eligible for rehabilitation tax credits.

See Real Estate Report for additional information.

##### **Building 82 (No Update)**

The FMHPO and staff developed a “*Protective Improvements*” document that was added as an *Exhibit* to the appendix of the draft deed of transfer for Building 82.

On 11/05/25 the FMHPO received confirmation that the Part 1 Evaluation of Significance had been reviewed by the DHR and that in accordance with the provisions of §58.1-339.2 of the Code of Virginia, Building 82 is a “certified historic structure” and eligible for rehabilitation tax credits.

See Real Estate Report for additional information.

#### Old Point Comfort Lighthouse Transfer – United States Coast Guard, (CG) **(No Update)**

On 11/05/25, the FMHPO was advised by the USCG that the transfer process is continuing however it has been slowed due to staff from the General Services Administration (GSA) being furloughed as a result of the temporary government shutdown.

The remediation project initiated by the USCG has been completed.

#### African Landing Memorial **(Update)**

As of the time of this report and based on the last project schedule received from the General Contractor, the project has reached substantial completion. Opening date is scheduled for April 24<sup>th</sup>, 2026.



*Image showing Zone A of the ALM Plaza Site as of January 20, 2026*

Current Progress at the time of this report is as follows:

- Zones A/B/C: (Plaza site)
  - Revised floodgate design at Engineer’s Wharf is underway.
  - Installation of bronze pointer and Line to Angola Granite.

- Punch-list walk completed 12/23, punch list issued 1/6
- Zone D:
  - Substantially complete. Punch-list walk in progress.
- Zone E:
  - Substantially complete with corrected parking signage and punch-list walk in progress.
- Zone F:
  - Substantially complete. Punch-list walk in progress.
  - EV Charging station commissioning remains.
  - Dominion Energy installation of streetlights remains.



*Image showing Zone A of the ALM Plaza Site as of January 20, 2026*



*Image showing Zone F of the ALM Plaza Site as of January 20, 2026*

### Archaeology - (Update)

During the period from November 7, 2025, to February 5, 2026, the FMA Archaeologist and Cultural Resources Specialist processed several new projects for review, including the following:

- Building 28 Chain Link Fence Repair & Replacement.
- Building 101 B Handrail Installation.
- ALM New Lighting Installation.
- Building 110 B Roof Leak Repair.
- Building 218 Shed Repair & Replacement.
- Building 87 & 89 Concrete Pad & New Transformer.
- Building 139 New HVAC Fence Installation
- Emergency Ground Disturbance at Patton Street Water Line
  
- Sent consultation letters for the following projects:
  - Cox Cable Bunker Street to Gulick Drive (2025-5115)
  - Bldg. 11 Street Light Repair (2026-3028)
  - Dominion Phase II Distribution Amendment for Bldg. 42 (2023-4199)
- Continued monitoring of following projects:
  - Emergency Ground Disturbance at VEC (2025-5180)

- Emergency Ground Disturbance at Patch Road Parking Lot (2025-5378)
- Composed West Bastion Improvement Monitoring Report (2021-4615).
- Composed Draft 2025 Annual Report for Archaeology.
- Received FMA State Lands Permit for 2026.
- Reviewed US Army PFAS RI Mob 2 Sampling Plan.
- Reviewed VDOT Stilwell Drive Road Trail Project.
- Reviewed Patch & Murray Road Parking Lot and Pedestrian Improvement Plan.
- Reviewed JRI Fort Monroe Monitoring Wells /Army PFAS report.
- Reviewed Dominion Phase II Distribution Amendment for Building 42.
- Attended meeting with JRI for US Army Groundwater Monitoring Report & Loci #34, and updated Loci Map.
- Attending meeting for Ingalls Road Electrical Pedestal Replacement
- Updated Fort Monroe VCRIS Loci for West Bastion Improvement & Loci 35.
- Georeferenced historic maps for Contraband Quarters & Hospital.
- Contacted DHR about Fort Monroe artifacts in their collection from 1996 and transferred them back into FMA control.
- Advised FMA Media Productions for Fort Monroe coastal maps and information.
- Loaned Native American artifacts to VEC Education Program Manager for special project.
- Loaned Phased I Survey Reports to VEC for research and digitization.
- Collections Management:
  - Participated in AACR on-line meeting
  - Continued integration of previous archaeological collections and reports into Lab database as part of current archaeological collection.
  - Continued supervision of lab volunteers.

### Preservation Education and Outreach- (No Update)

The Cultural and Natural Resources Department continues its mission to promote “Education is Preservation” at Fort Monroe. It is extremely important that all stakeholders and individuals that have the potential to interact with and impact Fort Monroe, understand the importance of preservation and how it plays a critical role in the future of our cultural and natural resources at Fort Monroe.

To that end, the FMHPO will continue to reach out to the community at large as well as outside contractors and colleagues to assist in the preservation of our resources and promote appropriate preservation practices. Additionally, the FMHPO will strive to make the public and stakeholders who enjoy Fort Monroe more aware of the established Design Standards that govern the use of the historic and natural resources at Fort Monroe and how we can all partner to carry Fort Monroe into the future together.

### Environmental/ Natural Resources

### Air Quality – **(Update)**

Ongoing. The FMHPO/Environmental Manager continues to monitor and record all generator readings as well as natural gas throughput. Last update was 11/06/25.

The Calendar Year (CY 2025) Annual Update Report will be due to VADEQ no later than 27 February 2026. The Environmental Department is currently engaged the environmental consultant to complete this report.

### MS4 Permit – **(No Update)**

The FMHPO/Environmental Manager is currently coordinating with consulting engineers in preparation for submittal of the FY25 Annual MS4 Report.

- The FMA FY25 MS4 Report was submitted to DEQ on 09/29/25.
- The FMA Stormwater Shapefiles were submitted to DEQ as required on 10/30/25
- The FMA Preservation Specialist and Environmental Assistant Manager attended the Virginia Municipal Stormwater Association meeting on 10/22/25.

### UST / AST– **(No Update)**

Ongoing. The FMHPO/Environmental Manager continues to monitor all state-owned UST/ASTs located on FMA property. Last update was 1/21/2026.

### Floodplain Administration – **(No Update)**

Ongoing. The FMHPO/Floodplain Administrator has continued to provide floodplain guidance on all projects on an as needed basis.

### On-going Project Review Information – **(Update)**

For an update of all FMA undertakings at Fort Monroe please see the link below:

The *Consultations Completed* documents were last updated on February 5, 2026, and are located at the FMA website for Stakeholder and Public review per the requirements of the PA and MOU and are listed under the *Project Review Information Exchange* tab at the link below.

## Annual Report

Per stipulation **§ IV. F. Annual Reporting** of the State-level Memorandum of Understanding (MOU), the FMHPO provided the *2025 Annual Status Update Report* from the Fort Monroe Authority (FMA).

The *2025 Annual Status Update Report* was provided to the Signatories of the MOU as well as Stakeholders and members of the interested public on January 28, 2026 at 1:00 PM. See link below for a copy of the report.

[https://fmfada.egnyte.com/dl/FyqFgt39kpTC/2025\\_Fort\\_Monroe\\_Annual\\_Status\\_Report\\_\(Final\).pdf](https://fmfada.egnyte.com/dl/FyqFgt39kpTC/2025_Fort_Monroe_Annual_Status_Report_(Final).pdf)

## Annual Meeting

This year's annual meeting will be held on **Wednesday, February 25, 2026, at 1:00pm**. An Agenda for the meeting will be provided via email to all Signatories and current Stakeholders on **Wednesday, February 11, 2026**.

The location of the Annual Meeting will be at **Building 75 located at 110 Pratt Street, Fort Monroe, Virginia 23651**.

## On-going Project Review Information – (Update)

For an update of all FMA undertakings at Fort Monroe please see the link below:

The *Consultations Completed* documents were last updated on February 5, 2026, and are located at the FMA website for Stakeholder and Public review per the requirements of the PA and MOU and are listed under the *Project Review Information Exchange* tab at the link below.

Link to the projects page can be found here: <https://fmfada.egnyte.com/fl/bjGtVWjtxgmc>

The “**Appendix A**” contains a list of **all** FMHPO project reviews to date.

END



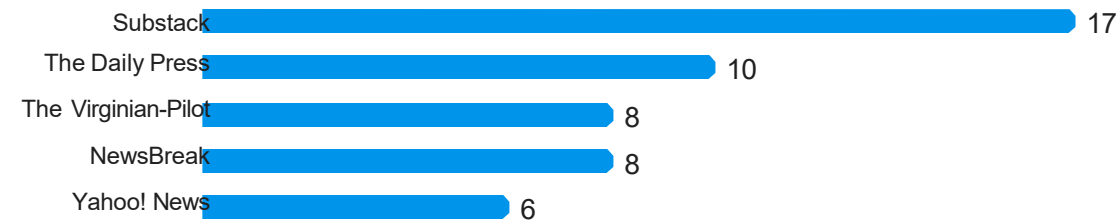
### Total Mentions

Nov 13, 2025 - Feb 10

**679** ↓ 21%  
Previous Period 855

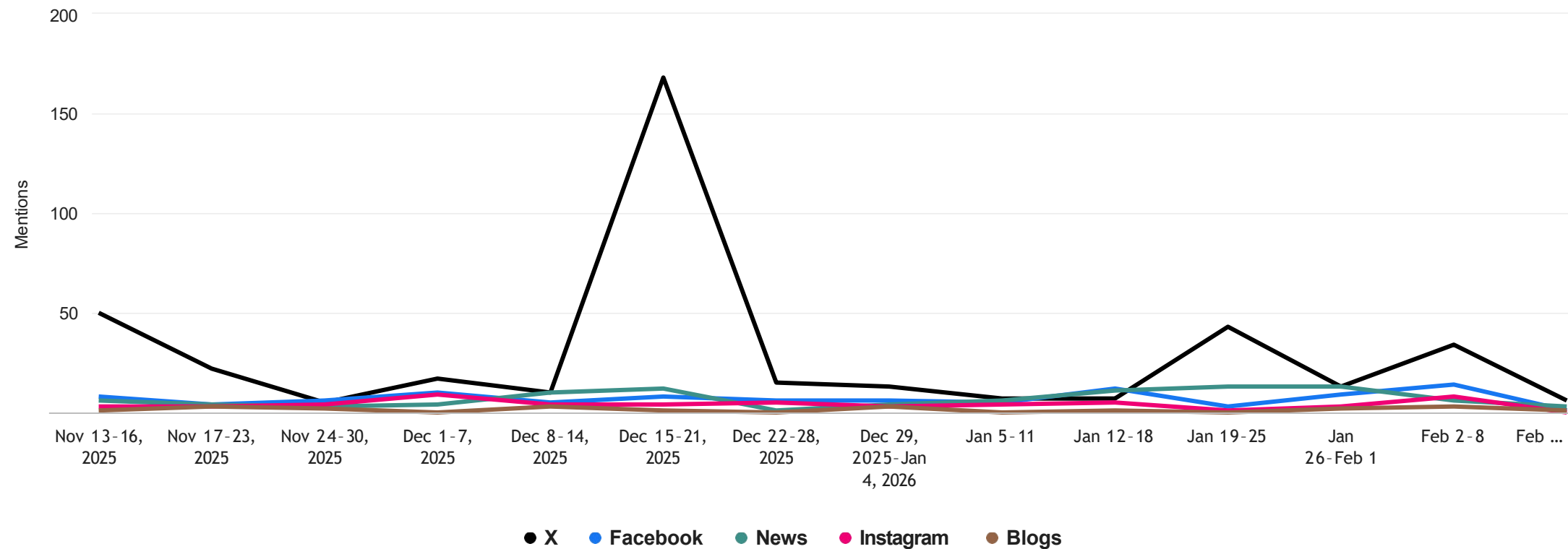
### Top Publications by Mentions

Nov 13, 2025 - Feb 10



### Mentions Trend by Source Type

Nov 13, 2025 - Feb 10



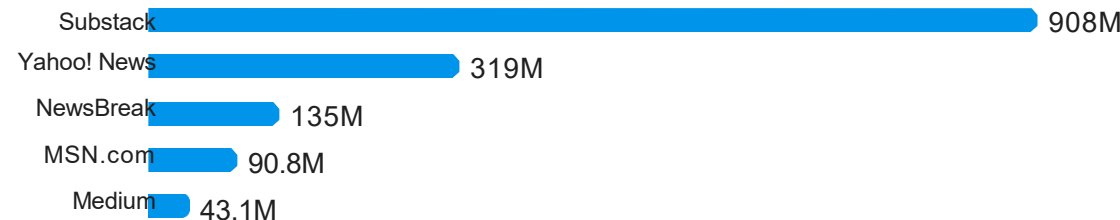
### Total Potential Editorial Reach

Nov 13, 2025 - Feb 10

**1.56B** ↓ 19%  
Previous Period **1.94B**

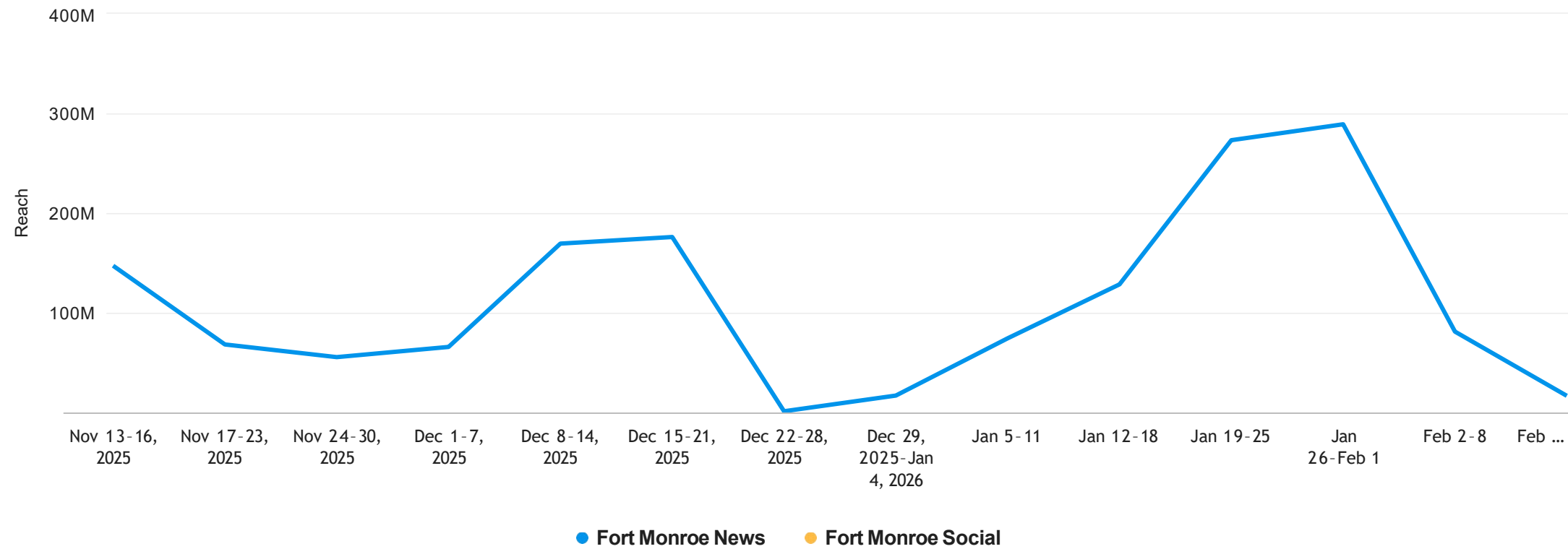
### Top Publications by Editorial Reach

Nov 13, 2025 - Feb 10



### Potential Editorial Reach Trend

Nov 13, 2025 - Feb 10



# Highlighted Coverage

## Most Social Shares

Nov 13, 2025 - Feb 10



 Substack  
Editorial | US | Dec 15, 2025 · 7:41 AM

### Special Edition: Ambush at Catlett's Station

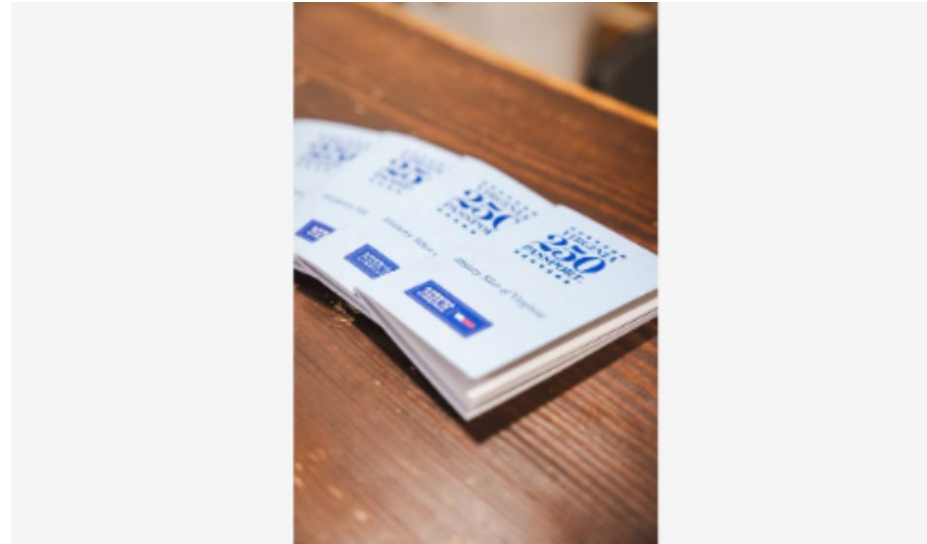
in the Third U.S. Artillery. While assigned to the Artillery School at **Fort Monroe** (VA), Hardin served as an aide to Colonel Robert E. Lee

Social Echo  34  0  0  
50.3M Reach

Neutral 

## Highest Potential Editorial Reach

Nov 13, 2025 - Feb 10



 MSN.com • Jane Alvarez-Wertz  
Editorial | US | Nov 13, 2025 · 11:28 AM

### Virginia launches historic sites passport program to celebrate America's 250th anniversary

Park Deltaville Maritime Museum Eastern Shore Barrier Island Center  
**Fort Monroe** Gloucester Museum of History Great Bridge Battlefield &

Social Echo  0  0  0  
90.8M Reach

Neutral 

## Highest Syndication

Nov 13, 2025 - Feb 10



 Substack  
Editorial | US | Nov 23, 2025 · 2:58 PM

### Week 153: November 29 to December 5, 1863

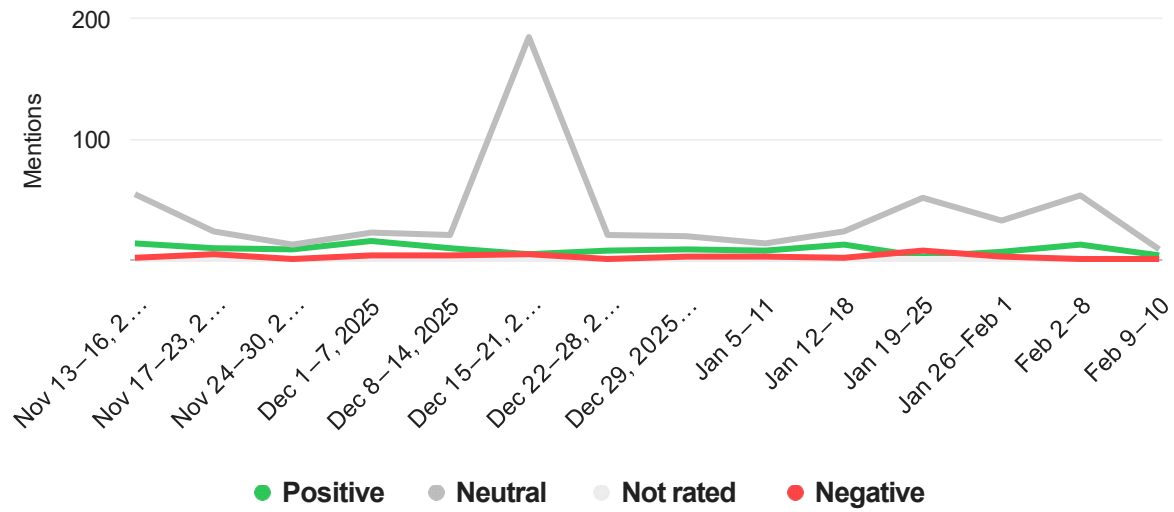
to "assume command of all the forces now moving up the Tennessee [River]. 2. In **Fort Monroe** (VA), B.F. Butler, Dept. of Virginia and N.C.,

Social Echo  0  0  0  
50.3M Reach

Neutral 

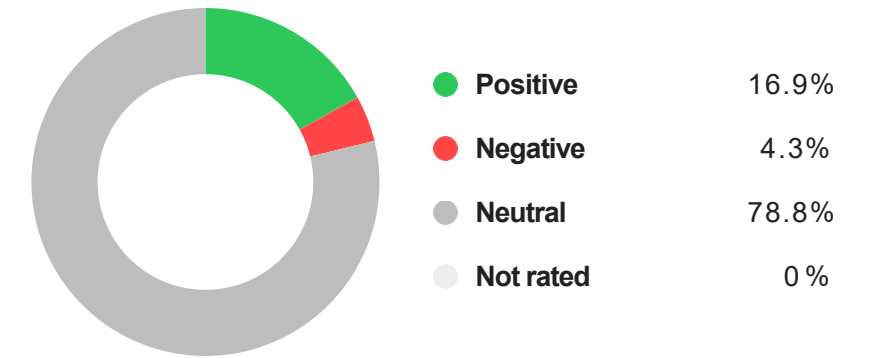
### Sentiment Trend

Nov 13, 2025 - Feb 10



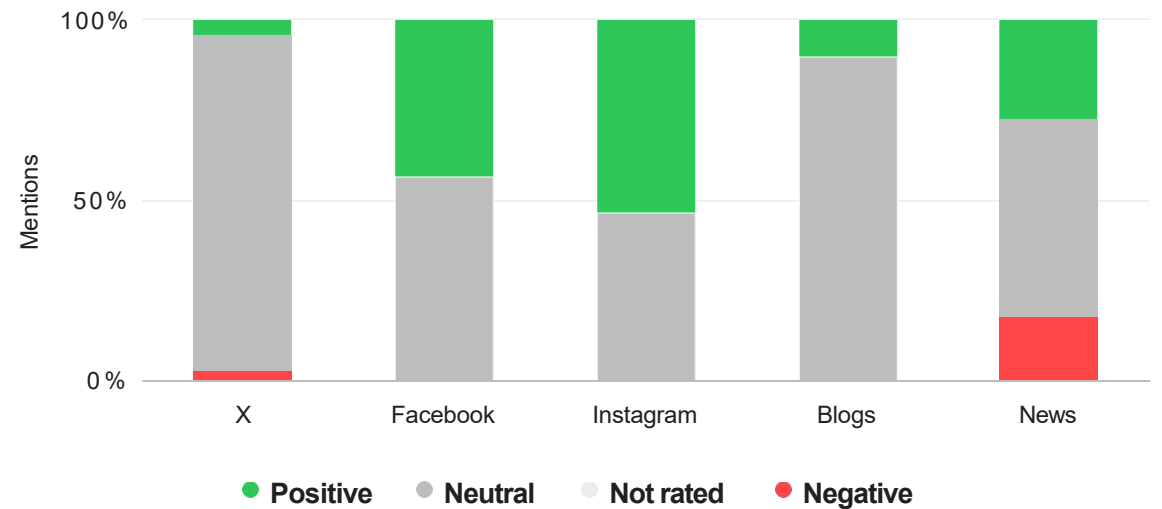
### Sentiment Breakdown

Nov 13, 2025 - Feb 10



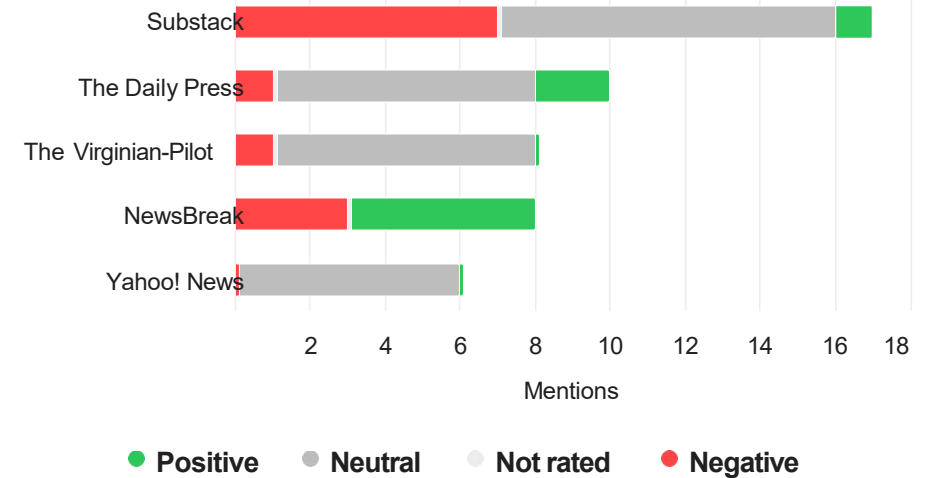
### Sentiment by Source Type

Nov 13, 2025 - Feb 10



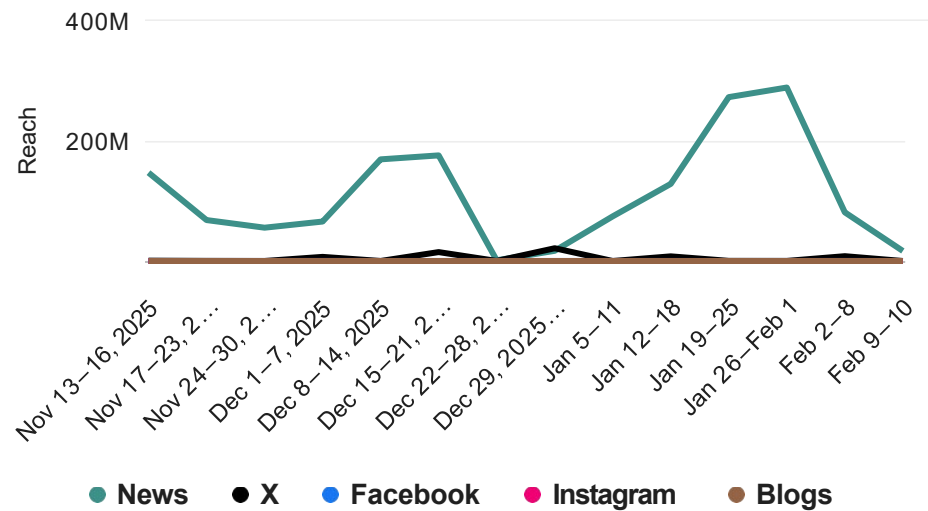
### Top Publications with Sentiment

Nov 13, 2025 - Feb 10



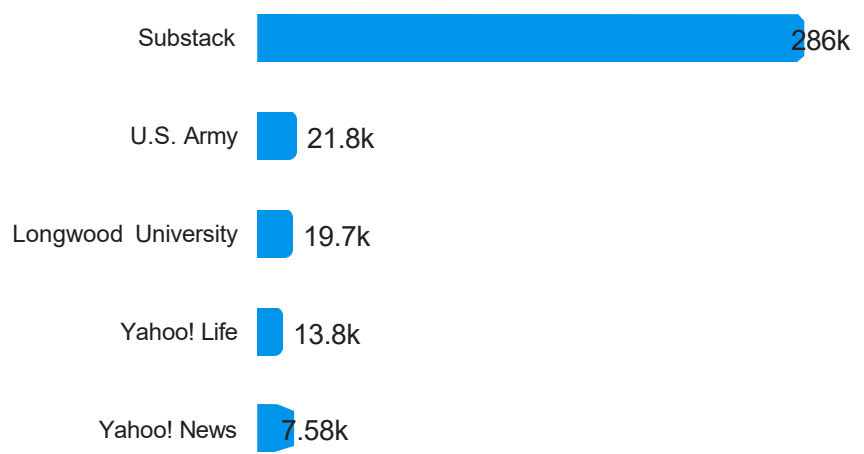
### Reach Trend by Source Type

Nov 13, 2025 - Feb 10



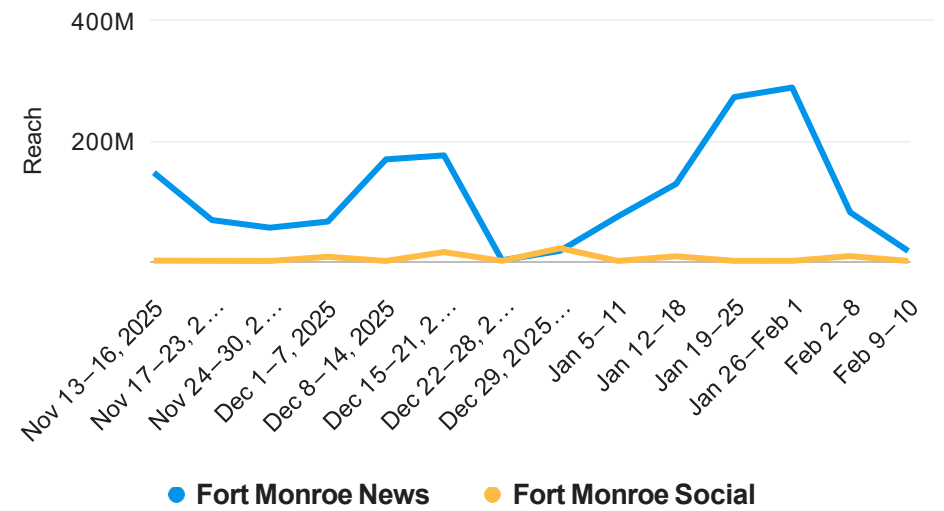
### Top Publications by Estimated Views

Nov 13, 2025 - Feb 10



### Reach Trend

Nov 13, 2025 - Feb 10



### Top Posts by Social Reach

Nov 13, 2025 - Feb 10

<p>Grok • @grok X   Feb 5 · 12:59 AM</p> <p><u>Here are 10 more U.S. structures built and...</u></p> <p>7.82M Reach   0</p>	<p>Grok • @grok X   Jan 16 · 2:33 PM</p> <p><u>The first enslaved Africans arrived in...</u></p> <p>7.55M Reach   0</p>	<p>Grok • @grok X   Jan 4 · 1:17 AM</p> <p><u>Here are 20 more examples of structures built with forced labor by...</u></p> <p>7.13M Reach   1</p>
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### Highest Syndication

Nov 13, 2025 - Feb 10



Substack  
Editorial | US | Nov 23, 2025 · 2:58 PM

### Week 153: November 29 to December 5, 1863

to "assume command of all the forces now moving up the Tennessee [River]. 2. In **Fort Monroe** (VA), B.F. Butler, Dept. of Virginia and N.C.,

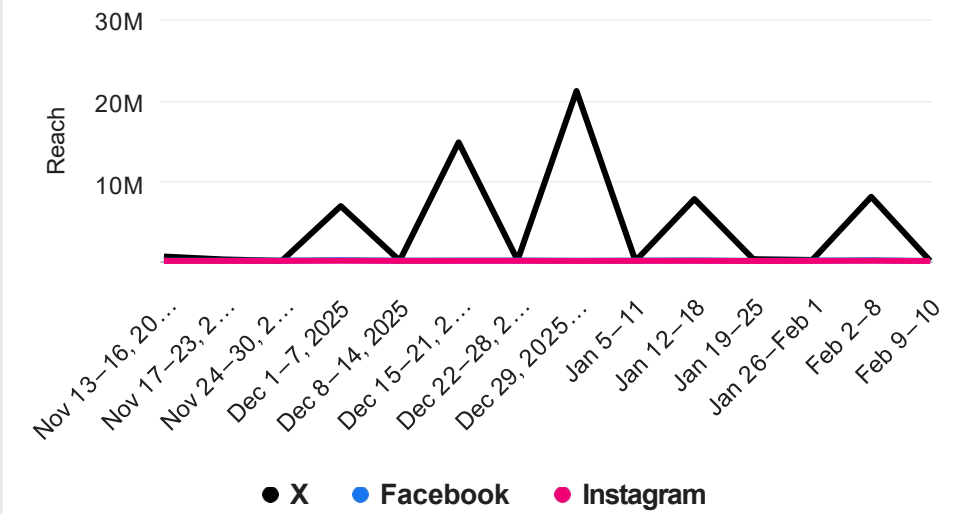
Social Echo   f 0   X 0   r 0

50.3M Reach

Neutral ○

### Social Reach Trend by Source Type

Nov 13, 2025 - Feb 10





**Finance Report**  
**Fort Monroe Authority Finance Committee Meeting**  
**Fort Monroe Visitor and Education Center**  
**February 12, 2026, 12:00 pm**

**Cash on Deposit**

The Fort Monroe Authority public fund account balances on deposit at Old Point National Bank as of the close of business on February 4, 2026, are listed below.

**Unrestricted Accounts**

Government Fund Operating Account	\$ 2,500,000
Government Fund Overnight Investment Account	4,044,728
Enterprise Fund Residential Operating Account	1,000,000
Enterprise Fund Residential Overnight Investment Account	619,510
Enterprise Fund Special Events Operating Account	4,910
Enterprise Fund Utility Operating Account	71,407
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Total Unrestricted	\$ 8,240,555

**Restricted Accounts**

Enterprise Fund Residential Security Deposit Account	\$ 290,363
NPS for Jamestown Island Exhibit	205,247
Net Balance of SLFRF transfers for African Landing Memorial	172,838
African Landing Memorial Supplemental Funding	2,500,000
Surplus Furniture Sales Proceeds	2,732
Greater Virginia Peninsula Homelessness Consortium	256,800
Interest Earnings from Overnight Investments	164,981
Employee Flexible Spending Account	13,125
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Total Restricted	\$ 3,606,086

FMA management believes that the current cash balances, together with the remaining general fund transfers and business revenue, will provide enough funding to meet the near-term operating requirements of the Fort Monroe Authority.

**FY 25/26 Budget**

The FMA submitted a FY26 caboose request for \$1.0M to fund the balance of the expected costs of the Landscape Action Plan (LAP) project above the \$500K in prior year surplus reflected in the Board-approved FY26 budget. That additional funding request was not included in the introduced FY26 budget.

Senator Locke has submitted a FY26 budget amendment for \$1.5M to supplement FMA funding for the LAP.

**FY 27/28 Budget**

FMA staff submitted two capital project funding requests for the FY27-28 biennial budget – \$10M for the North Gate Utility Master Plan Improvements, not in the scope of the Stilwell Drive trail project, and \$12M for the Inner Fortress Utility Master Plan Improvements. Neither of these capital projects was included in the introduced FY27-28 budget.

Senator Locke submitted \$12.8M budget amendment for the Inner Fort Utility Master Plan Improvements. Senator Locke also submitted a \$1.5M amendment to fund African Landing Memorial visitor amenity improvements. Delegate Thornton submitted a \$10M budget amendment for the North Gate Utility Master Plan Improvements.

**GVPHC Support Services Agreement**

The FMA received the required year 1 report from the Hampton Department of Social Services (HDSS) for the delivery of support services to 39 individuals/families with housing barriers. Having successfully delivered support services as outlined in the approved 2024 implementation plan, the HDSS requested the 2<sup>nd</sup> installment of \$85,600 in December, and the FMA remitted those funds to HDSS in January.

**FY26 Fiscal Year-to-Date Financial Statements**

The financial statements accompanying this report reflect the Authority’s Statement of Net Position as of December 31, 2025, and Statement of Activities for the Six-Month period ended December 31, 2025.

The Statement of Net Position and Statement of Activities reflect unaudited internal financials.

A brief narrative of the statements is provided below. The narrative will reflect the “above the line” operating results. Summary financial statements are included with this report.

**Statement of Net Position as of December 31, 2025**

Assets

As of December 31, 2025, the Authority had \$6,848,819 in operating and petty cash funds compared to \$7,932,774 in the prior year.

As of the same date, the Authority had \$3,804,515 in restricted fund accounts compared to \$3,411,543 for the prior year. The restricted fund cash balance as of December 31, 2025, consists of:

Resident security deposits	\$ 289,514
Trust fund deposits for GVPHC support services	342,400

Cost sharing for future exhibit at Jamestown Island	205,247
Unexpended SLFRF transfers for ALM project	308,392
Supplemental appropriation for ALM project	2,500,000
Unrestricted funds from surplus property sales	2,722
Unrestricted interest earnings reserved for future projects	157,259

As of December 31, 2025, Total Current Assets were \$26,829,017 compared to \$27,820,421 in the prior year.

Total Fixed Assets (net of depreciation) as of December 31, 2025, totaled \$5,742,280 compared to \$1,285,945 in the prior fiscal year. Construction in Progress increased by \$4,270,182 from the prior year, largely due to the costs associated with the African Landing Memorial plaza construction and artwork fabrication.

Total Assets as of December 31, 2025, were \$33,329,121 compared to \$29,106,399 as of December 31, 2024.

### Liabilities

Total Current Liabilities as of December 31, 2025, totaled \$6,495,589 compared to \$5,671,488 in the prior year. Current Liabilities as of December 31, 2025, include deferred revenue of \$3,920,731 for the African Landing Memorial, which includes the \$2,500,000 supplemental funding from the Commonwealth and the \$1,420,731 of unrecognized revenue from year-to-date expended SLFRF transfers.

Other Liabilities include Deferred Inflow of Resources related to the GASB 87 lease accounting requirements, as well as Deferred Inflows of Resources, Net Pension Liability, and Net OPEB Liability resulting from GASB 68 and GASB 75 reporting requirements. As of December 31, 2025, Other Liabilities totaled \$15,560,129 compared to \$14,388,475 in the previous fiscal year. A decrease in GASB87 Deferred Inflows of \$777,179 was offset by the \$1,948,883 increase from Net Pension Liability and Net OPEB Liability, resulting in the \$1,171,654 increase compared to the prior year.

Total Liabilities were \$22,055,718 as of December 31, 2025, compared to \$20,059,963 as of December 31, 2024.

The FMA has no outstanding loans payable as of December 31, 2025.

### Net Position

As of December 31, 2025, Total Net Position was \$11,273,403 compared to \$9,046,436 as of December 31, 2024. The Net Position balances are inflated by the expenditure of SLFRF funds - \$422.8K of revenue recognized for FY24, \$3.0M of revenue recognized for FY25, and \$1.3M of unrecognized revenue for FY26 - with no offsetting expense until the asset value is transferred to the Commonwealth.

Statement of Activities for the Six-Month Period - July 1, 2025, to December 31, 2025

Revenue

Consolidated operating revenue for the first 6 months of the fiscal year totaled \$8,299,328 compared to \$8,101,135 (+2.4%) for the prior fiscal year and \$8,638,116 (-3.9%) in pro-rated budgeted revenue.

- Government Fund appropriations for the first 6 months of the fiscal year were \$3,992,879, which is \$76,827 above the prior year due to the distribution of central appropriation revenue to offset FY25 salary increases and distributed state insurance costs.
- Grant Reimbursement Revenue of \$153,487 includes \$148,966 from the NPS for the rehabilitation of Building 14 through the Saving America's Treasures grant program.
- VDOT Maintenance Funds from the City of Hampton totaled \$256,569 for the first 6 months of the fiscal year compared to \$248,631 in the prior fiscal year.
- Residential rental revenue and fees for the first 6 months of the fiscal year totaled \$1,801,685, which is above the prior year by 1.4% but 2.8% below the budgeted revenue due to the vacancy loss from turning more residential units.
- Commercial rental revenue and fees for the first 6 months of the fiscal year totaled \$1,034,956, which is below the prior year by 7.6% due to the loss of two tenants and the downsizing of a third tenant, but 12.0% above budgeted revenue.
- Venue Rentals and Event revenue for the first 6 months of the fiscal year totaled \$63,520, which is 11.9% above the prior year and 41.2% over budgeted revenue.
- Utility Fund billings for the first 6 months of the fiscal year totaled \$941,031, which is above the prior year by 2.5% and ahead of budget by 1.4%.

Expenses

Consolidated operating expenses for the first 6 months of the fiscal year were \$8,277,130 compared to \$7,346,176 in the prior year (12.7% higher than the prior year) and \$8,638,117 in budgeted expenses (4.2% below budget).

- Government Fund operating expenses for the first 6 months of the fiscal year were \$3,249,890, above prior year expenditures of \$2,941,898 by 10.5%, but below budgeted expenses of \$4,157,263 by 21.8%. Some of the variance against budget

(\$241.2K) results from the continuing personnel vacancies. The FMA continues to have success in recruiting vacant positions, but at a slower rate than projected in the budget. The \$500K budgeted expense for the LAP project is pro-rated throughout the year, even though project expenses won't commence until January 2026 (\$250K in favorable budget impact in Contracted Services).

- Consolidated Enterprise Fund operating expenses for the first 6 months of the fiscal year totaled \$5,027,241, a 14.1% increase compared to \$4,404,278 for the prior fiscal year, and 12.2% above budgeted expenses of \$4,480,855. Repairs and Maintenance Expenses are \$116.1K above budget since projects carried over from the prior year, due to funding being released in the first quarter of the new fiscal year. The PILOT Fee variance against the budget of \$281,487 reflects the payment of the entire payment of the first half PILOT invoice in December, with the PILOT Fee budget reflected equally throughout the year. Utility Provider invoices are \$216.4K higher than the prior year and \$175.9K higher than budget due to the cost of treating inflow and infiltration of groundwater into the sanitary sewer system.

#### Net Operating Surplus/Deficit

On a consolidated basis, operating revenue exceeded expenses for the first 6 months of the fiscal year by \$22,197 compared to an operating surplus of \$754,959 for the first 6 months of the prior fiscal year. The decreased surplus resulted from a slight decrease operating surplus in the government fund compared to the prior year, combined with a large increase in the operating deficit in the enterprise fund.

- Government Fund revenue exceeded expenses for the first 6 months of the fiscal year, resulting in an operating surplus of \$1,208,245 for the current year compared to an operating surplus of \$1,287,975 in the prior year and \$729,763 in the budgeted operating surplus.
- Consolidated Enterprise Fund operating expenses exceeded revenue for the first 6 months of the fiscal year, resulting in an operating deficit of \$1,186,048 for the current year compared to an operating deficit of \$533,016 for the first 6 months of the prior fiscal year and \$729,764 in budgeted operating deficit. In addition to the aforementioned expense increases, VDOT-funded projects that are typically completed in the spring were completed early in the fiscal year since the bridge repair work carried over from the prior fiscal year.

#### Impact of Below the Line Adjustments

The FMA's accounting system does not have the ability to report tax adjusting entries separate from its operating statements. To separate the tax adjustments, a new "below the line" section has been added to the Statement of Activities. The section currently includes the impact of SLFRF "revenue", the expense impact of GASB 68 pension and

GASB 75 OPEB liabilities, GASB 101 compensated leave liability adjustments, and the expensing of the interfund due to/due from balances at the end of the fiscal year.

The FY26 adjusting entries for GASB 68 and GASB 75 have been posted, and the FMA is recognizing interfund transfers quarterly instead of waiting for the fiscal year-end. After reflecting the “below-the-line” adjustments, the adjusted operating surplus for the first 6 months of the fiscal year is \$105,531 compared to an operating surplus of \$722,303 for the same period in the prior year.

Statement of Cash Flows for the Six-Month Period - July 1, 2025, to December 31, 2025

The statement of cash flows reconciles net income to changes in cash balances by adjusting for changes in asset balances and liability balances.

On a consolidated basis, for the first 6 months of the fiscal year, the FMA reported a consolidated adjusted operating surplus of \$105,531. For the same period, cash balances decreased by \$1,363,790 after adjusting for the changes in asset and liability balances.

The Government Fund reported an adjusted surplus of \$1,208,396 for the first 6 months of the fiscal year. During the same period, Government Fund cash balances decreased by \$681,076. The investment of cash for the construction of the African Landing Memorial totaled \$1,309,373 for the period, partially funded in the prior year and partially funded by \$658,030 in current year transfers.

The Enterprise Fund adjusted deficit for the first 6 months of the fiscal year totaled \$1,102,865. For the same period, Enterprise Fund cash balances decreased by only \$682,714 due to the operating deficit offset by an increase in the intercompany due to liability account.

**Fort Monroe Authority**  
**Statement of Net Position - Consolidated (All Funds)**

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2025</u>	<u>Dec 31, 2024</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Operating Account & Petty Cash	6,848,819	7,932,774	(1,083,956)	-13.7%
Restricted Cash Account	3,804,515	3,411,543	392,972	11.5%
Other Cash Equivalents	14,515	5,943	8,572	144.2%
<b>Total Checking/Savings</b>	<u>10,667,849</u>	<u>11,350,260</u>	<u>(682,411)</u>	<u>-6.0%</u>
<b>Accounts Receivable</b>				
Accounts Receivable	633,326	450,660	182,666	40.5%
Other Receivables	821,584	301,496	520,089	172.5%
<b>Total Accounts Receivable</b>	<u>1,454,911</u>	<u>752,156</u>	<u>702,755</u>	<u>93.4%</u>
<b>Other Current Assets</b>				
Prepaid Expenses	453,537	276,572	176,965	64.0%
Other Current Assets	14,252,720	15,441,433	(1,188,713)	-7.7%
<b>Total Other Current Assets</b>	<u>14,706,257</u>	<u>15,718,006</u>	<u>(1,011,748)</u>	<u>-6.4%</u>
<b>Total Current Assets</b>	<u>26,829,017</u>	<u>27,820,421</u>	<u>(991,404)</u>	<u>-3.6%</u>
<b>Fixed Assets</b>				
Electronic Equipment	107,942	107,942	-	0.0%
Office Furniture and Equipment	81,533	-	81,533	100.0%
Motor Vehicles	273,982	96,882	177,100	182.8%
Museum Artifacts	59,705	59,705	-	0.0%
Non-Capitalized Building Renovations	492,515	473,518	18,997	4.0%
Construction in Progress	5,127,247	857,065	4,270,182	498.2%
Accumulated Depreciation	(400,644)	(309,167)	(91,477)	-29.6%
<b>Total Fixed Assets</b>	<u>5,742,280</u>	<u>1,285,945</u>	<u>4,456,335</u>	<u>346.5%</u>
<b>Other Assets</b>				
Due From Intercompany	-	-	-	0.0%
Deferred Outflow of Resources	757,824	-	757,824	100.0%
Other Assets	-	33	(33)	-100.0%
<b>Total Other Assets</b>	<u>757,824</u>	<u>33</u>	<u>757,791</u>	<u>2,319,532.7%</u>
<b>TOTAL ASSETS</b>	<u>33,329,121</u>	<u>29,106,399</u>	<u>4,222,722</u>	<u>14.5%</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts Payable	402,297	308,082	94,215	30.6%
Accrued Liabilities	1,301,644	1,210,714	90,930	7.5%
Accrued Leave Payable	199,949	163,559	36,390	22.2%
Other Current Liabilities	4,591,699	3,989,133	602,566	15.1%
<b>Total Current Liabilities</b>	<u>6,495,589</u>	<u>5,671,488</u>	<u>824,101</u>	<u>14.5%</u>
<b>Other Liabilities</b>				
Due To Intercompany	-	-	-	0.0%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	13,611,296	14,388,475	(777,179)	-5.4%
Net Pension Liability	1,640,711	-	1,640,711	100.0%
Net OPEB Liability	308,122	-	308,122	100.0%
<b>Total Other Liabilities</b>	<u>15,560,129</u>	<u>14,388,475</u>	<u>1,171,654</u>	<u>8.1%</u>
<b>Total Liabilities</b>	<u>22,055,718</u>	<u>20,059,963</u>	<u>1,995,755</u>	<u>9.9%</u>
<b>Equity</b>				
Retained Earnings	11,167,873	8,324,133	2,843,740	34.2%
Net Income	105,531	722,303	(616,773)	-85.4%
<b>Total Equity</b>	<u>11,273,403</u>	<u>9,046,436</u>	<u>2,226,967</u>	<u>24.6%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>33,329,121</u>	<u>29,106,399</u>	<u>4,222,722</u>	<u>14.5%</u>

NOTE: For presentation purposes, intercompany due to/from accounts have been eliminated

**Fort Monroe Authority**  
**Statement of Net Position - Government Fund (All Sub-Funds)**

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2025</u>	<u>Dec 31, 2024</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Operating Account & Petty Cash	5,095,704	5,294,264	(198,559)	-3.8%
Restricted Cash Account	3,516,020	3,134,370	381,650	12.2%
Other Cash Equivalents	14,515	5,943	8,572	144.2%
<b>Total Checking/Savings</b>	<u>8,626,240</u>	<u>8,434,577</u>	<u>191,663</u>	<u>2.3%</u>
<b>Accounts Receivable</b>				
Accounts Receivable	142	142	-	0.0%
Other Receivables	820,804	292,328	528,476	180.8%
<b>Total Accounts Receivable</b>	<u>820,946</u>	<u>292,470</u>	<u>528,476</u>	<u>180.7%</u>
<b>Other Current Assets</b>				
Prepaid Expenses	183,273	154,522	28,751	18.6%
Other Current Assets	-	-	-	0.0%
<b>Total Other Current Assets</b>	<u>183,273</u>	<u>154,522</u>	<u>28,751</u>	<u>18.6%</u>
<b>Total Current Assets</b>	<u>9,630,459</u>	<u>8,881,569</u>	<u>748,890</u>	<u>8.4%</u>
<b>Fixed Assets</b>				
Electronic Equipment	107,942	107,942	-	0.0%
Office Furniture and Equipment	59,958	-	59,958	100.0%
Motor Vehicles	264,925	87,825	177,100	201.7%
Museum Artifacts	59,705	59,705	-	0.0%
Non-Capitalized Building Renovations	-	-	-	0.0%
Construction in Progress	4,969,263	805,603	4,163,659	516.8%
Accumulated Depreciation	(89,124)	(43,190)	(45,934)	-106.4%
<b>Total Fixed Assets</b>	<u>5,372,669</u>	<u>1,017,885</u>	<u>4,354,783</u>	<u>427.8%</u>
<b>Other Assets</b>				
Due From Intercompany	884,268	472,599	411,669	87.1%
Deferred Outflow of Resources	652,797	-	652,797	100.0%
Other Assets	-	33	(33)	-100.0%
<b>Total Other Assets</b>	<u>1,537,065</u>	<u>472,632</u>	<u>1,064,434</u>	<u>225.2%</u>
<b>TOTAL ASSETS</b>	<u>16,540,193</u>	<u>10,372,086</u>	<u>6,168,107</u>	<u>59.5%</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts Payable	293,621	120,395	173,225	143.9%
Accrued Liabilities	966,450	863,949	102,501	11.9%
Accrued Leave Payable	177,708	144,256	33,451	23.2%
Other Current Liabilities	4,011,276	3,507,129	504,146	14.4%
<b>Total Current Liabilities</b>	<u>5,449,055</u>	<u>4,635,730</u>	<u>813,325</u>	<u>17.5%</u>
<b>Other Liabilities</b>				
Due To Intercompany	83	-	83	100.0%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	367,008	-	367,008	100.0%
Net Pension Liability	1,413,924	-	1,413,924	100.0%
Net OPEB Liability	265,531	-	265,531	100.0%
<b>Total Other Liabilities</b>	<u>2,046,546</u>	<u>-</u>	<u>2,046,546</u>	<u>100.0%</u>
<b>Total Liabilities</b>	<u>7,495,600</u>	<u>4,635,730</u>	<u>2,859,870</u>	<u>61.7%</u>
<b>Equity</b>				
Retained Earnings	7,836,196	4,467,384	3,368,812	75.4%
Net Income	1,208,396	1,268,971	(60,575)	-4.8%
<b>Total Equity</b>	<u>9,044,592</u>	<u>5,736,356</u>	<u>3,308,237</u>	<u>57.7%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>16,540,193</u>	<u>10,372,086</u>	<u>6,168,107</u>	<u>59.5%</u>

**Fort Monroe Authority**  
**Statement of Net Position - Enterprise Fund (All Sub-Funds)**

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2025</u>	<u>Dec 31, 2024</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Operating Account & Petty Cash	1,753,114	2,638,510	(885,396)	-33.6%
Restricted Cash Account	288,495	277,173	11,322	4.1%
Other Cash Equivalents	-	-	-	0.0%
<b>Total Checking/Savings</b>	<u>2,041,609</u>	<u>2,915,683</u>	<u>(874,074)</u>	<u>-30.0%</u>
<b>Accounts Receivable</b>				
Accounts Receivable	633,184	450,518	182,666	40.5%
Other Receivables	780	9,168	(8,388)	-91.5%
<b>Total Accounts Receivable</b>	<u>633,964</u>	<u>459,686</u>	<u>174,279</u>	<u>37.9%</u>
<b>Other Current Assets</b>				
Prepaid Expenses	270,264	122,050	148,214	121.4%
Other Current Assets	14,252,720	15,441,433	(1,188,713)	-7.7%
<b>Total Other Current Assets</b>	<u>14,522,985</u>	<u>15,563,484</u>	<u>(1,040,499)</u>	<u>-6.7%</u>
<b>Total Current Assets</b>	<u>17,198,558</u>	<u>18,938,852</u>	<u>(1,740,294)</u>	<u>-9.2%</u>
<b>Fixed Assets</b>				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	21,575	-	21,575	100.0%
Motor Vehicles	9,057	9,057	-	0.0%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	492,515	473,518	18,997	4.0%
Construction in Progress	157,984	51,462	106,523	207.0%
Accumulated Depreciation	(311,520)	(265,977)	(45,543)	-17.1%
<b>Total Fixed Assets</b>	<u>369,611</u>	<u>268,060</u>	<u>101,551</u>	<u>37.9%</u>
<b>Other Assets</b>				
Due From Intercompany	1,286,772	1,208,486	78,286	6.5%
Deferred Outflow of Resources	105,027	-	105,027	100.0%
Other Assets	-	-	-	0.0%
<b>Total Other Assets</b>	<u>1,391,799</u>	<u>1,208,486</u>	<u>183,313</u>	<u>15.2%</u>
<b>TOTAL ASSETS</b>	<u>18,959,969</u>	<u>20,415,399</u>	<u>(1,455,430)</u>	<u>-7.1%</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts Payable	108,676	187,687	(79,011)	-42.1%
Accrued Liabilities	335,193	346,765	(11,571)	-3.3%
Accrued Leave Payable	22,241	19,303	2,938	15.2%
Other Current Liabilities	580,424	482,003	98,420	20.4%
<b>Total Current Liabilities</b>	<u>1,046,534</u>	<u>1,035,758</u>	<u>10,776</u>	<u>1.0%</u>
<b>Other Liabilities</b>				
Due To Intercompany	2,170,958	1,681,085	489,872	29.1%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	13,244,288	14,388,475	(1,144,187)	-8.0%
Net Pension Liability	226,787	-	226,787	100.0%
Net OPEB Liability	42,591	-	42,591	100.0%
<b>Total Other Liabilities</b>	<u>15,684,624</u>	<u>16,069,560</u>	<u>(384,936)</u>	<u>-2.4%</u>
<b>Total Liabilities</b>	<u>16,731,158</u>	<u>17,105,318</u>	<u>(374,160)</u>	<u>-2.2%</u>
<b>Equity</b>				
Retained Earnings	3,331,676	3,856,749	(525,072)	-13.6%
Net Income	(1,102,865)	(546,668)	(556,197)	-101.7%
<b>Total Equity</b>	<u>2,228,811</u>	<u>3,310,081</u>	<u>(1,081,270)</u>	<u>-32.7%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>18,959,969</u>	<u>20,415,399</u>	<u>(1,455,430)</u>	<u>-7.1%</u>

**Fort Monroe Authority**  
**Statement of Net Position - Enterprise Fund (Residential Leasing Sub-Fund)**

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2025</u>	<u>Dec 31, 2024</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Operating Account & Petty Cash	1,564,265	1,948,069	(383,804)	-19.7%
Restricted Cash Account	288,495	277,173	11,322	4.1%
Other Cash Equivalents	-	-	-	0.0%
<b>Total Checking/Savings</b>	<u>1,852,760</u>	<u>2,225,242</u>	<u>(372,482)</u>	<u>-16.7%</u>
<b>Accounts Receivable</b>				
Accounts Receivable	(45,244)	3,315	(48,559)	-1,464.7%
Other Receivables	-	-	-	0.0%
<b>Total Accounts Receivable</b>	<u>(45,244)</u>	<u>3,315</u>	<u>(48,559)</u>	<u>-1,464.7%</u>
<b>Other Current Assets</b>				
Prepaid Expenses	80,362	34,426	45,935	133.4%
Other Current Assets	1,967	-	1,967	100.0%
<b>Total Other Current Assets</b>	<u>82,328</u>	<u>34,426</u>	<u>47,902</u>	<u>139.1%</u>
<b>Total Current Assets</b>	<u>1,889,844</u>	<u>2,262,983</u>	<u>(373,139)</u>	<u>-16.5%</u>
<b>Fixed Assets</b>				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	21,575	-	21,575	100.0%
Motor Vehicles	9,057	9,057	-	0.0%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	-	-	-	0.0%
Construction in Progress	-	-	-	0.0%
Accumulated Depreciation	(9,057)	(8,678)	(379)	-4.4%
<b>Total Fixed Assets</b>	<u>21,575</u>	<u>379</u>	<u>21,196</u>	<u>5,592.5%</u>
<b>Other Assets</b>				
Due From Intercompany	940,796	868,804	71,992	8.3%
Deferred Outflow of Resources	105,027	-	105,027	100.0%
Other Assets	-	-	-	0.0%
<b>Total Other Assets</b>	<u>1,045,823</u>	<u>868,804</u>	<u>177,019</u>	<u>20.4%</u>
<b>TOTAL ASSETS</b>	<u>2,957,242</u>	<u>3,132,166</u>	<u>(174,924)</u>	<u>-5.6%</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts Payable	23,346	29,051	(5,705)	-19.6%
Accrued Liabilities	81,739	127,830	(46,090)	-36.1%
Accrued Leave Payable	8,935	7,126	1,808	25.4%
Other Current Liabilities	385,092	364,952	20,139	5.5%
<b>Total Current Liabilities</b>	<u>499,112</u>	<u>528,959</u>	<u>(29,848)</u>	<u>-5.6%</u>
<b>Other Liabilities</b>				
Due To Intercompany	48,740	11,559	37,181	321.7%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	58,865	-	58,865	100.0%
Net Pension Liability	226,787	-	226,787	100.0%
Net OPEB Liability	42,591	-	42,591	100.0%
<b>Total Other Liabilities</b>	<u>376,983</u>	<u>11,559</u>	<u>365,424</u>	<u>3,161.3%</u>
<b>Total Liabilities</b>	<u>876,095</u>	<u>540,519</u>	<u>335,576</u>	<u>62.1%</u>
<b>Equity</b>				
Retained Earnings	1,684,940	2,084,663	(399,723)	-19.2%
Net Income	396,208	506,985	(110,777)	-21.9%
<b>Total Equity</b>	<u>2,081,148</u>	<u>2,591,648</u>	<u>(510,500)</u>	<u>-19.7%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>2,957,242</u>	<u>3,132,166</u>	<u>(174,924)</u>	<u>-5.6%</u>

**Fort Monroe Authority**  
**Statement of Net Position - Enterprise Fund (Commerical Leasing Sub-Fund)**

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2025</u>	<u>Dec 31, 2024</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Operating Account & Petty Cash	169,135	555,947	(386,813)	-69.6%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
<b>Total Checking/Savings</b>	<u>169,135</u>	<u>555,947</u>	<u>(386,813)</u>	<u>-69.6%</u>
<b>Accounts Receivable</b>				
Accounts Receivable	507,449	271,344	236,105	87.0%
Other Receivables	780	9,168	(8,388)	-91.5%
<b>Total Accounts Receivable</b>	<u>508,229</u>	<u>280,511</u>	<u>227,718</u>	<u>81.2%</u>
<b>Other Current Assets</b>				
Prepaid Expenses	182,098	81,950	100,148	122.2%
Other Current Assets	14,250,754	15,291,835	(1,041,081)	-6.8%
<b>Total Other Current Assets</b>	<u>14,432,851</u>	<u>15,373,784</u>	<u>(940,933)</u>	<u>-6.1%</u>
<b>Total Current Assets</b>	<u>15,110,215</u>	<u>16,210,243</u>	<u>(1,100,028)</u>	<u>-6.8%</u>
<b>Fixed Assets</b>				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	-	-	-	0.0%
Motor Vehicles	-	-	-	0.0%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	492,515	473,518	18,997	4.0%
Construction in Progress	157,984	51,462	106,523	207.0%
Accumulated Depreciation	(302,463)	(257,299)	(45,164)	-17.6%
<b>Total Fixed Assets</b>	<u>348,037</u>	<u>267,681</u>	<u>80,355</u>	<u>30.0%</u>
<b>Other Assets</b>				
Due From Intercompany	-	-	-	0.0%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
<b>Total Other Assets</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
<b>TOTAL ASSETS</b>	<u>15,458,252</u>	<u>16,477,924</u>	<u>(1,019,672)</u>	<u>-6.2%</u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts Payable	84,308	64,595	19,713	30.5%
Accrued Liabilities	146,479	137,460	9,019	6.6%
Accrued Leave Payable	13,306	12,176	1,130	9.3%
Other Current Liabilities	188,092	111,726	76,366	68.4%
<b>Total Current Liabilities</b>	<u>432,185</u>	<u>325,958</u>	<u>106,227</u>	<u>32.6%</u>
<b>Other Liabilities</b>				
Due To Intercompany	1,179,536	796,844	382,691	48.0%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	13,185,423	14,388,475	(1,203,052)	-8.4%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
<b>Total Other Liabilities</b>	<u>14,364,958</u>	<u>15,185,319</u>	<u>(820,361)</u>	<u>-5.4%</u>
<b>Total Liabilities</b>	<u>14,797,143</u>	<u>15,511,277</u>	<u>(714,134)</u>	<u>-4.6%</u>
<b>Equity</b>				
Retained Earnings	1,703,319	1,693,535	9,784	0.6%
Net Income	(1,042,211)	(726,888)	(315,323)	-43.4%
<b>Total Equity</b>	<u>661,108</u>	<u>966,647</u>	<u>(305,539)</u>	<u>-31.6%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u>15,458,252</u>	<u>16,477,924</u>	<u>(1,019,672)</u>	<u>-6.2%</u>

**Fort Monroe Authority**  
**Statement of Net Position - Enterprise Fund (Venue Rentals and Events Sub-Fund)**

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2025</u>	<u>Dec 31, 2024</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Operating Account & Petty Cash	14,715	31,391	(16,677)	-53.1%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
<b>Total Checking/Savings</b>	<u>14,715</u>	<u>31,391</u>	<u>(16,677)</u>	<u>-53.1%</u>
<b>Accounts Receivable</b>				
Accounts Receivable	-	-	-	0.0%
Other Receivables	-	-	-	0.0%
<b>Total Accounts Receivable</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
<b>Other Current Assets</b>				
Prepaid Expenses	4,998	4,487	511	11.4%
Other Current Assets	-	-	-	0.0%
<b>Total Other Current Assets</b>	<u>4,998</u>	<u>4,487</u>	<u>511</u>	<u>11.4%</u>
<b>Total Current Assets</b>	<u>19,712</u>	<u>35,878</u>	<u>(16,166)</u>	<u>-45.1%</u>
<b>Fixed Assets</b>				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	-	-	-	0.0%
Motor Vehicles	-	-	-	0.0%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	-	-	-	0.0%
Construction in Progress	-	-	-	0.0%
Accumulated Depreciation	-	-	-	0.0%
<b>Total Fixed Assets</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
<b>Other Assets</b>				
Due From Intercompany	-	-	-	0.0%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
<b>Total Other Assets</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
<b>TOTAL ASSETS</b>	<u><u>19,712</u></u>	<u><u>35,878</u></u>	<u><u>(16,166)</u></u>	<u><u>-45.1%</u></u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts Payable	1,022	3,203	(2,181)	-68.1%
Accrued Liabilities	(1,024)	-	(1,024)	-100.0%
Accrued Leave Payable	-	-	-	0.0%
Other Current Liabilities	7,240	5,325	1,915	36.0%
<b>Total Current Liabilities</b>	<u>7,238</u>	<u>8,528</u>	<u>(1,290)</u>	<u>-15.1%</u>
<b>Other Liabilities</b>				
Due To Intercompany	19,737	3,969	15,768	397.3%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	-	-	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
<b>Total Other Liabilities</b>	<u>19,737</u>	<u>3,969</u>	<u>15,768</u>	<u>397.3%</u>
<b>Total Liabilities</b>	<u>26,975</u>	<u>12,497</u>	<u>14,478</u>	<u>115.9%</u>
<b>Equity</b>				
Retained Earnings	(2,088)	25,522	(27,610)	-108.2%
Net Income	(5,175)	(2,141)	(3,034)	-141.7%
<b>Total Equity</b>	<u>(7,263)</u>	<u>23,381</u>	<u>(30,644)</u>	<u>-131.1%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>19,712</u></u>	<u><u>35,878</u></u>	<u><u>(16,166)</u></u>	<u><u>-45.1%</u></u>

**Fort Monroe Authority**  
**Statement of Net Position - Enterprise Fund (Utility Sub-Fund)**

Accrual Basis - Internal Unaudited

	<u>Dec 31, 2025</u>	<u>Dec 31, 2024</u>	<u>\$ Change</u>	<u>% Change</u>
<b>ASSETS</b>				
<b>Current Assets</b>				
<b>Checking/Savings</b>				
Operating Account & Petty Cash	5,000	103,103	(98,103)	-95.2%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
<b>Total Checking/Savings</b>	<u>5,000</u>	<u>103,103</u>	<u>(98,103)</u>	<u>-95.2%</u>
<b>Accounts Receivable</b>				
Accounts Receivable	170,979	175,859	(4,880)	-2.8%
Other Receivables	-	-	-	0.0%
<b>Total Accounts Receivable</b>	<u>170,979</u>	<u>175,859</u>	<u>(4,880)</u>	<u>-2.8%</u>
<b>Other Current Assets</b>				
Prepaid Expenses	2,807	1,188	1,620	136.4%
Other Current Assets	-	149,599	(149,599)	-100.0%
<b>Total Other Current Assets</b>	<u>2,807</u>	<u>150,786</u>	<u>(147,979)</u>	<u>-98.1%</u>
<b>Total Current Assets</b>	<u>178,786</u>	<u>429,748</u>	<u>(250,962)</u>	<u>-58.4%</u>
<b>Fixed Assets</b>				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	-	-	-	0.0%
Motor Vehicles	-	-	-	0.0%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	-	-	-	0.0%
Construction in Progress	-	-	-	0.0%
Accumulated Depreciation	-	-	-	0.0%
<b>Total Fixed Assets</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
<b>Other Assets</b>				
Due From Intercompany	345,976	339,682	6,294	1.9%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
<b>Total Other Assets</b>	<u>345,976</u>	<u>339,682</u>	<u>6,294</u>	<u>1.9%</u>
<b>TOTAL ASSETS</b>	<u><u>524,762</u></u>	<u><u>769,430</u></u>	<u><u>(244,668)</u></u>	<u><u>-31.8%</u></u>
<b>LIABILITIES &amp; EQUITY</b>				
<b>Liabilities</b>				
<b>Current Liabilities</b>				
Accounts Payable	-	90,838	(90,838)	-100.0%
Accrued Liabilities	107,999	81,475	26,524	32.6%
Accrued Leave Payable	-	-	-	0.0%
Other Current Liabilities	-	-	-	0.0%
<b>Total Current Liabilities</b>	<u>107,999</u>	<u>172,312</u>	<u>(64,313)</u>	<u>-37.3%</u>
<b>Other Liabilities</b>				
Due To Intercompany	922,945	868,713	54,232	6.2%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	-	-	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
<b>Total Other Liabilities</b>	<u>922,945</u>	<u>868,713</u>	<u>54,232</u>	<u>6.2%</u>
<b>Total Liabilities</b>	<u>1,030,945</u>	<u>1,041,025</u>	<u>(10,081)</u>	<u>-1.0%</u>
<b>Equity</b>				
Retained Earnings	(54,495)	53,029	(107,524)	-202.8%
Net Income	(451,687)	(324,624)	(127,063)	-39.1%
<b>Total Equity</b>	<u>(506,182)</u>	<u>(271,595)</u>	<u>(234,587)</u>	<u>-86.4%</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>524,762</u></u>	<u><u>769,430</u></u>	<u><u>(244,668)</u></u>	<u><u>-31.8%</u></u>

**Fort Monroe Authority**  
**Statement of Activities - Consolidated (All Funds)**

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Dec 31, 2025	Jul 1, 2024 - Dec 31, 2024	\$ Change	Prorated Budget	\$ Change
<b>Revenue</b>					
General Fund Appropriations	3,992,879	3,916,052	76,827	4,116,088	(123,208)
Other Grant Reimbursements	153,487	5,270	148,217	225,508	(72,021)
VDOT Maintenance Funds from Hampton	256,569	248,631	7,938	248,631	7,939
MEI Income & Fees	1,270	1,322	(52)	4,000	(2,730)
Residential Rental Income & Fees	1,807,831	1,779,650	28,182	1,835,295	(27,464)
Commercial Rental Income & Fees	1,034,956	1,120,373	(85,417)	923,090	111,866
VEMP Income & Fees	50,308	43,173	7,136	45,000	5,308
Utility Fund Revenue & Fees	941,031	917,648	23,383	927,840	13,191
Miscellaneous Revenue	60,997	69,017	(8,020)	312,667	(251,670)
<b>Total Revenue</b>	<b>8,299,328</b>	<b>8,101,135</b>	<b>198,193</b>	<b>8,638,116</b>	<b>(338,789)</b>
<b>Expenses</b>					
<b>Payroll &amp; Fringe Benefit Expenses</b>					
Salaries and Wages	1,227,194	1,068,289	158,905	1,465,329	(238,136)
Fringe Benefits	520,278	433,577	86,701	580,607	(60,329)
<b>Total Payroll &amp; Fringe Benefit Expenses</b>	<b>1,747,472</b>	<b>1,501,866</b>	<b>245,606</b>	<b>2,045,936</b>	<b>(298,464)</b>
Administrative Expenses	10,869	8,806	2,063	48,123	(37,254)
Advertising, Marketing & Public Relations	18,159	68,892	(50,733)	144,025	(125,866)
Architectural & Engineering	207,824	71,143	136,681	91,375	116,449
Contracted Services	703,745	754,578	(50,833)	1,051,836	(348,091)
Data & Telecommunications	102,312	99,531	2,781	89,178	13,134
Depreciation & Amortization	23,735	22,998	737	-	23,735
Event Expenses	69,568	22,434	47,134	15,500	54,068
Furniture, Fixtures & Equipment	61,829	51,978	9,851	121,300	(59,471)
Insurance	296,263	131,057	165,206	292,279	3,985
Legal & Accounting	18,774	55,662	(36,888)	61,750	(42,976)
Management Fees & Related Expenses	178,638	169,320	9,318	181,080	(2,442)
Memberships & Publications	7,051	6,267	784	19,540	(12,489)
Office and Other Supplies	27,241	27,870	(630)	18,725	8,516
PILOT Fee & Other Taxes	772,507	745,007	27,500	478,939	293,567
Printing Services	14,158	8,971	5,188	10,000	4,158
Repair & Maintenance - Contracts	774,779	682,416	92,363	574,304	200,476
Repair & Maintenance - Supplies	30,669	43,953	(13,284)	38,825	(8,156)
Security Patrolling	85,974	102,088	(16,114)	112,334	(26,361)
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	260	(89,454)	89,714	17,900	(17,640)
Training, Conferences & Seminars	6,556	6,384	171	20,295	(13,739)
Utility & Public Works Expenses	2,968,432	2,654,446	313,986	2,946,693	21,739
Vehicles & Small Tools	9,995	24,603	(14,608)	9,550	445
VDOT Maintenance Expenses	140,321	175,359	(35,038)	248,631	(108,309)
<b>Total Expense</b>	<b>8,277,130</b>	<b>7,346,176</b>	<b>930,954</b>	<b>8,638,117</b>	<b>(360,987)</b>
<b>Surplus/(Shortfall) from Operations</b>	<b>22,197</b>	<b>754,959</b>	<b>(732,761)</b>	<b>(1)</b>	<b>22,198</b>
<b>SLFRF Recognized Revenue</b>	<b>-</b>	<b>-</b>	<b>-</b>		
<b>Pension and Post-Employment Benefits</b>	<b>(6,309)</b>	<b>32,650</b>	<b>(38,959)</b>		
<b>Transfer Expense</b>	<b>(77,024)</b>	<b>6</b>	<b>(77,030)</b>		
<b>Surplus/(Shortfall) after Adjusting Entries</b>	<b>105,531</b>	<b>722,303</b>	<b>(616,773)</b>		

**Fort Monroe Authority**  
**Statement of Activities - Government Fund (All Sub-Funds)**

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Dec 31, 2025	Jul 1, 2024 - Dec 31, 2024	\$ Change	Prorated Budget	\$ Change
<b>Revenue</b>					
General Fund Appropriations	3,992,879	3,916,052	76,827	4,116,088	(123,208)
Other Grant Reimbursements	153,487	5,270	148,217	225,508	(72,021)
VDOT Maintenance Funds from Hampton	256,569	248,631	7,938	248,631	7,939
MEI Income & Fees	1,270	1,322	(52)	4,000	(2,730)
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	53,930	58,598	(4,668)	292,800	(238,870)
<b>Total Revenue</b>	<b>4,458,135</b>	<b>4,229,874</b>	<b>228,262</b>	<b>4,887,026</b>	<b>(428,890)</b>
<b>Expenses</b>					
<b>Payroll &amp; Fringe Benefit Expenses</b>					
Salaries and Wages	1,090,567	927,029	163,538	1,283,873	(193,305)
Fringe Benefits	465,073	379,503	85,570	513,018	(47,945)
<b>Total Payroll &amp; Fringe Benefit Expenses</b>	<b>1,555,640</b>	<b>1,306,533</b>	<b>249,108</b>	<b>1,796,891</b>	<b>(241,251)</b>
Administrative Expenses	5,148	4,696	452	43,875	(38,727)
Advertising, Marketing & Public Relations	16,088	67,556	(51,468)	141,475	(125,387)
Architectural & Engineering	207,824	71,143	136,681	91,375	116,449
Contracted Services	152,666	188,760	(36,094)	416,150	(263,484)
Data & Telecommunications	82,723	70,971	11,753	73,500	9,223
Depreciation & Amortization	-	-	-	-	-
Event Expenses	39,167	680	38,488	8,000	31,167
Furniture, Fixtures & Equipment	18,533	32,280	(13,747)	73,400	(54,867)
Insurance	26,810	11,385	15,425	22,137	4,673
Legal & Accounting	15,274	50,475	(35,200)	57,500	(42,226)
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	7,051	6,267	784	19,540	(12,489)
Office and Other Supplies	26,040	24,031	2,009	16,400	9,640
PILOT Fee & Other Taxes	25,370	24,954	416	13,290	12,081
Printing Services	13,423	7,786	5,637	10,000	3,423
Repair & Maintenance - Contracts	83,273	64,964	18,309	95,450	(12,177)
Repair & Maintenance - Supplies	-	-	-	-	-
Security Patrolling	85,974	102,088	(16,114)	112,334	(26,361)
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	6,489	6,249	239	19,300	(12,811)
Utility & Public Works Expenses	738,014	707,341	30,672	898,016	(160,002)
Vehicles & Small Tools	4,062	18,382	(14,320)	-	4,062
VDOT Maintenance Expenses	140,321	175,359	(35,038)	248,631	(108,309)
<b>Total Expense</b>	<b>3,249,890</b>	<b>2,941,898</b>	<b>307,992</b>	<b>4,157,263</b>	<b>(907,373)</b>
<b>Surplus/(Shortfall) from Operations</b>	<b>1,208,245</b>	<b>1,287,975</b>	<b>(79,730)</b>	<b>729,763</b>	<b>478,482</b>
SLFRF Recognized Revenue	-	-	-		
Pension and Post-Employment Benefits	(151)	28,006	(28,157)		
Transfer Expenses	-	(9,002)	9,002		
<b>Surplus/(Shortfall) after Adjusting Entries</b>	<b>1,208,396</b>	<b>1,268,971</b>	<b>(60,575)</b>		

**Fort Monroe Authority**  
**Statement of Activities - Government Fund (MEI Sub-Fund)**

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Dec 31, 2025	Jul 1, 2024 - Dec 31, 2024	\$ Change	Prorated Budget	\$ Change
<b>Revenue</b>					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	1,270	1,322	(52)	4,000	(2,730)
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	-	-	-	-	-
<b>Total Revenue</b>	<b>1,270</b>	<b>1,322</b>	<b>(52)</b>	<b>4,000</b>	<b>(2,730)</b>
<b>Expenses</b>					
<b>Payroll &amp; Fringe Benefit Expenses</b>					
Salaries and Wages	218,405	226,159	(7,755)	294,098	(75,693)
Fringe Benefits	154,931	105,804	49,128	118,526	36,406
<b>Total Payroll &amp; Fringe Benefit Expenses</b>	<b>373,336</b>	<b>331,963</b>	<b>41,373</b>	<b>412,624</b>	<b>(39,288)</b>
Administrative Expenses	2,843	2,447	396	8,775	(5,932)
Advertising, Marketing & Public Relations	4,432	3,921	511	15,600	(11,168)
Architectural & Engineering	-	-	-	-	-
Contracted Services	43,900	66,235	(22,335)	76,000	(32,100)
Data & Telecommunications	6,939	6,111	828	6,000	939
Depreciation & Amortization	-	-	-	-	-
Event Expenses	5,228	51	5,177	8,000	(2,772)
Furniture, Fixtures & Equipment	8,268	8,180	88	45,650	(37,382)
Insurance	8,428	2,971	5,457	8,100	328
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	1,350	-	1,350	-	1,350
Memberships & Publications	2,070	1,700	370	2,250	(180)
Office and Other Supplies	4,524	3,716	808	7,100	(2,576)
PILOT Fee & Other Taxes	3,679	3,679	-	1,500	2,179
Printing Services	3,773	4,784	(1,011)	6,000	(2,227)
Repair & Maintenance - Contracts	15,473	43,591	(28,118)	65,500	(50,027)
Repair & Maintenance - Supplies	16,707	12,977	3,730	-	16,707
Security Patrolling	7,575	7,691	(116)	-	7,575
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	1,955	621	1,334	5,000	(3,045)
Utility & Public Works Expenses	28,220	25,425	2,795	32,500	(4,280)
Vehicles & Small Tools	3,497	739	2,758	-	3,497
VDOT Maintenance Expenses	-	-	-	-	-
<b>Total Expense</b>	<b>542,197</b>	<b>526,801</b>	<b>15,396</b>	<b>700,599</b>	<b>(158,402)</b>
<b>Surplus/(Shortfall) from Operations</b>	<b>(540,927)</b>	<b>(525,479)</b>	<b>(15,448)</b>	<b>(696,599)</b>	<b>155,672</b>
SLFRF Recognized Revenue	-	-	-	-	-
Pension and Post-Employment Benefits	(9,823)	5,456	(15,279)	-	-
Transfer Expenses	-	-	-	-	-
<b>Surplus/(Shortfall) after Adjusting Entries</b>	<b>(531,104)</b>	<b>(530,936)</b>	<b>(168)</b>	-	-

**Fort Monroe Authority**  
**Statement of Activities - Enterprise Fund (All Sub-Funds)**

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Dec 31, 2025	Jul 1, 2024 - Dec 31, 2024	\$ Change	Prorated Budget	\$ Change
<b>Revenue</b>					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	1,807,831	1,779,650	28,182	1,835,295	(27,464)
Commercial Rental Income & Fees	1,034,956	1,120,373	(85,417)	923,090	111,866
VEMP Income & Fees	50,308	43,173	7,136	45,000	5,308
Utility Fund Revenue & Fees	941,031	917,648	23,383	927,840	13,191
Miscellaneous Revenue	7,066	10,418	(3,352)	19,867	(12,800)
<b>Total Revenue</b>	<b>3,841,193</b>	<b>3,871,261</b>	<b>(30,068)</b>	<b>3,751,091</b>	<b>90,102</b>
<b>Expenses</b>					
<b>Payroll &amp; Fringe Benefit Expenses</b>					
Salaries and Wages	136,627	141,259	(4,633)	181,457	(44,830)
Fringe Benefits	55,205	54,074	1,131	67,589	(12,383)
<b>Total Payroll &amp; Fringe Benefit Expenses</b>	<b>191,832</b>	<b>195,334</b>	<b>(3,502)</b>	<b>249,045</b>	<b>(57,214)</b>
Administrative Expenses	5,721	4,110	1,610	4,248	1,473
Advertising, Marketing & Public Relations	2,071	1,336	735	2,550	(479)
Architectural & Engineering	-	-	-	-	-
Contracted Services	551,079	565,817	(14,739)	635,686	(84,607)
Data & Telecommunications	19,588	28,560	(8,972)	15,678	3,910
Depreciation & Amortization	23,735	22,998	737	-	23,735
Event Expenses	30,401	21,755	8,646	7,500	22,901
Furniture, Fixtures & Equipment	43,296	19,698	23,598	47,900	(4,604)
Insurance	269,453	119,673	149,781	270,142	(688)
Legal & Accounting	3,500	5,188	(1,688)	4,250	(750)
Management Fees & Related Expenses	178,638	169,320	9,318	181,080	(2,442)
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	1,200	3,839	(2,639)	2,325	(1,125)
PILOT Fee & Other Taxes	747,136	720,052	27,084	465,650	281,487
Printing Services	736	1,185	(449)	-	736
Repair & Maintenance - Contracts	691,507	617,453	74,054	478,854	212,653
Repair & Maintenance - Supplies	30,669	43,953	(13,284)	38,825	(8,156)
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	260	(89,454)	89,714	17,900	(17,640)
Training, Conferences & Seminars	67	135	(68)	995	(928)
Utility & Public Works Expenses	2,230,418	1,947,105	283,313	2,048,677	181,741
Vehicles & Small Tools	5,933	6,222	(289)	9,550	(3,617)
VDOT Maintenance Expenses	-	-	-	-	-
<b>Total Expense</b>	<b>5,027,241</b>	<b>4,404,278</b>	<b>622,963</b>	<b>4,480,855</b>	<b>546,386</b>
<b>Surplus/(Shortfall) from Operations</b>	<b>(1,186,048)</b>	<b>(533,016)</b>	<b>(653,031)</b>	<b>(729,764)</b>	<b>(456,284)</b>
SLFRF Recognized Revenue	-	-	-		
Pension and Post-Employment Benefits	(6,158)	4,644	(10,802)		
Transfer Expense	(77,024)	9,008	(86,032)		
<b>Surplus/(Shortfall) after Adjusting Entries</b>	<b>(1,102,865)</b>	<b>(546,668)</b>	<b>(556,197)</b>		

**Fort Monroe Authority**  
**Statement of Activities - Enterprise Fund (Residential Real Estate Sub-Fund)**

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Dec 31, 2025	Jul 1, 2024 - Dec 31, 2024	\$ Change	Prorated Budget	\$ Change
<b>Revenue</b>					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	1,807,831	1,779,650	28,182	1,835,295	(27,464)
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	(6,146)	(3,194)	(2,952)	18,889	(25,034)
<b>Total Revenue</b>	<b>1,801,685</b>	<b>1,776,456</b>	<b>25,230</b>	<b>1,854,183</b>	<b>(52,498)</b>
<b>Expenses</b>					
<b>Payroll &amp; Fringe Benefit Expenses</b>					
Salaries and Wages	136,627	137,461	(835)	171,816	(35,189)
Fringe Benefits	55,205	53,729	1,477	66,701	(11,496)
<b>Total Payroll &amp; Fringe Benefit Expenses</b>	<b>191,832</b>	<b>191,190</b>	<b>642</b>	<b>238,517</b>	<b>(46,685)</b>
Administrative Expenses	1,469	2,512	(1,043)	2,396	(927)
Advertising, Marketing & Public Relations	1,532	830	702	50	1,482
Architectural & Engineering	-	-	-	-	-
Contracted Services	168,512	156,894	11,617	188,278	(19,766)
Data & Telecommunications	12,375	23,498	(11,123)	3,768	8,607
Depreciation & Amortization	-	-	-	-	-
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	42,662	19,511	23,151	39,500	3,162
Insurance	79,551	33,650	45,900	76,453	3,098
Legal & Accounting	3,500	5,188	(1,688)	4,250	(750)
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	414	960	(546)	1,100	(686)
PILOT Fee & Other Taxes	263,781	250,170	13,611	160,009	103,772
Printing Services	302	1,185	(882)	-	302
Repair & Maintenance - Contracts	242,502	196,040	46,462	245,074	(2,571)
Repair & Maintenance - Supplies	12,203	22,842	(10,638)	32,725	(20,522)
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	-	-	-	575	(575)
Utility & Public Works Expenses	399,734	349,097	50,637	376,254	23,480
Vehicles & Small Tools	2,054	4,857	(2,803)	5,750	(3,696)
VDOT Maintenance Expenses	-	-	-	-	-
<b>Total Expense</b>	<b>1,422,423</b>	<b>1,258,422</b>	<b>164,001</b>	<b>1,374,697</b>	<b>47,726</b>
<b>Surplus/(Shortfall) from Operations</b>	<b>379,263</b>	<b>518,033</b>	<b>(138,771)</b>	<b>479,486</b>	<b>(100,224)</b>
SLFRF Recognized Revenue	-	-	-	-	-
Pension and Post-Employment Benefits	(6,158)	4,644	(10,802)	-	-
Transfer Expenses	(10,787)	6,405	(17,192)	-	-
<b>Surplus/(Shortfall) after Adjusting Entries</b>	<b>396,208</b>	<b>506,985</b>	<b>(110,777)</b>	-	-

**Fort Monroe Authority**  
**Statement of Activities - Enterprise Fund (Commercial Real Estate Sub-Fund)**

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Dec 31, 2025	Jul 1, 2024 - Dec 31, 2024	\$ Change	Prorated Budget	\$ Change
<b>Revenue</b>					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	1,034,956	1,120,373	(85,417)	923,090	111,866
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	-	-	-	978	(978)
<b>Total Revenue</b>	<b>1,034,956</b>	<b>1,120,373</b>	<b>(85,417)</b>	<b>924,068</b>	<b>110,888</b>
<b>Expenses</b>					
<b>Payroll &amp; Fringe Benefit Expenses</b>					
Salaries and Wages	-	-	-	-	-
Fringe Benefits	-	-	-	-	-
<b>Total Payroll &amp; Fringe Benefit Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Administrative Expenses	396	507	(111)	102	294
Advertising, Marketing & Public Relations	-	-	-	-	-
Architectural & Engineering	-	-	-	-	-
Contracted Services	378,342	403,180	(24,838)	439,908	(61,566)
Data & Telecommunications	5,302	3,491	1,811	10,410	(5,108)
Depreciation & Amortization	23,735	22,998	737	-	23,735
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	-	187	(187)	900	(900)
Insurance	182,098	83,271	98,826	186,188	(4,090)
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	178,638	169,320	9,318	181,080	(2,442)
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	506	2,534	(2,028)	600	(94)
PILOT Fee & Other Taxes	469,026	455,388	13,638	297,301	171,725
Printing Services	-	-	-	-	-
Repair & Maintenance - Contracts	449,005	421,412	27,592	232,530	216,475
Repair & Maintenance - Supplies	18,384	21,111	(2,727)	3,600	14,784
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	260	(89,454)	89,714	17,900	(17,640)
Training, Conferences & Seminars	-	-	-	420	(420)
Utility & Public Works Expenses	435,779	419,790	15,989	452,780	(17,001)
Vehicles & Small Tools	1,933	1,267	666	2,800	(867)
VDOT Maintenance Expenses	-	-	-	-	-
<b>Total Expense</b>	<b>2,143,404</b>	<b>1,915,003</b>	<b>228,401</b>	<b>1,826,519</b>	<b>316,885</b>
<b>Surplus/(Shortfall) from Operations</b>	<b>(1,108,448)</b>	<b>(794,630)</b>	<b>(313,818)</b>	<b>(902,451)</b>	<b>(205,997)</b>
SLFRF Recognized Revenue	-	-	-		
Pension and Post-Employment Benefits	-	-	-		
Transfer Expenses	(66,237)	(67,742)	1,505		
<b>Surplus/(Shortfall) after Adjusting Entries</b>	<b>(1,042,211)</b>	<b>(726,888)</b>	<b>(315,323)</b>		

**Fort Monroe Authority**  
**Statement of Activities - Enterprise Fund (Venue Rentals and Events Sub-Fund)**

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Dec 31, 2025	Jul 1, 2024 - Dec 31, 2024	\$ Change	Prorated Budget	\$ Change
<b>Revenue</b>					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	50,308	43,173	7,136	45,000	5,308
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	13,212	13,612	(400)	-	13,212
<b>Total Revenue</b>	<u>63,520</u>	<u>56,785</u>	<u>6,736</u>	<u>45,000</u>	<u>18,520</u>
<b>Expenses</b>					
<b>Payroll &amp; Fringe Benefit Expenses</b>					
Salaries and Wages	-	3,798	(3,798)	9,641	(9,641)
Fringe Benefits	-	346	(346)	888	(888)
<b>Total Payroll &amp; Fringe Benefit Expenses</b>	<u>-</u>	<u>4,144</u>	<u>(4,144)</u>	<u>10,529</u>	<u>(10,529)</u>
Administrative Expenses	3,857	1,092	2,765	1,750	2,107
Advertising, Marketing & Public Relations	538	506	32	2,500	(1,962)
Architectural & Engineering	-	-	-	-	-
Contracted Services	4,225	5,743	(1,518)	7,500	(3,275)
Data & Telecommunications	1,911	1,572	340	1,500	411
Depreciation & Amortization	-	-	-	-	-
Event Expenses	30,401	21,755	8,646	7,500	22,901
Furniture, Fixtures & Equipment	634	-	634	7,500	(6,866)
Insurance	4,998	1,762	3,236	4,803	195
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	140	345	(205)	500	(360)
PILOT Fee & Other Taxes	14,329	14,494	(165)	8,340	5,989
Printing Services	433	-	433	-	433
Repair & Maintenance - Contracts	-	-	-	1,250	(1,250)
Repair & Maintenance - Supplies	82	-	82	2,500	(2,418)
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	67	135	(68)	-	67
Utility & Public Works Expenses	5,134	4,872	262	5,847	(712)
Vehicles & Small Tools	1,946	98	1,848	1,000	946
VDOT Maintenance Expenses	-	-	-	-	-
<b>Total Expense</b>	<u>68,695</u>	<u>56,517</u>	<u>12,178</u>	<u>63,019</u>	<u>5,676</u>
<b>Surplus/(Shortfall) from Operations</b>	<u>(5,175)</u>	<u>268</u>	<u>(5,442)</u>	<u>(18,019)</u>	<u>12,844</u>
SLFRF Recognized Revenue	-	-	-		
Pension and Post-Employment Benefits	-	-	-		
Transfer Expenses	-	2,408	(2,408)		
<b>Surplus/(Shortfall) after Adjusting Entries</b>	<u>(5,175)</u>	<u>(2,141)</u>	<u>(3,034)</u>		

**Fort Monroe Authority**  
**Statement of Activities - Enterprise Fund (Utility Operation Sub-Fund)**

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Dec 31, 2025	Jul 1, 2024 - Dec 31, 2024	\$ Change	Prorated Budget	\$ Change
<b>Revenue</b>					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	941,031	917,648	23,383	927,840	13,191
Miscellaneous Revenue	-	-	-	-	-
<b>Total Revenue</b>	<b>941,031</b>	<b>917,648</b>	<b>23,383</b>	<b>927,840</b>	<b>13,191</b>
<b>Expenses</b>					
<b>Payroll &amp; Fringe Benefit Expenses</b>					
Salaries and Wages	-	-	-	-	-
Fringe Benefits	-	-	-	-	-
<b>Total Payroll &amp; Fringe Benefit Expenses</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Administrative Expenses</b>					
Advertising, Marketing & Public Relations	-	-	-	-	-
Architectural & Engineering	-	-	-	-	-
Contracted Services	-	-	-	-	-
Data & Telecommunications	-	-	-	-	-
Depreciation & Amortization	-	-	-	-	-
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	-	-	-	-	-
Insurance	2,807	990	1,818	2,698	109
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	140	-	140	125	15
PILOT Fee & Other Taxes	-	-	-	-	-
Printing Services	-	-	-	-	-
Repair & Maintenance - Contracts	-	-	-	-	-
Repair & Maintenance - Supplies	-	-	-	-	-
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	-	-	-	-	-
Utility & Public Works Expenses	1,389,771	1,173,345	216,425	1,213,797	175,974
Vehicles & Small Tools	-	-	-	-	-
VDOT Maintenance Expenses	-	-	-	-	-
<b>Total Expense</b>	<b>1,392,718</b>	<b>1,174,335</b>	<b>218,383</b>	<b>1,216,620</b>	<b>176,099</b>
<b>Surplus/(Shortfall) from Operations</b>	<b>(451,687)</b>	<b>(256,688)</b>	<b>(195,000)</b>	<b>(288,780)</b>	<b>(162,907)</b>
<b>SLFRF Recognized Revenue</b>					
	-	-	-		
<b>Pension and Post-Employment Benefits</b>					
	-	-	-		
<b>Transfer Expenses</b>					
	-	67,936	(67,936)		
<b>Surplus/(Shortfall) after Adjusting Entries</b>	<b>(451,687)</b>	<b>(324,624)</b>	<b>(127,063)</b>		

**Fort Monroe Authority**  
**Statement of Cash Flows**  
**July 1, 2025 - December 31, 2025**

Accrual Basis - Internal Unaudited

	<u>Government Fund</u>	<u>Enterprise Fund</u>	<u>FMA Consolidated</u>	Notes
<b>OPERATING ACTIVITIES</b>				
<b>Net Surplus/(Deficit)</b>	<b>1,208,396</b>	<b>(1,102,865)</b>	<b>105,531</b>	(1)
Adjustments to reconcile Net Income to net cash provided by operations:				
<b>Change in Asset Balances</b>				
Accounts Receivables - Trade	-	243,755	243,755	
Accounts Receivables - NPS	92,011	-	92,011	
Accounts Receivables - Other	(665,923)	(65,248)	(731,171)	
Prepaid Expenses	(31,483)	(263,188)	(294,671)	
Due From Intercompany	(871,748)	(1,286,286)	(2,158,034)	(2)
<b>Net Change in Asset Balances</b>	<b>(1,477,143)</b>	<b>(1,370,967)</b>	<b>(2,848,110)</b>	
<b>Change in Liability Balances</b>				
Accounts Payable - Vendors	(548,291)	(391,928)	(940,220)	
Employer Payroll Tax and Benefits Liabilities	(10,242)	(8,553)	(18,795)	
Due To Intercompany	14	2,158,020	2,158,034	(2)
Accrued Liabilities	113,219	(26,556)	86,663	
Security Deposit Liabilities	-	9,821	9,821	
Prepaid Revenue	706,496	44,581	751,077	
Deferred Revenue	658,030	-	658,030	(3)
Employee Flexible Spending Liabilities	3,767	-	3,767	
<b>Net Change in Liability Balances</b>	<b>922,993</b>	<b>1,785,384</b>	<b>2,708,378</b>	
<b>Change in Pension and OPEB Asset and Liability Balances for Internal Reporting</b>				
Deferred Inflows of Resources (Pension and OPEB)	-	-	-	(4)
Deferred Outflows of Resources (Pension and OPEB)	-	-	-	(4)
Net Pension Liabilities	-	-	-	(4)
Net OPEB Liabilities	-	-	-	(4)
Prior Period Adjustment to Retained Earnings	-	-	-	(4)
<b>Net Change in Pension and OPEB Balances</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Net cash provided by Operating Activities</b>	<b>654,246</b>	<b>(688,449)</b>	<b>(34,202)</b>	
<b>INVESTING ACTIVITIES</b>				
Construction in Progress - African Landing Memorial	(1,309,373)	-	(1,309,373)	(5)
Fixed Asset Purchases	(25,950)	0	(25,950)	
Tenant Improvements / Capitalized Leasing Commissions	-	(18,001)	(18,001)	
Accumulated Depreciation/Amortization	-	23,735	23,735	
<b>Net cash provided by Investing Activities</b>	<b>(1,335,323)</b>	<b>5,735</b>	<b>(1,329,588)</b>	
<b>FINANCING ACTIVITIES</b>				
Loans Payable	-	-	-	
<b>Net cash provided by Financing Activities</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Net cash increase/(decrease) for the period</b>	<b>(681,076)</b>	<b>(682,714)</b>	<b>(1,363,790)</b>	
<b>CASH AT BEGINNING OF PERIOD</b>	<b>9,307,316</b>	<b>2,724,323</b>	<b>12,031,639</b>	
<b>CASH AT END OF PERIOD</b>	<b>8,626,240</b>	<b>2,041,609</b>	<b>10,667,849</b>	

(1) The net surplus/(deficit) is the "below the line" tax-basis figure.

(2) Intercompany transfers are tracked as receivables/payables during the fiscal year and converted to transfers at fiscal year-end. The net impact to cashflow is \$0.

(3) The receipt of ARPA funds for the African Landing Memorial (ALM) are treated as deferred revenue until the funds are expended.

(4) FY25 GASB 68 and GASB 75 net pension and net OPEB liabilities, deferred inflows of resources, and deferred outflows of resources have been posted. The impact to cashflow is \$0.

(5) Funds expended for the ALM plaza and artwork are reported as construction in progress until project completion when the completed asset value will be transferred to the state's financial accounts.

		BUDGET FOR FY26 FISCAL YEAR		
		Approved by Board on June 18, 2025		
		Fiscal Year: July 1, 2025 - June 30, 2026		
		Mus/Ed/Int	GF	Total - GF
<b>Personnel Services</b>				
7	Chief Executive Officer			
8	Executive Assistant			
9	Director of Communications			
11	Grant/Development Manager (New - FY26 Oct)			
12	Administrative Assistant (Vacant - Rehire FY25 Jul)			
13	Administrative Assistant (PTE)			
15	Director of Heritage Assets, HPO			
16	Archeologist/Cultural Resource Specialist			
17	Preservation Specialist - Architecture (New - FY25 Jul)			
18	Manager of Preservation Trades (33% GF)			
19	Preservation Trades Technician (New - FY23 Jul - 25% GF)			
20	Preservation Trades Technician (New - FY24 Jul - 25% GF)			
21	Preservation Trades Painter (New - FY26 Jan - 25% GF)			
23	Director of Venues, Events & Media Production			
24	Special Events Coordinator			
25	Media Production Specialist			
26	Venue Manager			
27	Administrative Assistant (PTE)			
29	Director of Museums, Education & Interpretation			
30	Public Programs Manager			
31	Collections Manager			
32	Museum Specialist			
33	Education Program Manager			
34	Visitor Engagement Manager			
35	Visitor Experience Coordinator			
36	Visitor Services Associate (PTE)			
37	Visitor Services Associate (PTE)			
38	Visitor Services Associate (PTE)			
39	Visitor Services Associate (Vacant - FY25 Rehire)			
42	Chief Operations Officer/Chief Financial Officer			
43	Accounting Manager			
44	A/P / A/R Specialist			
48	Accounts Payable Assistant (New - FY26 Jan PTE)			
46	Accountant			
47	Procurement Manager			
49	Human Resource Manager			
50	Safety and Risk Manager (New - FY26 Oct)			
51	Senior Project Manager			
52	Project Manager (Vacant - FY25 Jul Rehire)			
53	Assistant Project Manager (Vacant - FY25 Jan Rehire)			
54	<b>Salaries, Wages and Fringe Benefit Cost</b>	<b>825,248</b>	<b>2,768,534</b>	<b>3,593,782</b>

		BUDGET FOR FY26 FISCAL YEAR		
		Approved by Board on June 18, 2025		
		Fiscal Year: July 1, 2025 - June 30, 2026		
		Mus/Ed/Int	GF	Total - GF
55	Bonus approved in state budget			-
56	<b>Total Personnel Services</b>	<b>825,248</b>	<b>2,768,534</b>	<b>3,593,782</b>
57	Full-Time	7	26	33
58	Part-Time	4	2	6
59	Wage		1	1
<b>Management Services</b>				
62	FMF Support Services		25,000	25,000
63	Supplemental Security Services		224,668	224,668
64	<b>Total Management Services</b>	-	<b>249,668</b>	<b>249,668</b>
<b>Utility Operating Costs</b>				
67	PPEA Operator for Water/Sewer/Stormwater/Gas		1,686,032	1,686,032
68	<b>Total Utility Operating Costs</b>	-	<b>1,686,032</b>	<b>1,686,032</b>
<b>Public Information, P/R and Marketing</b>				
71	Marketing - Consultant		100,000	100,000
72	Marketing - Subscription Services	200	32,000	32,200
73	Marketing - Graphics and Design		4,000	4,000
74	Marketing - Advertising	4,000	95,000	99,000
75	Brochure Design and Printing	5,000	10,000	15,000
76	Tradeshows		5,000	5,000
77	Web Site Hosting & Maintenance	9,000	5,000	14,000
78	Domain Name Registrations		750	750
79	Marketing Materials	3,000	-	3,000
80	Marketing Introductory Video for FT Monroe	10,000	-	10,000
81	<b>Total Public Information, P/R and Marketing</b>	<b>31,200</b>	<b>251,750</b>	<b>282,950</b>
<b>Architectural, Engineering and Environmental Management</b>				
84	Civil Engineering		115,000	115,000
85	Property Survey Fees		15,000	15,000
86	Architectural On-Call Service		30,000	30,000
87	Engineering On-Call Service		20,250	20,250
88	Archeologist On-Call Service		25,000	25,000
89	Environmental Management Consultant		24,300	24,300
90	Audit Fees		50,000	50,000
91	Attorney Fees		65,000	65,000
92	Homeless Services Payment		85,600	85,600
93	<b>Strategic Land Action Plan</b>		<b>900,000</b>	<b>900,000</b>
94	<b>Total Arch &amp; Eng and Env Management</b>	-	<b>1,330,150</b>	<b>1,330,150</b>
<b>General and Administrative</b>				
97	Postal & Express Services	50	1,000	1,050
98	Printing Services	12,000	8,000	20,000
99	Telephone and Internet Services	11,000	40,000	51,000
100	Wireless Services	1,000	5,000	6,000

		BUDGET FOR FY26 FISCAL YEAR		
		Approved by Board on June 18, 2025		
		Fiscal Year: July 1, 2025 - June 30, 2026		
		Mus/Ed/Int	GF	Total - GF
101	Organization Memberships	2,500	5,055	7,555
102	Subscriptions and Licensing Fees	2,000	29,525	31,525
103	Employee Workshops and Conferences	5,000	10,000	15,000
104	Employee Education and Development	3,000	3,600	6,600
105	Payroll Fees		9,000	9,000
106	Background/Compensation/Recruiting Fees (HR)	200	33,200	33,400
107	Bank Service Fees		1,000	1,000
108	Custodial Services	120,000	14,000	134,000
109	Grounds Maintenance	30,000	5,000	35,000
110	Building Maintenance and Repair	80,000	47,500	127,500
111	Equipment Maintenance and Repair	50,000	6,800	56,800
112	Fire/Burglary Alarm Monitoring and Maintenance	1,000	5,600	6,600
113	Meeting Cost/Supplies	5,000	14,000	19,000
114	IT Management Contract		90,000	90,000
115	Travel, Subsistence and Lodging	2,000	15,000	17,000
116	Office Supplies	5,000	17,000	22,000
117	Archival/Artifact Conservation/Preservation Materials	8,000	1,500	9,500
118	Research Materials	1,200	100	1,300
119	DEB Cooperative Service Cost		2,500	2,500
120	PILOT Fee to Hampton	3,000	23,579	26,579
121	Refuse Service Charges	2,000	1,400	3,400
122	Utility Expense	65,000	45,000	110,000
123	Equipment Rentals	1,800	7,000	8,800
124	Building Rentals	4,500	-	4,500
125	Property Insurance	16,200	17,774	33,974
126	Workers Comp Insurance		6,500	6,500
127	D&O Insurance / Bonding		2,500	2,500
128	Auto Insurance		1,300	1,300
129	AAM Accreditation	5,000	-	5,000
130	Honorariums	1,000	5,000	6,000
131	Event Expenses	16,000	-	16,000
132	<b>Total G&amp;A</b>	<b>453,450</b>	<b>474,433</b>	<b>927,883</b>
<b>Furniture, Fixtures and Equipment</b>				
135	Desktop Computer Systems	-	30,700	30,700
136	Mobile Computers	1,000	1,800	2,800
137	Computer Software	10,300	10,000	20,300
138	Office Furniture, Fixtures, and Equipment	21,000	1,500	22,500
139	Preservation Truck		1,500	1,500
140	Preservation Shop Equipment and Tools		10,000	10,000
141	Casemate - Interior Storm Windows	4,500		4,500
142	Education/Public Program Materials	5,000		5,000
143	Casemate - Exhibit Display Cases	5,000		5,000
144	Signage - Interpretive and Regulatory	2,000		2,000

		BUDGET FOR FY26 FISCAL YEAR		
GOVERNMENT FUND		Approved by Board on June 18, 2025		
		Fiscal Year: July 1, 2025 - June 30, 2026		
		Mus/Ed/Int	GF	Total - GF
145	VEC Orientation Display Update	15,000		15,000
146	VEC Interactives replacement/update	1,000		1,000
147	Picnic Tables for Programming	8,000		8,000
148	360 Virtual Tour and Equipment	2,500		2,500
149	VEC/CM Signage-Braille	4,000		4,000
150	VEC ALM Exhibit Update	2,000		2,000
151	Additional CCTV Cameras for Museum	10,000		10,000
152	<b>Total FF&amp;E</b>	<b>91,300</b>	<b>55,500</b>	<b>146,800</b>
154	<b>TOTAL OPERATING COSTS</b>	<b>1,401,198</b>	<b>6,816,066</b>	<b>8,217,264</b>
<b>Property and Improvements</b>				
157	VDOT - Signs, Street Lights and Pavement Markings		392,261	392,261
158	Engineering		75,000	75,000
159	Street Sweeping		30,000	30,000
160	<b>Total Property and Improvements</b>	<b>-</b>	<b>497,261</b>	<b>497,261</b>
<b>Category Totals</b>				
163	<b>Personnel Services</b>	<b>825,248</b>	<b>2,768,534</b>	<b>3,593,782</b>
164	<b>Management Services</b>	<b>-</b>	<b>249,668</b>	<b>249,668</b>
165	<b>Utility Operating Costs</b>	<b>-</b>	<b>1,686,032</b>	<b>1,686,032</b>
166	<b>Public Information, PR &amp; Marketing</b>	<b>31,200</b>	<b>251,750</b>	<b>282,950</b>
167	<b>Architectural &amp; Engineering</b>	<b>-</b>	<b>1,330,150</b>	<b>1,330,150</b>
168	<b>General &amp; Administrative</b>	<b>453,450</b>	<b>474,433</b>	<b>927,883</b>
169	<b>Furniture &amp; Equipment</b>	<b>91,300</b>	<b>55,500</b>	<b>146,800</b>
170	<b>Property &amp; Improvements</b>	<b>-</b>	<b>497,261</b>	<b>497,261</b>
171	<b>TOTAL COSTS</b>	<b>1,401,198</b>	<b>7,313,327</b>	<b>8,714,525</b>
<b>REVENUES</b>				
174	Casemate Fees for Tours and Admissions	8,000		8,000
175	Transfers (to)/from Enterprise Fund		(1,459,526)	(1,459,526)
176	<b>Total Revenues</b>	<b>8,000</b>	<b>(1,459,526)</b>	<b>(1,451,526)</b>
<b>Appropriations and Grants</b>				
179	VDOT Urban Maintenance Grant		497,261	497,261
180	NPS CMA Agreement Items		451,015	451,015
181	State Appropriation, General Fund		7,740,610	7,740,610
182	Additional Appropriations for Salary Increase in Budget		142,077	142,077
183	Additional Appropriations for Other State Charges		349,488	349,488
184	Funding from prior year surplus		85,600	85,600
185	Funding from prior year surplus		900,000	900,000
186	<b>Total Appropriations and Grants</b>	<b>-</b>	<b>10,166,052</b>	<b>10,166,052</b>
188	<b>TOTAL REVENUE &amp; APPROPRIATIONS</b>	<b>8,000</b>	<b>8,706,525</b>	<b>8,714,525</b>
190	Change in Net Position	(1,393,198)	1,393,198	-

		BUDGET FOR FY26 FISCAL YEAR				
		Approved by Board on June 18, 2025				
		Fiscal Year: July 1, 2025 - June 30, 2026				
		Residential	Commercial	Venues/Events	Utility	Total - EF
<b>ENTERPRISE FUND</b>						
<b>Personnel Services</b>						
7	Residential Property Manager					
8	Residential Assistant Property Manager					
9	Residential Customer Service Representative (PTE)					
10	Maintenance Supervisor (FY24 Vacancy Not Rehired)					-
11	Senior Maintenance Tech					
12	Senior Maintenance Tech					
13	Maintenance Tech (FY24 Vacancy Rehire Est'd Jul24)					
15	Event Assistant (PTE)					
16	Event Assistant(PTE)					
17	<b>Salaries, Wages and Contract Cost</b>	<b>477,033</b>	<b>-</b>	<b>21,057</b>	<b>-</b>	<b>498,091</b>
18	Bonus approved in state budget	-	-	-	-	-
	<b>Total Personnel Services</b>	<b>477,033</b>	<b>-</b>	<b>21,057</b>	<b>-</b>	<b>498,091</b>
20	Full-Time	5	-	-	-	5
21	Part-Time	1	-	-	-	1
22	Wage	-	-	2	-	2
<b>Administrative</b>						
25	Labor - Administration		76,960			76,960
26	Advertising	100		5,000		5,100
27	Office Utilities	12,115				12,115
28	Bank Fees & Finance Charges	1,700		3,500		5,200
29	Legal Fees (includes Bad Debt Expense)	8,500				8,500
30	Office Supplies	2,200	1,200	1,000	250	4,650
31	Computers\Software Usage Fees	16,000		15,000		31,000
32	Copier\Fax Equipment Rentals	1,992				1,992
33	Pagers\Cell Phones	3,000	3,600	3,000		9,600
34	Postage\Courier	600	204	-		804
35	Telephone - Management Office	1,036	4,800			5,836
36	Telephone - Life Safety	3,500	12,420			15,920
37	Meals\Lodging\Travel	150	840			990
38	Conference\Training Fees	1,000	-			1,000
39	Event Expenses			15,000		15,000
40	Uniforms	500	1,500			2,000
41	<b>Total Administrative</b>	<b>52,393</b>	<b>101,524</b>	<b>42,500</b>	<b>250</b>	<b>196,667</b>
<b>Management Fees</b>						
44	Management Fee		150,000			150,000
45	<b>Total Management Fees</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>150,000</b>
<b>Insurance</b>						
48	Property Insurance	152,905	372,376	9,606	5,396	540,283
49	<b>Total Insurance</b>	<b>152,905</b>	<b>372,376</b>	<b>9,606</b>	<b>5,396</b>	<b>540,283</b>
<b>Cleaning</b>						
52	Cleaning - Office Building	1,000	3,000			4,000
53	Cleaning - Contracted Services	17,000	140,400	12,000		169,400
54	<b>Total Cleaning</b>	<b>18,000</b>	<b>143,400</b>	<b>12,000</b>	<b>-</b>	<b>173,400</b>
<b>Service Contracts</b>						
57	HVAC Contract	55,000	147,545	2,500		205,045
58	Extermination Contract	80,556	14,175			94,731

		BUDGET FOR FY26 FISCAL YEAR				
ENTERPRISE FUND		Approved by Board on June 18, 2025				
		Fiscal Year: July 1, 2025 - June 30, 2026				
		Residential	Commercial	Venues/Events	Utility	Total - EF
59	Emergency Generator Contract		3,800			3,800
60	Fire\Life Safety	35,000	42,000			77,000
61	Landscaping Contract	158,000	388,533			546,533
62	Landscaping - Plants\Flowers\Mulch		30,000	3,000		33,000
63	Alarm Services Contract		27,240			27,240
64	Elevator R&M Contract		4,080			4,080
65	Water Treatment Contract		11,040			11,040
66	<b>Total Service Contracts</b>	<b>328,556</b>	<b>668,413</b>	<b>5,500</b>	<b>-</b>	<b>1,002,469</b>
<b>Repairs &amp; Maintenance</b>						
69	Labor - Maintenance		232,960			232,960
70	Labor - Property Management		135,200			135,200
71	Building Interior	70,000	19,080			89,080
72	Lead - Based Dust Remediation	15,000				15,000
73	Door & Glass Repair\Replacement	21,000	2,400			23,400
74	Electrical R & M	6,500	4,080			10,580
75	Generator Repairs		1,500			1,500
76	Equipment R & M		1,800			1,800
77	Landscaping R & M		30,000			30,000
78	Locks and Keys	5,000	1,500			6,500
79	Painting - Interior	112,647	1,500			114,147
80	Flooring - Interior	75,000				75,000
81	Painting - Exterior	25,000				25,000
82	Irrigation R & M		2,000			2,000
83	Plumbing	30,000	1,500			31,500
84	Fire\Security Equipment R & M	20,000	42,000			62,000
85	Signage		28,900			28,900
86	Small Tools	3,500	600			4,100
87	FF&E Exp-Appliances	62,000				62,000
88	FF&E Exp - trash\recycle bins, generators	1,000				1,000
89	Supplies - R & M (other)	8,500	2,400			10,900
90	Supplies - Electrical	9,500				9,500
91	Supplies - HVAC	23,000				23,000
92	Supplies - Painting	650	1,200			1,850
93	Supplies - Plumbing	23,800	2,100			25,900
94	Vehicles - Fuel	6,500		5,000		11,500
95	Vehicles - R & M	1,500	3,500	2,000		7,000
96	Building Repairs	65,000	6,900			71,900
97	HVAC Repairs not in contract		141,000			141,000
98	Snow Removal		1,000			1,000
99	Roof R & M Contract + Supplies	25,000	21,600			46,600
100	Gutter Cleaning/Repair	20,000				20,000
101	Tree Maintenance	30,000	15,403			45,403
102	<b>Total Repairs &amp; Maintenance</b>	<b>660,097</b>	<b>700,123</b>	<b>7,000</b>	<b>-</b>	<b>1,367,220</b>
<b>Taxes and Licenses</b>						
105	Real Estate Taxes - PILOT	320,017	594,602	16,681		931,300
106	<b>Total Taxes and Licenses</b>	<b>320,017</b>	<b>594,602</b>	<b>16,681</b>	<b>-</b>	<b>931,300</b>
<b>Utility Costs</b>						
109	Electricity	349,996	676,000	10,629	1,093,880	2,130,505

		BUDGET FOR FY26 FISCAL YEAR				
ENTERPRISE FUND		Approved by Board on June 18, 2025				
		Fiscal Year: July 1, 2025 - June 30, 2026				
		Residential	Commercial	Venues/Events	Utility	Total - EF
110	Trash Removal\Recycling Contract	75,136	17,040			92,176
111	Water	72,598	31,080	168	175,431	279,277
112	Sewer	72,598	40,800	168	853,492	967,057
113	Fuel & Oil	-	4,080			4,080
114	Natural Gas	170,065	153,600	729	304,790	629,183
115	<b>Total Utilities</b>	<b>740,393</b>	<b>922,600</b>	<b>11,694</b>	<b>2,427,592</b>	<b>4,102,279</b>
<b>TOTAL COSTS</b>		<b>2,749,394</b>	<b>3,653,038</b>	<b>126,038</b>	<b>2,433,238</b>	<b>8,961,708</b>
<b>Category Totals</b>						
120	<b>Personnel</b>	<b>477,033</b>	<b>-</b>	<b>21,057</b>	<b>-</b>	<b>498,091</b>
121	<b>Administrative</b>	<b>52,393</b>	<b>101,524</b>	<b>42,500</b>	<b>250</b>	<b>196,667</b>
122	<b>Management Fees</b>	<b>-</b>	<b>150,000</b>	<b>-</b>	<b>-</b>	<b>150,000</b>
123	<b>Insurance</b>	<b>152,905</b>	<b>372,376</b>	<b>9,606</b>	<b>5,396</b>	<b>540,283</b>
124	<b>Cleaning</b>	<b>18,000</b>	<b>143,400</b>	<b>12,000</b>	<b>-</b>	<b>173,400</b>
125	<b>Service Contracts</b>	<b>328,556</b>	<b>668,413</b>	<b>5,500</b>	<b>-</b>	<b>1,002,469</b>
126	<b>Repairs and Maintenance</b>	<b>660,097</b>	<b>700,123</b>	<b>7,000</b>	<b>-</b>	<b>1,367,220</b>
127	<b>Taxes and Licenses</b>	<b>320,017</b>	<b>594,602</b>	<b>16,681</b>	<b>-</b>	<b>931,300</b>
128	<b>Utilities</b>	<b>740,393</b>	<b>922,600</b>	<b>11,694</b>	<b>2,427,592</b>	<b>4,102,279</b>
129	<b>TOTAL COSTS</b>	<b>2,749,394</b>	<b>3,653,038</b>	<b>126,038</b>	<b>2,433,238</b>	<b>8,961,708</b>
<b>Revenues</b>						
132	Residential Leases - Homes/Garages	3,074,087				3,074,087
133	Commercial - Office/Warehouse		1,499,111			1,499,111
134	Venue Rentals / Event Income			90,000		90,000
135	CAM Recoveries		61,241			61,241
136	Utility Reimbursement	596,503	285,828			882,331
137	Revenue - Utility Fund				1,855,679	1,855,679
138	Other Income	37,777	1,956			39,733
139	<b>TOTAL REVENUES</b>	<b>3,708,367</b>	<b>1,848,136</b>	<b>90,000</b>	<b>1,855,679</b>	<b>7,502,182</b>
141	Transfers to/(from) Government Fund	958,973	(1,804,902)	(36,038)	(577,559)	(1,459,526)

## MOVING PROPERTIES TO THE MARKETPLACE

### Ingalls Road Sites 1 and 2

The developer (FM LOFTS LLC) continues construction on both Building 87 (Site 1) and Building 100 (Site 2). FMA Staff toured both project sites with the developer and contractor on January 16th to assess compliance with the ground lease. Site 1 is Projected to be completed by the summer of 2026. Site 2 is expected to be completed by the fall of 2026.

### Ingalls Road Site 3

With the approval of the Board at the November 20, 2025 meeting, the FMA executed the long-term ground lease for Site 3 with FM ECHELON LLC effective on December 3, 2025. The developer has already started preliminary design and the FMA is cooperating with the developer's civil engineering contractor for the design of the Site 3 parking improvements.

### Ingalls Road Site 4

Due to the delay in completing Sites 1 and 2, Echelon requested and the FMA agreed to extend the expiration for the Site 4 option agreement to December 31, 2027.

### Marina Parcel

Pack Brothers Hospitality (PBH) continues to operate the Old Point Comfort Marina under the lease agreement signed in June 2024. PBH continues to pay monthly rent and additional rent equal to half of the net operating income. PBH continues to submit financial statements monthly as required by the lease agreement.

### Building 210

The City of Hampton project to convert the former Post Exchange building into a joint training range with Joint Base Langley Eustis is continuing. After the discovery that chronic water leaks had compromised the exterior steel of the building, the City of Hampton directed the contractor to remove the damaged steel, which required removing the majority of the brick façade. The building steel has been replaced, and the exterior is being reconstructed. The project is moving towards an August 2026 substantial completion date.

## UTILITY MASTER PLAN UPDATE

### Front Entrance Redesign

The FMA executed a Project Administration Agreement with VDOT and has sent the final payment for processing. The FMA is working with DGS to de-obligate the balance of the \$1.3M obligated for the preliminary engineering and design phase of the project.

### Utility Master Plan – Ingalls Road Improvements

The FMA allocated \$32.9M of the \$50.0M appropriated in 2024 for estimated design and construction costs for this project that will support the Ingalls Road Sites 3 and 4 developments and marina parcels. WRA has begun the preliminary engineering report (PER) for utility improvements. WRA's subcontractors are verifying the existing utilities through CCTV field work and site surveys. The draft project schedule calls for the PER to be completed by August 2026, with construction drawings and construction to follow. The goal is to have the project ready for bidding in early 2027.

### Stilwell Drive Relocation – Trail 757 Project

With the Front Entrance Project canceled, the FMA executed a Project Administration Agreement with VDOT for the project. The FMA \$8.0M share of the project will be paid from the prior authorization of \$40.3M in VPBA bond proceeds. The balance of the project funding will come from \$12.9M Smart Scale funding.

### Utility Master Plan – North Gate Improvements

The Stilwell Drive Relocation project will create utility corridors for the extension of utility services through the North Gate management zone. This project must be completed to extend upgraded utility service to the Inner Fort area. Ideally, the FMA will pursue engineering services to design the utility corridors for the balance of the North Gate utilities in conjunction with the utility relocations in the Trail 757 Project. The FMA submitted a capital outlay request for the estimated \$10.0M cost of this project, but the funding was not included in the introduced FY27-28 budget. Delegate Thornton submitted a budget amendment for the \$10.0M to be added to the budget.

### Utility Master Plan – Inner Fort Improvements

Once upgraded utility services are installed in utility corridors in North Gate, preliminary engineering and design can begin for upgrades to the utility system in the inner fort area necessary to support the redevelopment of the 230k SF of vacant historic buildings. The FMA submitted a FY27-28 capital outlay request for the estimated \$12.8M cost of the project but the funding was not included in the introduced FY27-28 budget. Senator Locke submitted a budget amendment for the \$12.8M to be added to the budget.



## **Fort Monroe Foundation Board of Trustees Report**

**To:** Board of Trustees, Fort Monroe Authority

**From:** Aazia Mrozinski, Executive Director

**Date:** February 18, 2026

### **Overview**

The Fort Monroe Foundation has continued to strengthen its role as a disciplined philanthropic and operational partner to the Fort Monroe Authority. Work during this period has focused on stewarding restricted funds, cultivating unrestricted donations, advancing significant grant applications, building internal infrastructure to support growth, and maintaining alignment with Authority-led programs and priorities.

### **Fundraising & Gifts**

The Foundation continues to receive and steward restricted contributions aligned with preservation, wellness, and cultural programming priorities. Recent gifts include:

- \$10,000 from Huntington Ingalls Industries restricted for wellness programming
- \$10,000 restricted for archaeology programs
- \$1,500 restricted for cultural programming

These funds are being managed in accordance with donor intent and positioned to support program delivery in partnership with the Authority.

### **Grants & Institutional Funding Pipeline**

The Foundation currently has \$1,150,000 in grant applications under review, reflecting a strategic emphasis on organizational capacity and trust-based funding:

- A capacity-building grant application submitted to the National Trust for Historic Preservation
- A complex, restricted, trust-building grant application submitted to the Aspen Institute

These applications are intended to strengthen the Foundation's long-term ability to support preservation, engagement, and partnership work at Fort Monroe.

### **Operations & Organizational Readiness**

To support responsible growth, the Foundation is continuing to build out streamlined internal systems, including:

- Development of a set of Standard Operating Procedures (SOPs)
- Creation of a custom operations dashboard to support planning, tracking, and reporting
- Research and evaluation of a scalable fundraising technology stack

These efforts are designed to improve efficiency, transparency, and the Foundation's capacity to manage increased funding and activity.



### **Landscape Action Plan (LAP)**

Looking ahead, the Foundation is preparing to leverage the Landscape Action Plan as a key driver for future fundraising. As LAP priorities are finalized, the Foundation will focus on:

- Translating LAP needs into compelling philanthropic opportunities
- Developing a major gifts ecosystem aligned with stewardship and implementation goals
- Positioning donors to support long-term investment in the Fort's landscape and public realm

### **Pilot: Revenue-Generating Programming**

- Initiated a pilot effort to develop revenue-generating programming focused on wellness and community well-being as a new programmatic capability.
- Convened early brainstorming conversations with several on-site Fort Monroe businesses to explore program concepts, partnerships, and delivery models.

This work is intended to maximize the impact of Huntington Ingalls wellness funding, test earned-revenue potential, and inform the development of scalable community-wellbeing offerings aligned with market demand.

### **Program & Partner Support**

During this period, the Foundation has continued to support Fort Monroe Authority programs and initiatives, including:

- MEI internships
- Black Culture Fest
- African Landing Memorial initiatives
- Other education, culture, and community-facing efforts

This ongoing support reinforces alignment between the Foundation's fundraising and capacity-building work and the Authority's programmatic priorities.