



April 7, 2026
Board of Trustees
April Agenda Cover

The April 2026 meeting marks a shift in how Board Agendas are crafted as we aim to better support the role of the Trustees as leaders in governance and strategy.

Thus, a “read ahead” format is being introduced to build space and time at Board meetings for you to engage in collaborative leadership and governance rather than spending time hearing about things that were already shared as written summaries.

So, previous agendas, including regular verbal reports on “Moving Properties to the Market”, “Utility Upgrade”, etc., will now be all read-aheads UNLESS action is required.

The Chair will provide an opportunity for Trustees to call out any items provided as reads in the packet for further questions and discussion, so that door is always open to exploring topics more deeply as you request, and staff will be prepared to engage. Otherwise, we will continue moving through the agenda.

Here are the central topics for our April meeting:

1. A warm welcome to two new Trustees and two new Authority team members.
2. The Vice Chair will request volunteers for the Nominating Committee.
3. An update on Fort Monroe funding requests presently before the Legislature.
4. An overview of how our staff is managing AI as we steward original source material.
5. An update on capacity and community building from the Fort Monroe Authority.
6. Then, a work session with Hargreaves Jones to build Guiding Principles for the Landscape Action Plan. This work will build from both the Birnbaum Memo and the “scan” phase of work completed by Hargreaves at Fort Monroe over the last two months.

Next, at June’s meeting, I will bring forward an edited working group structure aimed at providing opportunities for deeper engagement with community leaders and the Trustees working together in concert. This approach builds on learnings from our retreat last year that began exploring what working groups could deliver, but where we missed the mark. Stay tuned – more hands, more work, more structure as we prepare to be action-focused as the Landscape Action Plan directs our work.

Thanks for your continued support in elevating this spectacular American public landscape.



Fort Monroe Authority Board of Trustees
Board Meeting
April 16, 2026

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

Meeting
1:00 PM – 4:00 PM

Building 75
110 Pratt Street
Fort Monroe, VA 23651

Call to Order

1:00 PM*

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|---------------------------------|-------------------------------|
| 1. Opening Comments | Jay Joseph, Vice-Chair |
| 2. Welcome New Trustees | Jay Joseph, Vice-Chair |
| • Eola Dance | |
| • L'Allegro Smith | |
| 3. Welcome New FMA Team Members | Scott Martin, CEO |
| • Rachel Swain | |
| • Edward Crespo | |
| 4. Roll Call | Carmen Borja, Asst. Secretary |
| 5. Public Comment Instructions | Jay Joseph, Vice-Chair |

Action Items:

1:15 PM*

- | | |
|---------------------------------------------------------|------------------------|
| 6. Minutes from February 19, 2026, Meeting | Jay Joseph, Vice-Chair |
| • ACTION ITEM: Approve February 19, 2026, Board Minutes | |
| 7. Chairman Action | Jay Joseph, Vice-Chair |
| • Elevation of Vice Chair into Chair | |
| • Finance Committee Assignments | |
| • Nominating Committee | |

Reports and Briefings**1:20 PM***

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|----------------------------------------|-----------------------------------|
| 8. Chief Executive Officer's Report | Scott Martin, CEO |
| • Legislative Update | |
| 9. Chief Finance Officer's Report | John Hutcheson, COO/CFO |
| • Finance Committee Report | |
| • Moving Properties to the Marketplace | |
| • Utility Upgrade Project Report | |
| 10. National Park Service Report | Jaci Wells, Superintendent |
| 11. Fort Monroe Foundation | Aaz Mrozinski, Executive Director |

New Business**1:40 PM***

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|-----------------------------|------------------------|
| 12. Open Discussion | Board of Trustees |
| 13. Call for Public Comment | Jay Joseph, Vice-Chair |

~10 MINUTE BREAK~**1:50 PM*****LAP Work Session – Guiding Principles****2:00 PM***

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|---------------------|------------------------------------|
| 14. HargreavesJones | David Stroud & Mary Margaret Jones |
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Adjournment**4:00 PM***

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|-----------------------------------|------------------------|
| 15. Closing remarks & Adjournment | Jay Joseph, Vice-Chair |
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All times are provided as estimates

****Next Meeting is June 18, 2026****



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

The Fort Monroe Authority (FMA) Board of Trustees meeting was held on February 19, 2026, at the Patrick Henry Building, East Reading Room, 1111 E. Broad Street, Richmond, VA

Call to Order

1. Opening Comments – Jay Joseph, Vice-Chair

Vice-Chair Jay Joseph called the meeting to order at 1:00 PM and welcomed everyone

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

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

Members Present: Mr. Jay Joseph, Vice-Chair
Chief Emeritus Sam Bass
Dr. Charletta Barringer-Brown
Mr. Brian Jackson
Ms. Kelli Lemon
Mr. Terrance McGovern
Ms. Season Roberts
Secretary David Bulova
Secretary Carrie Chenery

Members Absent: Dr. Rex Ellis, Chairman
The Honorable, Mamie Locke
The Honorable, Virgil Thornton
Ms. Mary Bunting

Staff Present: Mr. Scott Martin, CEO
Mr. John Hutcheson, Secretary/Treasurer
Ms. Carmen Borja, Assistant Secretary
Dr. Françoise Bonnell
Ms. Jennifer Curcione
Mr. David Stroud
Mrs. Phyllis Terrell
Mr. Liam Thurkettle
Mr. Aaron Whittington

Others in Attendance: Mr. Michael Sievers, Senior Assistant Attorney General
Ms. Julie Eckstein, Office of the Attorney General
Aaz Mrozinski, FMF Executive Director

3. General Public Comment – Jay Joseph, Vice-Chair

Vice-Chair Joseph explained the registration process for members of the public who wish to address the Board during the Public Comment section.

Action Items

4. Ratification of Delegation of Authority to execute Landscape Action Plan Contract

Motion: I move to adopt the resolution.

So Moved: Brian Jackson

Seconded: Kelli Lemon

Mr. Jay Joseph, Vice Chair - Yes
Chief Emeritus Sam Bass – Yes
Dr. Charletta Barringer-Brown – Yes
Mr. Brian Jackson – Yes
Ms. Kelli Lemon - Yes
Mr. Terrance McGovern - Yes
Ms. Season Roberts - Yes

Motion passed unanimously

5. Approval of Minutes from November 20, 2025, Meeting – Jay Joseph, Vice-Chair

The November 20, 2025, meeting minutes were provided as a read-ahead in the Board packet. (Appendix I)

Motion: I move to approve the minutes from the November 20, 2025, meeting.

So Moved: Brian Jackson

Seconded: Kelli Lemon

Unanimously Approved

6. Revised FY26 Budget – John Hutcheson, COO/CFO

Mr. Hutcheson briefed the Board on the revision made to the FY26 Budget.

Motion: I move that the Board approve the revised FY2026 Budget.

So Moved: Jay Joseph

Seconded: *Not Required*

Mr. Jay Joseph, Vice Chair - Yes
Chief Emeritus Sam Bass – Yes
Dr. Charletta Barringer-Brown – Yes
Mr. Brian Jackson – Yes
Ms. Kelli Lemon - Yes
Mr. Terrance McGovern - Yes
Ms. Season Roberts - Yes

Motion passed unanimously

Trustee Mary Bunting joined the meeting remotely for the closed session.

Closed Session

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

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)(1) of the Code of Virginia, which authorizes closed meetings for the purposes of certain personnel matters pertaining to “specific public officers, appointees, or employees, or any public body”

So Moved: Brian Jackson

Seconded: *Not Required*

Unanimously Approved.

Reconvene

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: Brian Jackson

Seconded:

Mr. Jay Joseph, Vice Chair - Yes
Chief Emeritus Sam Bass – Yes
Dr. Charletta Barringer-Brown – Yes
Mr. Brian Jackson – Yes
Ms. Kelli Lemon - Yes
Mr. Terrance McGovern - Yes
Ms. Season Roberts – Yes
Ms. Mary Bunting – Yes

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

Unanimously Certified.

Reports and Briefings

7. Museum, Education & Interpretation – Dr. Françoise Bonnell, Director of MEI

Dr. Bonnell presented to the Board an overview of the MEI department, their team members, and their individual areas of expertise. She also shared a look ahead at their upcoming programs for 2026.

8. 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 II).

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

9. Chief Finance Officer's Report – John Hutcheson, COO/CFO

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

Mr. Hutcheson explained that the report was provided as a read-ahead and took questions from the Board.

10. Fort Monroe Foundation Report– Aaz Mrozinski, Executive Director

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

Director Mrozinski provided the Board with a brief overview of the Fort Monroe Foundation Report. She reported that the foundation Board currently has 8 vacancies to fill.

The Board discussed.

New Business

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

Mr. Stroud provided the Board with a brief update on the Priority Capital Projects and the Landscape Action Plan.

12. Open Discussion – Board of Trustees

New Board members, Secretary Chenery and Secretary Bulova, both expressed their enthusiasm for serving on the Fort Monroe Authority Board.

13. Public Comment – Jay Joseph, Vice-Chair

Former Trustee Mr. Chris Davidson expressed his appreciation to the Board and the FMA staff for his time served on the Board. He also expressed his commitment to remaining engaged in the organization's work.

Adjournment – 2:20 PM

Vice-Chair Joseph adjourned the Board meeting at 2:20 PM.

Respectfully submitted,

Carmen Borja

APPENDIX

- APPENDIX I – Approval of Minutes from November 20, 2025, Meeting
- APPENDIX II – Chief Executive Officer's Report
- APPENDIX III – Chief Financial Officer's Report
- APPENDIX IV – Fort Monroe Foundation Report

DRAFT

Chief Executive Officer's Report
Fort Monroe Authority Board of Trustees Meeting
April 16, 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. The FMA is preparing a one-year lease extension for the marina.

Ingalls Road Redevelopment Sites 1 and 2 / Echelon Resources DBA FM Lofts LLC – The developer is nearing completion on Building 87 (Site 1) and continuing construction on Building 100 (Site 2). FMA staff recently met with the Property Manager for the site. FM Lofts is signing leases for June 1, 2026 occupancy. Site 2 is expected to begin occupancy in the early fall of 2026. FMA staff will make a pre-occupancy inspection for both buildings.

Ingalls Road Redevelopment Site 3 / Echelon Resources DBA FM Echelon LLC – With the long-term ground lease for Site 3 with FM Echelon LLC signed effective on December 3, 2025, the developer is working on conceptual designs in order to submit the Part 2 tax credit application to NPS for approval. 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	28	410,115	27.1%	342,985	9,137	7,619	87.7%
2	22	229,998	15.2%	98,247	3,909	0	44.4%
3	33	562,314	37.2%	154,846	0	2,000	27.9%
4	28	99,889	6.6%	0	0	0	0.0%
5	11	209,160	13.8%	0	0	165,310	79.0%
Total	122	1,511,476		596,078	13,046	174,929	51.9%
				39.4%	0.9%	11.6%	

	Square Feet	% of Total	Sq Ft Leased	Sq Ft Licensed	Sq Ft FMA Use	% of Sq Ft Occupied
Contributing	1,241,363	82.1%	402,870	5,130	165,310	46.2%
Non-Contributing	270,113	17.9%	193,208	7,916	9,619	78.0%

Category Descriptions

- 1 Standard Tenant Improvements and deferred maintenance.
- 2 Significant capital investment required for leasing.
- 3 Adaptive reuse candidate.
- 4 Infrastructure - Not considered a viable revenue producing asset.
- 5 Reserved for FMA Use.

Notes: Inventory updated in April 2026

Commercial Capital Project Management – Maintenance Reserve Projects

Building 77 HVAC Replacement – FMA issued the contract in July 2024. The new HVAC system has been installed but several problems have developed with the new equipment including a failed compressor on the 2nd floor unit. The incorrect replacement compressor was delivered, and the contractor is waiting for the correct compressor to arrive. The system on the 1st floor of the building is functioning properly. The project will be closed out once the system is fully operational and all invoices have been paid. FMA is addressing other maintenance issues while the building is vacant before moving the tenant back to the building.

Building 6 Boiler Replacement – FMA issued the contract in September 2025. 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 a roof vent. 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 6 Roof Replacement – After an inspection of the roof following the roof leaks on the new boiler equipment, the FMA issued a set-aside contract to a SWaM architect to design the roof replacement project.

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 is using a Job Order Contract (JOC) to perform this like-kind replacement.

Building 12 Roof Replacement – After paying for multiple repairs to the roof at Building 12, the FMA issued a set-aside contract to a SWaM architect to design the roof replacement project.

Casemate 21 HVAC Replacements – FMA issued the contract 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 FMA issued the contract 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 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. Upon removing additional windows, the contractor discovered deterioration in some of the steel columns supporting the window lintels. The structural engineer inspected the deterioration and is designing the means and methods to repair the column damage. The structural scope must be approved by DEB, and a change order needs to be issued to the contractor for the additional scope of work. The contractor has installed temporary shoring to facilitate the steel repairs. Based on the delay, the FMA has provided the tenant with temporary office space in an adjacent vacant building. The steel column repairs are expected to delay project completion from July 2026 to November 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 4/3/26)	
Total residential units	178
Unit rehabilitation under construction	1
Units needing significant repairs	7
Units in leasable condition	170
Occupied units	168
Vacant leasable units	2
Vacant units leased pending move-in	1
Near-term vacancies	2
Near-term vacancies pre-leased	1
Controlled availability	2
Occupancy % of leasable units	98.8%

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 (Phase 2) – FMA issued a contract for the work. The project is substantially complete with the exception of close out documents and final invoices.

Asphalt Roof Replacement (Phase 3) – The DPB memorandum for Maintenance Reserve funds prioritizes roof replacement projects. With the Phase 2 roof replacements substantial complete, the FMA has identified two additional roof replacement projects that will be issued for design to an architect once the new architectural term contracts are issued. The project scopes will cover the remainder of the residential buildings in the inner fort area not replaced in the Phase 2 project. These include Buildings 126, 127, 128, 155, and 156. The FMA is also evaluating including the roofs on Buildings 15, 19, 62, and 63 in this project scope. While these roofs are anticipated to be replaced in the above reference rehabilitation projects, the FMA may be able to get the roofs replaced more efficiently as part of the Phase 3 roof project scope.

Asphalt Roof Replacement (Phase 4) – The scope for another roofing project will include the Tidball area duplexes – Buildings 109, 110, 111, 112, 113, 114, 115, 130, 131, and 132. These duplexes are identical and should provide some economy of scale in bidding them together. Some of the buildings retain their original slate roofs. For those buildings, the project scope will include repairs to the slate roofs. All 10 duplexes have metal roofs on the

porches, and the project scope will include repairs to all the metal roofs as needed based on their conditions.

Exterior Improvement Projects / Building 120 – FMA issued the contract in November 2024. The contractor began work in January 2025. Progress was delayed due to an error in the measurements of the replacement storm windows, as well as the rework that was needed to correct subcontractors’ deficiencies. The replacement storm windows have arrived, and the contractor is remobilizing to install the replacement storm windows.

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 issued by 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 were expected to be sent to DEB for approval by the end of December but have been delayed while the FMA closes out several other projects with the Engineer. The final construction drawings must be submitted to DEB for approval to issue for bids. 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. The FMA is working to get written confirmation from NNWW on the acceptance of the waterline.

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. Dominion contactors are working on the final switch installation.

Dominion Substation Replacement – The FMA is working with Dominion to replace the existing electrical substation. The first step was to negotiate an easement for the location of the new substation, just north of the existing station. The OAG has developed the easement agreement, and Dominion is currently in the process of getting signatures for the easement document. Once the easement is fully executed, Dominion will begin design for the new substation equipment. The estimated cost for the substation project is \$870K.

Project Management Summary

Project Type	PROJECT STATUS							Total
	On Hold	R&M	Awaiting Design	In Design	Ready to Bid	Under Construction	Close Out	
Commercial	2	1	3	6	1	3	4	20
FMA Use	1	1	0	1	0	0	1	4
Infrastructure	1	0	1	5	0	3	2	12
Public Space	0	1	0	2	1	2	0	6
Residential	0	7	5	6	2	2	1	23
Total	4	10	9	20	4	10	8	65

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.

Key Procurement Actions – Not Project Specific

Architectural Term Contracts – The FMA uses term contracts with architectural contractors. The Construction and Professional Services Manual (CPSM) authorizes term contracts for architectural consultants to have an initial term of one year with up to three additional one-year contract terms. The FMA is approaching the end of the four-year term limit. The FMA’s Procurement Manager issued a request for proposals (RFP) for architectural

services on March 3, 2026. The response to questions was issued on March 30, 2026. Proposals are due by April 14, 2026. The FMA expects to issue term contracts to the maximum of four architects. Once issued in May 2026, the new architectural term contracts will allow for the 8 projects currently awaiting design to be issued to one of the term architects for design.

Commercial Building Automation System for Building 171 – The building control system for the YMCA building installed by the Army is proprietary and requires that the manufacturer send a technician to make any changes to the control system setpoints. The FMA desires to replace the building control system with a non-proprietary system that would allow the FMA or OPCRES to make changes to the control set points without a service appointment. The FMA Procurement Manager issued an RFP on March 4, 2026. Responses are due on April 23. The FMA expects to issue a contract by June 2026 to the best value respondent to replace the building automation system.

Technology Management Services – The FMA uses a third-party contractor to manage its technology services. The contract has reached the limit for renewals. The FMA's Procurement Manager is working on the RFP for these services. The RFP is expected to be issued by mid-April. The FMA will issue a contract to the new technology services provider by the time the current contract expires on July 6, 2026.

Venue, Events, and Media Productions Report

Annual Calendar Update

After almost a year of working on cleaning and updating our annual events calendar, we are beginning to implement these efforts. While this initiative was originally and still is meant to cull through the events produced and promoted by the FMA, it has also become an effort of how to be most effective in communicating events and activities produced by any organization at Fort Monroe.

The first phase of this effort was to collect any and all events, activities, or notable dates here at the Fort. These dates include events like the weekly Harvest Market at Oozlefinch, and regular programs like the ongoing Canoe Project, but also special events like Clean the Bay Day, Contraband Symposium, and the Music by the Bay Concert Series. Collecting these dates will be an ongoing process.

Step two was to identify a software product that would allow all our Fort partners to self-populate a calendar (with some checks and balances). We have determined that our new website developer has these capabilities, and as soon as that is up and running, we will implement step three, which is empowering Fort Monroe businesses and organizations to populate the calendar.

We have also made great strides in streamlining our in-house production calendar. As I reported in February, we have, in fact, cut our traditional 10 to 12 week one-hour-a-week concert series down to three more significant concert events. Because we are saving weekly planning resources, we have been able to lean in on planning and expanding events and activities surrounding the African Landing in 1619. We are currently working with multiple organizations to plan a week of comprehensive programming to elevate this history and the Commemoration to a national level. Additionally, the African Landing Commemoration has been picked up as a signature event by VA250.

All of this work continues, but the planning efforts and intentional management of the events and activities calendar are beginning to show. While it will always flex year to year, it is my hope to be able to present a full annual calendar at the June Board of Trustees meeting.

Upcoming Major Events and Save the Dates



Between the February and the April meeting, the only major event hosted was the Easter Sunrise Services here at Fort Monroe. This year, we hosted two services for a combined total of 645 people in attendance on Easter Sunday. The Peninsula Community Chapel holds a service at Outlook Beach and had 420 attendees, and the traditional Chapel of the Centurion service at the Bandstand had 225 attendees.

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.

African Landing Memorial Plaza Dedication



On April 24th, we will host the dedication and official opening of the African Landing Memorial Plaza. This ceremony will focus on the blending of indigenous, white, and African cultures here at Fort Monroe, and due to the physical connections to Angola built into the Plaza, the ceremony will especially highlight the Angolan culture.

Guest speakers include Angolan Ambassador Van- Dunem, Virginia Attorney General Jay Jones, and Chief Diversity Officer of Equity and Inclusion Dr. Sessa Joi-Moon. Other featured elements include a Libation Ceremony, indigenous and West African music, and the telling of “Sankofa’s Journey”, an original story by Sheila Arnold honoring the myth of the Sankofa Bird. The ceremony will culminate in the sprinkling of soil, which we blended in 2024, marking the beginning of the Plaza construction.

Clean the Bay Day

May 2nd is the annual Chesapeake Bay Foundation's Clean the Bay Day. Volunteers will gather to help pick up and clean up Fort Monroe. We hope you will join us.

Celebrate Juneteenth and Hampton VA250 Sail



On Friday, June 19th, we will host “Celebrate Juneteenth & Hampton VA250 Sail”. The SAIL250 parade of sail will pass by Fort Monroe between 9:00 am and 12:00 pm, and

Juneteenth-related programming and celebrations will take place ALL DAY!

Music By the Bay

Music By the Bay returns in a new format!! Join us as we grow our concert tradition by partnering with community organizations doing meaningful work, highlighted through a new theme each month!

We kick off on June 4th with our Night of Military Excellence. Starting at 5 pm, veterans' groups, military recruiters, and local JROTC students join us in the park with booths to showcase their important efforts, along with our famous Sea Scouts selling hot dogs. Then, at 6 pm, Kecoughtan High School JROTC will bring in the colors, show off their award-winning drill teams, and warm up the crowd for the Navy Fleet Forces Rock Band. They will rock the Bayside Park until 8 pm.

On July 9th, we will showcase Rhythm and Waves, where music meets purpose. The Michael Clark band, featuring Tracy Clark, will bring tight rhythm and horn sections that guarantee to get you grooving. This themed concert highlights a clean and green focus with organizations working towards a healthy lifestyle and a greener planet, joining us. We welcome families to bike to the fort for this fun night.

August 6th, we look forward to surprising the crowd with a nostalgic night of fun, "where the tide matches your mood".

Venue Rentals



Our bookings are still on the increase in 2026. After reporting only 12 bookings prior to July in February, we now have 28 total confirmed bookings in 2026, equaling an estimated income of approximately \$37,700.00. Bookings in 2027 also continue to come in as more dates open, and we have confirmed three large events next year so far. It is still a departmental goal to increase advertising and drive bookings back up for the fall by June of this year.

Media Production

Our social media engagement continues to grow! This month, I would like to highlight three major points for you. The images below highlight the growth we have seen as we have been intentional and strategic in planning our social media presence.

Music By The Bay
at Fort Monroe

5-6 pm Community Engagement
6-8 pm Concert at the bandstand

June 4 Military support & services
KHS JROTC
Fleet Forces Rock Band

July 9 Healthy living & planet
Michael Clark Band

Aug 6 Mental & Emotional Health
TBD

Stars, Stripes & Sound

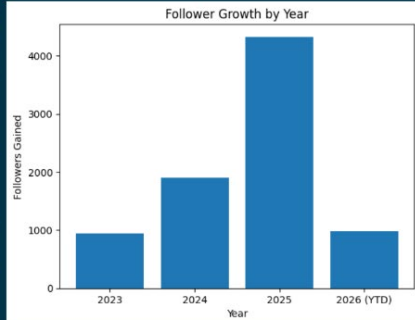
Rhythm & Waves

Surprising Emotion

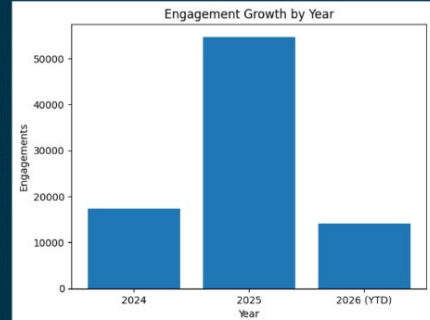
FORT MONROE

Social Media Over the Years

Followers gained since November 2023:
7,500

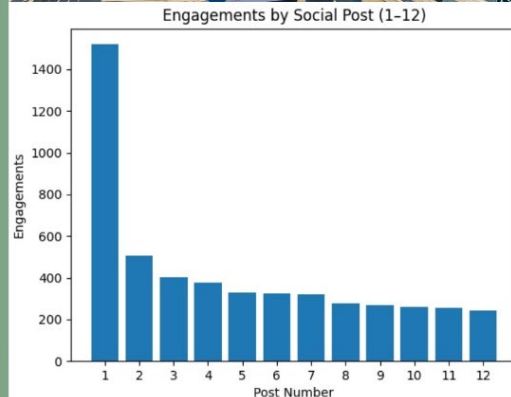


Engagement since November 2023:
86,400



Top 12 posts by Engagement 4-1-25 through 4-1-26

1. H.W. Bush Carrier passing!
2. Supernova Ska Festival return promotion!
3. Resident Visitor Guide to Fort Monroe! (DFM)
4. Fort Monroe Ghostwalk Promotion! (Paid)
5. Abigail Spanberger visit to Fort Monroe for Echelon!
6. Happy Halloween resident decorations!
7. Quarters No. 1 at Fort Monroe! (DFM)
8. Recap of Veterans Day Celebration
9. Indigenous People's Day (controversial comments)
10. Sunrise
11. Fall at Fort Monroe! (picture series)
12. Outlook Beach Coves at Fort Monroe! (DFM)



Museum, Education, and Interpretation Report

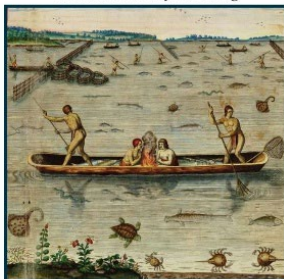
The Museums, Education and Interpretation Department is working on several initiatives focused on improving our visitors' experiences in the Casemate Museum and across the site. Several new exhibits are being planned, which will update current topics and introduce new ones. We are also rotating artifacts in several galleries. With anticipation of the West Bastion re-opening, we anticipate an increase in visitation as more people can walk freely in and out of the old fort.

We recently launched an updated Walking Tour that now includes a C&O Railroad stop and one on Indigenous history. This new virtual format enables us to provide greater information for each stop and allows us to update content as needed. The next step is to provide an audio option for the tour.



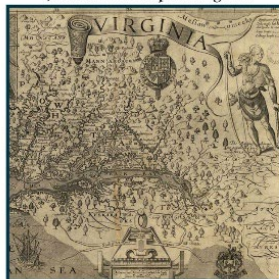
The powerful Powhatan Paramount Chiefdom inhabited the area known as "Tsenacommacah", and controlled modern-day Tidewater and Eastern Shore regions in Virginia. The Kikotan people settled at the mouth of the Chesapeake Bay where the fertile soil and abundant game provided bountiful sustenance. Its waterways provided oysters, crabs, sturgeon, rockfish, and many other species of fish. Powhatan recognized the strategic military and economic importance of the land that the Kikotan inhabited and overtook it to control trade and transportation routes.

Theodor De Bry Painting



Source: Mariners' Museum

John Smith Map of Virginia



Source: Library of Congress

Bathroom

Restaurants

- 1 - The Deadlines
- 2 - Firehouse Coffee 1981
- 3 - Cocklefinch Brews and Blending
- 4 - Paradise Ocean Club

WALKING PATHS
To visit all 21 historic sites it takes approximately 90 minutes and covers 3.5 miles in distance.

ATOP THE FORT WALLS
30-minute loop, accessible via stairs at #1 or steep ramps, uneven ground, multiple types of surfaces, 1.5 miles

STONE FORT PATH
20-minute loop inside of the fort, level ground, following the sidewalk, 1 mile

SEAWALL SIGHTS PATH
15-minute one-directional path, level ground, multiple surfaces, half a mile

HISTORIC VILLAGE PATH
15-minute one-directional path, level ground, multiple surfaces, half a mile

Visitor Center
Once the Coast Artillery School library today it features exhibits exploring Indigenous culture, the arrival of Europeans and later Africans, the fort's construction, and role in the Civil War. Visitors will find refreshments, an NPS store, information desk, an interactive map, NPS Junior Ranger Booklets, and can pick up free Casemate Museum tickets.

Casemate Museum
Located within the fort walls, the museum highlights a topical history of Point Comfort and Fort Monroe. The museum showcases the unique purposes of the casemates through time and the important role Fort Monroe played during the Civil War through the 21st century. Gift Shop and restrooms are available.

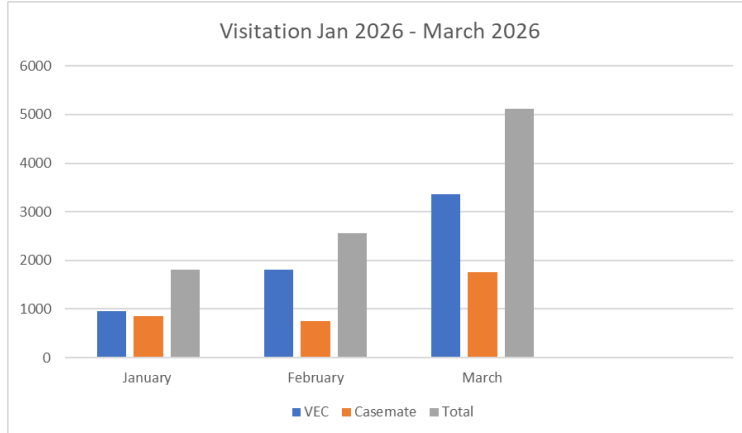
STOP #14 TSENACOMMACAH

- 1 Pet Cemetery
- 2 Tulleries
- 3 Flagstaff Bastion
- 4 Chapel of the Centurion
- 5 Quarters 1
- 6 Algernonne Oak
- 7 Lincoln Gun
- 8 Main Gate
- 9 Endicott Era Batteries
- 10 Old Point Comfort Light
- 11 African Landing Memorial Plaza
- 12 Engineer Wharf
- 13 First African Landing Site
- 14 Tsenacommacah
- 15 Bandstand & Continental Park
- 16 The Chamberlin
- 17 C & O Railroad
- 18 Saint Mary Star of the Sea
- 19 Fort Monroe Arsenal
- 20 Contraband Quarters Site
- 21 Contraband Hospital Site

Scan Here to open the Walking Tour Guide

fortmonroe.org
visit@fortmonroe.org
757-690-8181

In comparison to 2025, we have seen an increase in the total number of visitors in January through March in both the Visitor and Education Center, as well as the Casemate Museum. There has been an increase in the number of return guests as well as new guests, indicating people enjoy coming to the fort multiple times and are spreading the word, bringing new people to visit. Guests continue to come from a variety of places, whether it be local, out of



state, or even from a different country. However, the number of tours and tour participants in February and March has dropped in comparison to 2025. Our goal is to reevaluate the public tour offerings to find the most ideal time to have a free public tour to capture as many guests as possible and find more ways to promote

private booked tours to increase the number of participants each month.

Public Programs

We had a successful Living History program on March 7th for the Battle of Hampton Roads. In this annual program, members of the living history group, the 99th New York, Company D, educate guests about the historic battle of the Ironclads, which took place just offshore of Fort Monroe in Chesapeake Bay. Their display also shows what life was like in the Union Army stationed at Fort Monroe during the Civil War.



The Fort Monroe Canoe Project continues with great success. The public is learning not only about the canoe process but also about the culture and lifeways of Indigenous people who inhabited the lands around Fort Monroe.





We have created a fun partnership with Oozlefinch Beers and Blending at Fort Monroe. In conjunction with their showings of *The American Revolution*, a six-part PBS Documentary Series by Ken Burns, we are giving a special tour: *Shifting Sands, a Journey Through Time on This Spit of Land*. The tour focuses on Point Comfort stories prior to and through the American Revolution. Following the tour, guests can

head to Oozlefinch for a talk with the Public Programs Manager.

We are working with 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 scholarship 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.



Youth Programming

Fort Friends saw continued success through the late winter and early spring, with 80 friends joining us for programming since January. February's Pirates and Mermaids theme was very popular, with over 30 people attending! This program has a dedicated following of families, who look forward to each month's new theme and activity.





A great partnership opportunity with the National Park Service took place in March. Our young participants with the History in the Making program explored more living history. We learned about artifact reproduction by studying a Civil War



button from Fort Monroe's collections, a 3D printed replica, and a reproduction button. Then they tried their hand at artifact reproduction using air-dry clay. Donning interpreter clothing, our participants joined the NPS for the annual Garrison Life programming.

Rampart Readers, our partner program with the Hampton Public Library's Summer Reading Program, begins again on April 4th. Any youth who attended the program and received a pin will also get points towards their Summer Reading goal! We're excited to continue a fruitful partnership with the Hampton Public Library, and Rachel looks forward to doing archaeology programs for them as part of the *Unearthing A Story* theme this summer.

For the first time this Spring, we are participating in an Outreach in Newport News at Endview Plantation on April 11. Their new event, *The War Comes to Endview*, will focus on local WWII history, of which Fort Monroe has plenty to contribute. We also plan to continue our support of the Hampton History Museums' annual Mosaic Festival, scheduled for May 2.

Education Programs

Spring brings more education programs with larger numbers of field trips between the end of February and the beginning of May. In February, the Education Programs Manager worked with the students on the canoe project with two additional field trips for K-12 learners in a homeschool co-op based in Virginia Beach (60 students) and Lighthouse Learning Microschool in Newport News (5 students).

March expanded greatly with a total of 440 attendees for 16 programs. Five programs were military in nature, with the Joint Forces Staff College and the Warrant Officers out of Joint Base Langley-Eustis. Both are closely developed relationships over the past several years, resulting in continuous partnerships. During this month, the Newport News Public Schools curriculum leaders coordinated with the FMA Education Programs Manager for all African American Studies students to attend a *What is Freedom* education program here at the fort. Warwick, Menchville, Achievable Dream, and Heritage High Schools had their field trips in March, and Woodside is scheduled for May 7th after being postponed due to weather. All 5th-grade students from Thoroughgood Elementary School in Virginia Beach attended a

field trip to the fort for the Building Fort Monroe Program (a STEM/History education program) over two days.

Booking requests are still coming in for the end of April and May timeframes, including the entire 4th grade for Bethel Manor Elementary School for York County Public Schools, during the last week in April.

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 eight students per class (2 classes, alternating weeks). Some students have transitioned out of the class to begin college credit coursework with the Academies. The

canoe has been turned several times, and students are now working to sand along the outside of the hull and carve the bow and stern. They have also been working on their fishing nets. Students will return after Spring Break and testing windows on May 1st, with each class having one more individual date here and then a culminating lesson on May 29th as their dual final date. Planning has begun for a launch event with students, families, and FMA.



The MEI team currently has two undergraduate interns who are completing 120 hours for their respective universities. Cloriesa Darden is a senior at Hampton University, and Jason Pade is a senior at Christopher Newport University.

In a continued academic partnership with CNU, the Education Programs Manager contributed to a student's previous research. The student's research is being developed into a temporary exhibit at the Torggler. The Education Programs Manager will loan items from the education collection to be used in the exhibit, which is scheduled to open this summer.

We are in the early planning stages with professors from Christopher Newport University and Hampton University. 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 October 2027.

Collections

Work continues in partnership with the Contraband Historical Society to build a digital archive. Plans are made to present the new digital archive at the Association for the Study of African American Life and History in September.

The new exhibit on the LAP consists of over a dozen reproduction maps from the archives, dating from 1781 to 2023. The living quarters exhibit and the temporary exhibit, Cyanotypes, were both removed for the building of the new LAP exhibit. Major exhibit updates included *Some Things Never Change: The Art of Artifacts*, which has ten new artifacts on display.

Archival research has been robust. There were many requests for research in preparation for LAP, which will continue through the year. Internal research included: Fort Monroe Arsenal, Tsenacommacah and Kikotan, Fort Algernourne and Fort George, Towers across the landscape, Aerial Photography, and Master Plans of Fort Monroe. Collections supported a request from Echelon to share images for shared spaces in their newest apartment complex, Building 87.

The Casemate Museum social media (Facebook) continues to share great material and supports Fort Monroe Authority's Communications Team. Our page has a 45% increase in views, 35% increase in engagement, and 46 net follows this quarter. A post announcing the use of a sensory bag was our largest post, with more than 53k views.

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 February 5, 2026, to April 6, 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 ongoing 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 **651** projects for compliance with the governing documents, and to date, **334** 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, coordinates and prioritizes 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

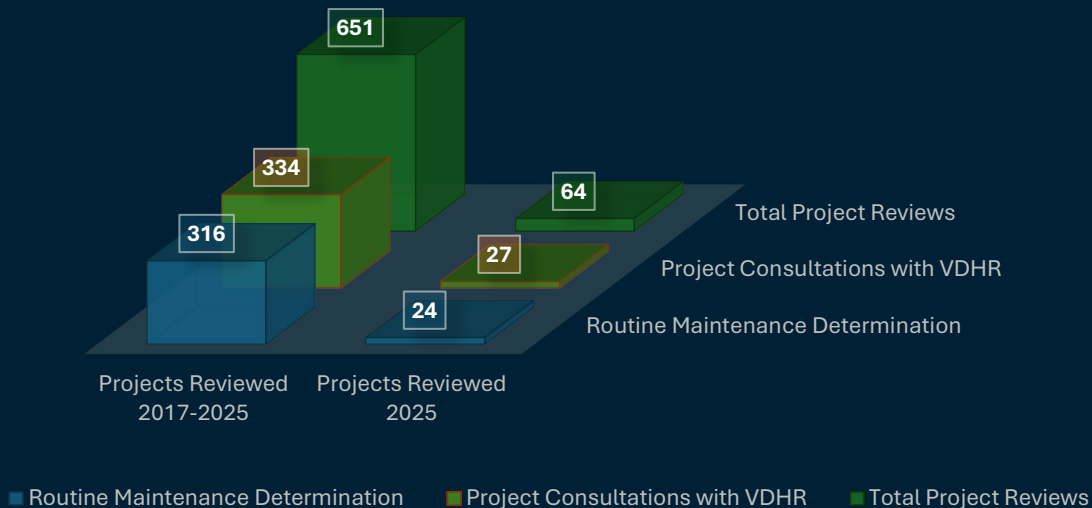


Table illustrates project reviews carried out by the FMHPO and Staff since 2017

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. As of 3/10/2026, the brick piers for the back porch are being laid, and exterior board sheathing is being installed.



Image of Principal façade of Building 14 taken April 1, 2026

- **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 – (No 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 proceed may now proceed once funds are identified.

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 as the repair and replacement of the concealed gutter system and roofing. The project will also include the 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 to 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 on April 18, 2022, the structure's 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, including 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 (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.

On 3/19/26 Project Screening Form was submitted for the Part 2 submission and is currently under Internal Review by HPO & HP Staff.

See Real Estate Report for additional information.

Building 82 (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 revised 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.

The Historic Preservation Department surveyed the structure for historic elements and provided this survey to the proponent to inform their adaptive reuse design.

See Real Estate Report for additional information.

Old Point Comfort Lighthouse Transfer – United States Coast Guard (CG) (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 Historic Preservation Office is preparing an application for the Private Aid to Navigation (PATON) that will ensure the continued use of the navigational aid after transfer.

African Landing Memorial (No 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. The opening date is scheduled for April 24th, 2026.



Image showing Zone A of the ALM Plaza Site as of April 1, 2026



Image showing Zone A of the ALM Plaza Site as of April 1, 2026



Image showing Zone F of the ALM Plaza Site as of April 1, 2026

Archaeology - (Update)

During the period from February 6, 2026, to April 6, 2025, the FMA Archaeologist and Cultural Resources Specialist processed several new projects for review, including the following:

- Building 87 New Dominion Transformer.
- Building 100 New Electrical Branch Installation.
- Building 210 New Gas Line.
- Building 11 Water Line repair.
- Building 139 New HVAC Fence Installation.
- Building ALM Plaza Dedication Ceremony Tent Installation.
- Building 101-B New Antenna Installation
- Building 101-B Shrub Removal
- Building 154-A New Interior Handrail
- Building 157 Internet Booster Installation
- Building 128 B Roof Leak

- Sent consultation letters for the following projects:
 - Bldg. 11 Water Line Repair (2026-3340)
 - Bldg. 139 New HVAC Fence Installation (2026-3455)

- Continued monitoring of the following projects:
 - Building 100 Rehabilitation (2025-4293)
 - African Landing Memorial Project (2018-0713)

- Participated in Fort Monroe Youth Black Culture Fest 2/10/26.
- Research for Building 27 & 27-A Rehabilitation Project.
- Research on Native American sites on Fort Monroe for DHR POC Historic Preservation Fund.
- Research for continuing Fort George Excavation projects.
- Research for Northgate Repair/Excavation Project.
- Researched and co-wrote Fort George Resource Protection Plan (Draft)
- Reviewed Old Point Comfort Rehabilitation Design.

- Attended meetings to develop Fort George Resource Protection Plan.
- Attending Fort Monroe Annual Meeting
- Participated in Landscape Action Plan Agenda with consultants.
- Coordinated with MEC on Hampton Public Library Summer Reading Program event.
- Continued contact with Fort Gregg-Adams to return the Fort Monroe Artifact Collection.
- Research for Daughters of 1812/Fort Norfolk event on Fort Monroe archaeology.

- Collections Management:
 - Processing ALM and Patch Road Parking Lot artifact assemblages.
 - Continued integration of previous archaeological collections and reports into the Lab database as part of the current archaeological collection.
 - Continued supervision of lab volunteers.
 - Created a new artifact display in the public area of the lab.
 - Prepared expanded Archives for the returning Archaeological Collection from Fort Gregg-Adams
 - Received verified safe UXOs from Bldg. 100 assemblage back from Langley-Eustis EOD.

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 who have the potential to interact 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 2/25/26.

The Calendar Year (CY 2025) Annual Update Report was completed on 2/25/2026.

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- (Update)

Ongoing. The FMHPO/Environmental Manager continues to monitor all state-owned UST/ASTs located on FMA property. Last update was 3/25/2026.

On 3/25/2026, the DEQ UST inspection at USTs 92 and 203 is complete, and no issues were found by the DEQ inspector.

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 April 6, 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.

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Link to the projects page can be found here:

<https://fmfada.egnyte.com/navigate/folder/8fdc037d-2861-4606-8d9d-9d4b78db41b5>

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

END



Earned Media Measurement Report

What are the key results for the timeframe?

Mentions

Feb 19 - Apr 8

310 ↓ 22%
Previous Period 398

Total Potential News Reach

Feb 19 - Apr 8

843M ↓ 27%
Previous Period 1.15B

Sentiment

Feb 19 - Apr 8


56 ↑ <1%
Previous Period 56

What is the top performing news content?

Top Article by Reach

Feb 19 - Apr 8



 MSN.com • Ethan Calloway
Editorial | US | Feb 24 - 6:16 PM

Virginia's most unusual coffee shop is a restored 19th-century military firehouse

a cozy haven where coffee culture meets firefighting heritage. Located at **Fort Monroe**, this quirky spot serves more than just caffeine fixes

Social Echo  0  0  0


99.8M Reach

Positive 

Top Article by Social Echo

Feb 19 - Apr 8



 Air Combat Command
Editorial | US | Mar 20 - 6:25 AM

Forged in Crisis: The Enduring Legacy of Tactical Air Command

presented by relocating TAC. With the Army Ground Forces Headquarters relocating to **Fort Monroe** in Hampton, Va., Quesada decided to move TAC

Social Echo  0  12  0


41.5k Reach

Neutral 

Top Article by Reach and Volume

Feb 19 - Apr 8

Spanberger announces additional board appointments

 WRIC-TV • Alex Roever
Editorial | US | Mar 18 - 3:06 PM

Spanberger announces additional board appointments

Community Engagement Officer at the Thomas Jefferson Foundation Authority **Fort Monroe Authority** Eola Dance of Hampton, founder of VISION

Social Echo  0  2  4

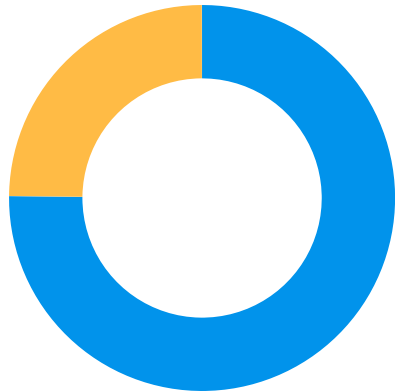
1.17M Reach

Neutral 

How does the earned media break down?

Share of Voice by Mentions

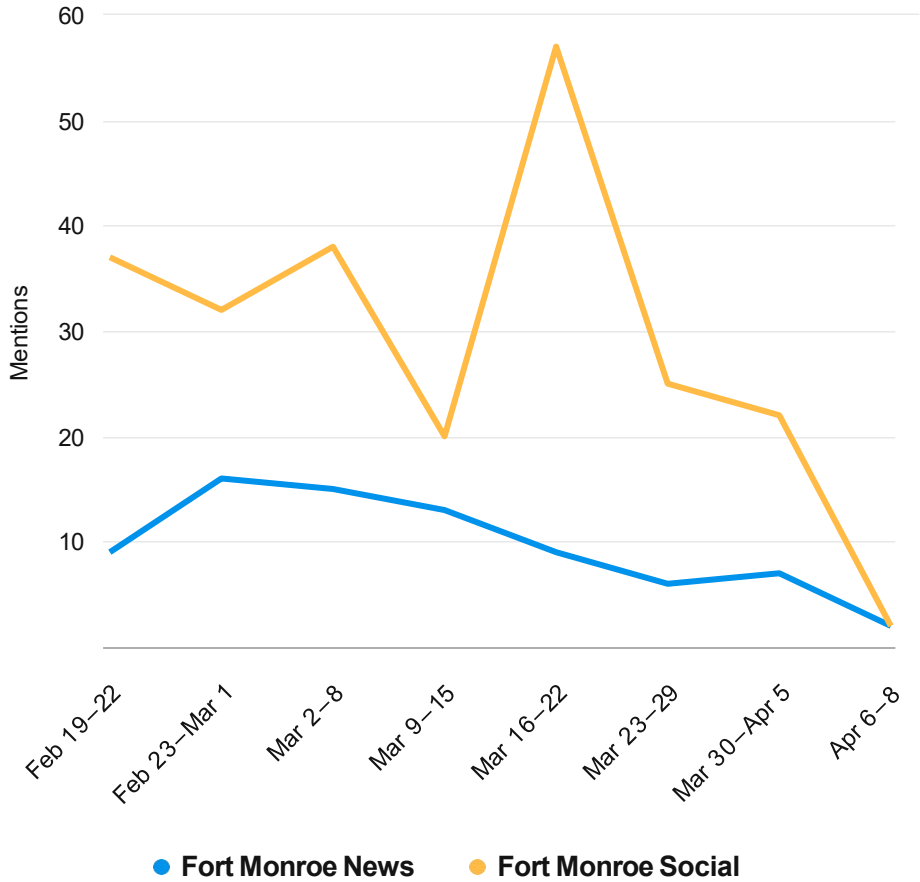
Feb 19 - Apr 8



Fort Monroe Social	75.2%	233
Fort Monroe News	24.8%	77

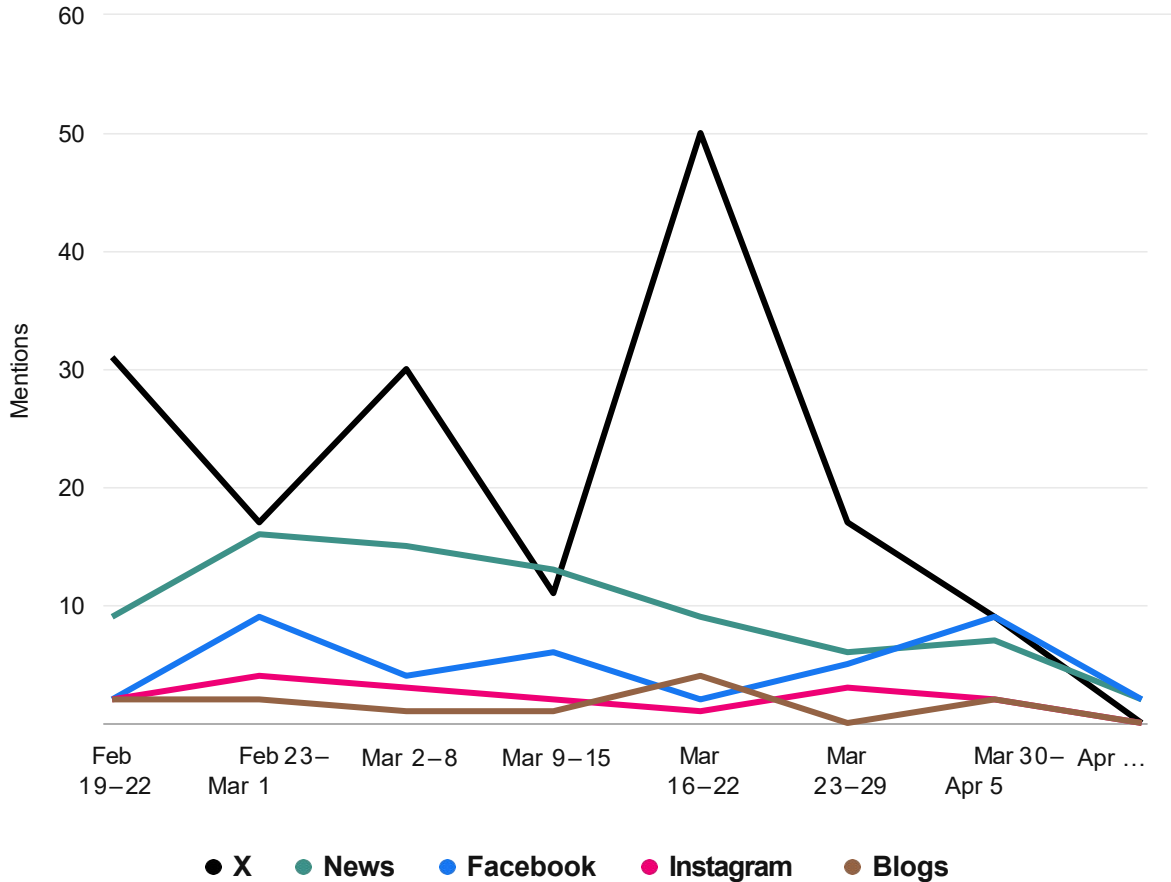
Mentions Trend

Feb 19 - Apr 8



Mentions Trend by Source Type

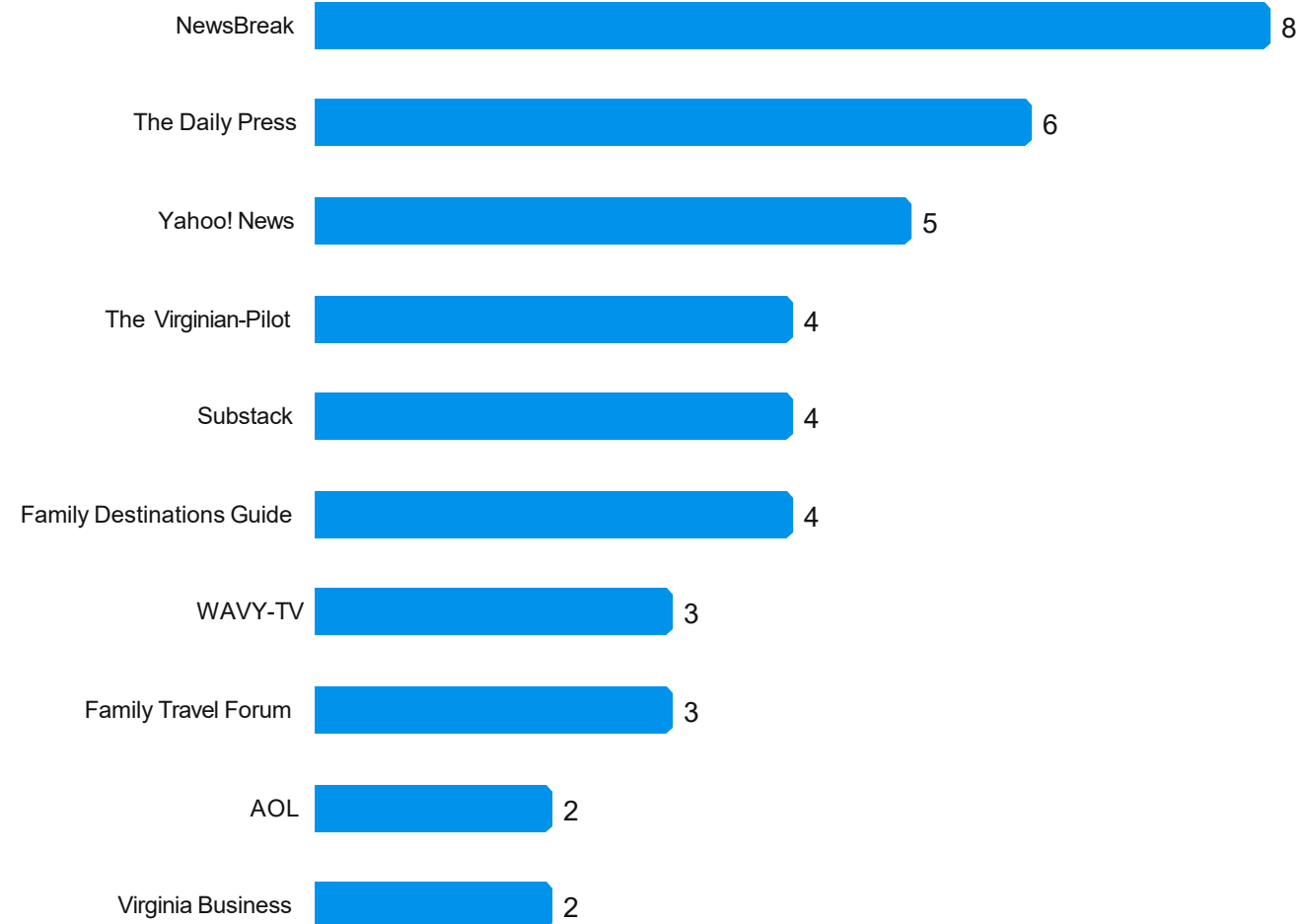
Feb 19 - Apr 8



What are the top publishers?

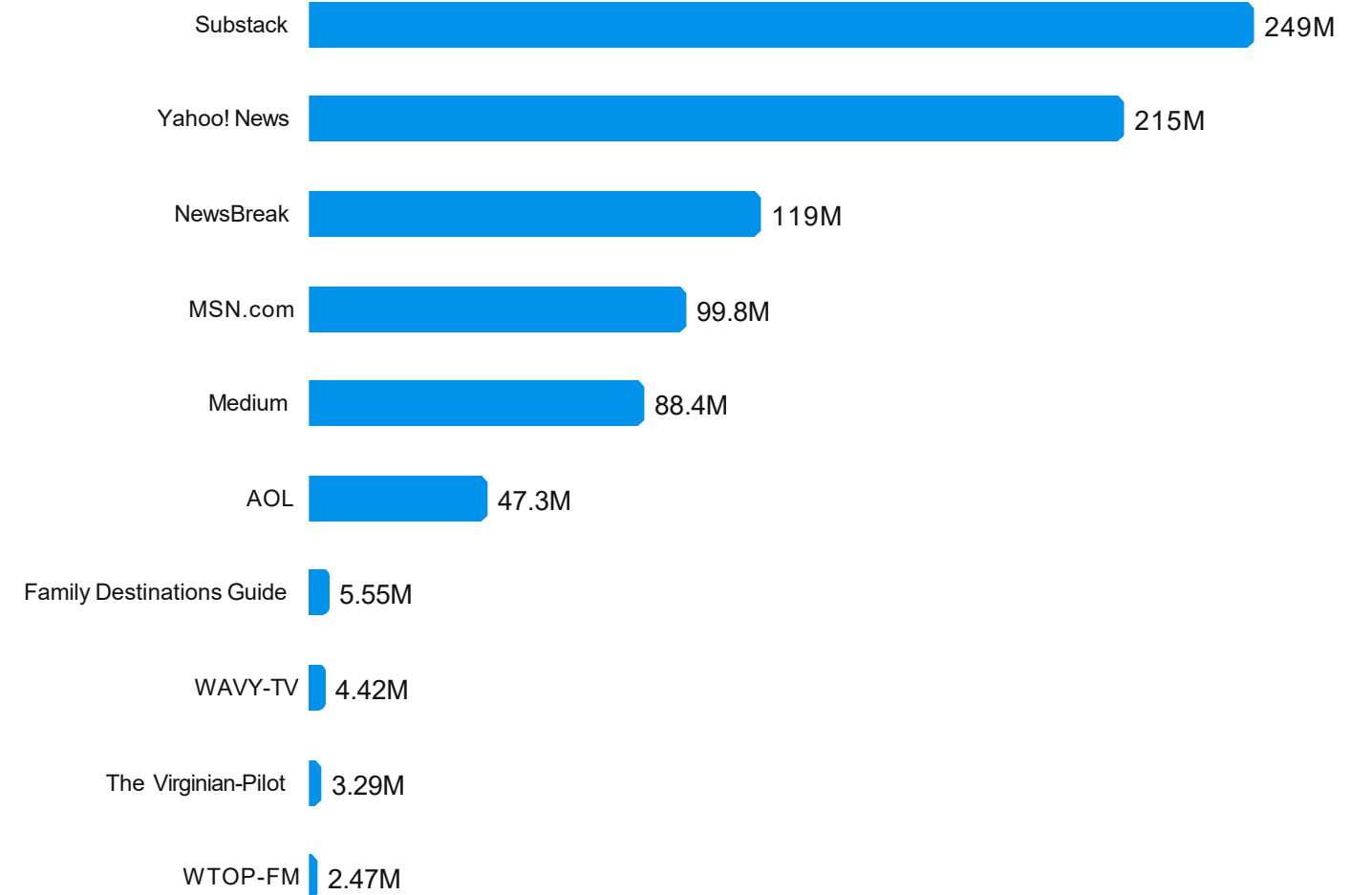
Top Publications by Mentions

Feb 19 - Apr 8



Top Publications by Editorial Reach

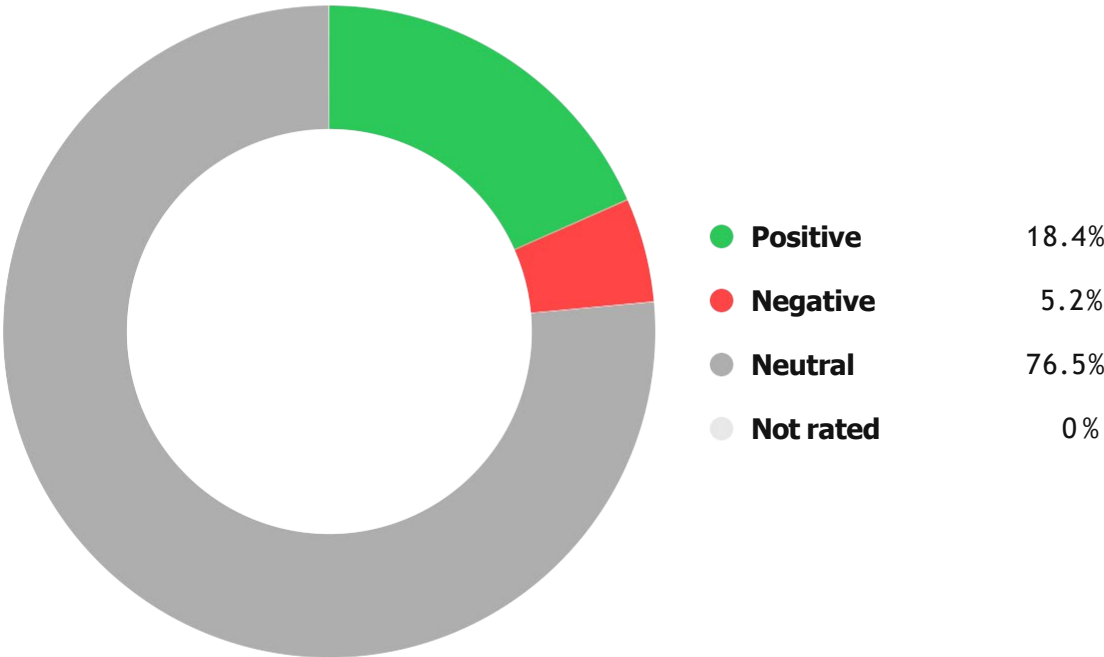
Feb 19 - Apr 8



How favorable is the content?

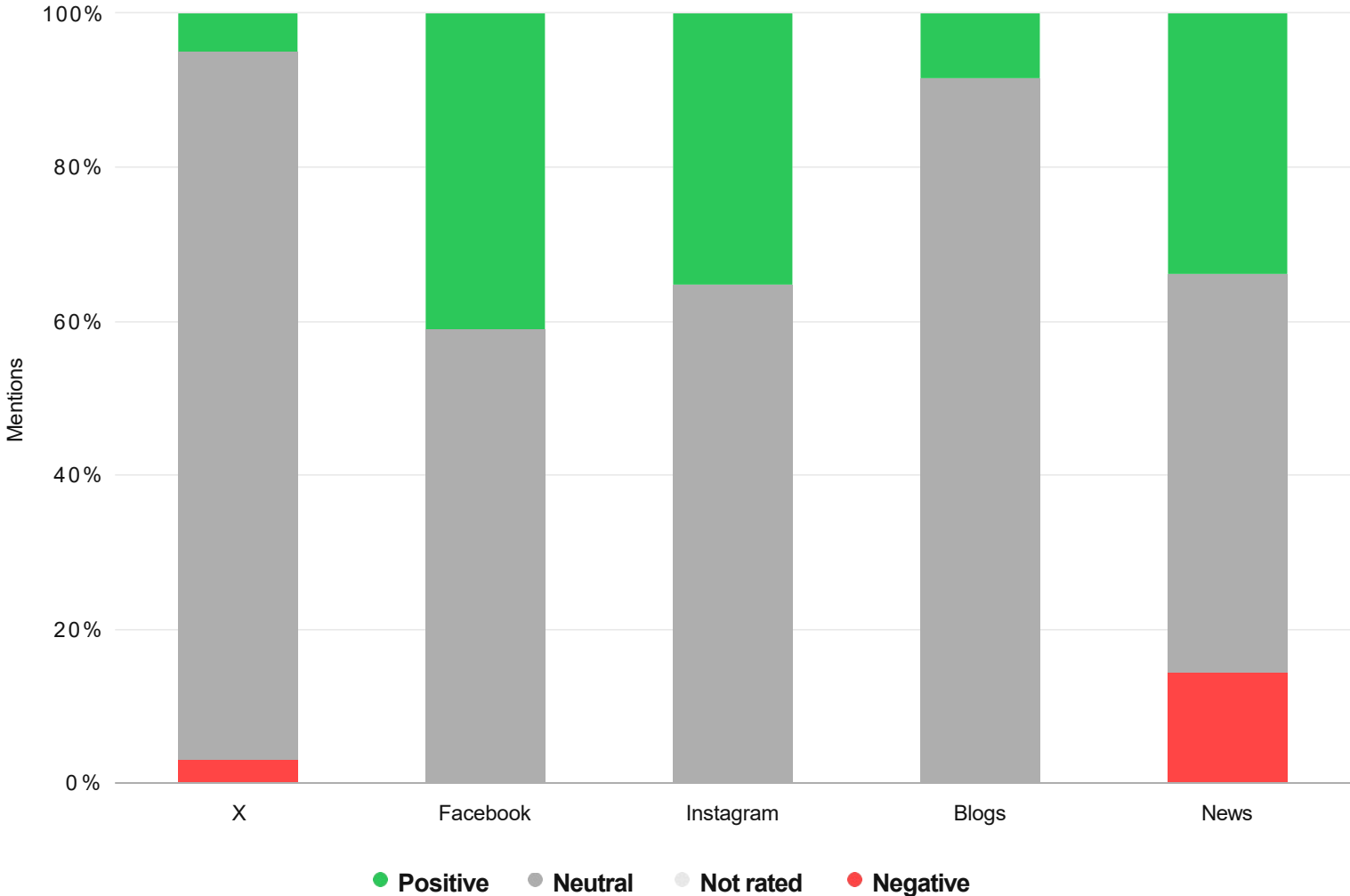
Sentiment Share of Voice

Feb 19 - Apr 8



Sentiment by Source Type

Feb 19 - Apr 8



Finance Report
Fort Monroe Authority Finance Committee Meeting
Fort Monroe Visitor and Education Center
April 9, 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 March 31, 2026, are listed below.

Unrestricted Accounts

Government Fund Operating Account	\$ 2,500,000
Government Fund Overnight Investment Account	3,346,615
Enterprise Fund Residential Operating Account	1,000,000
Enterprise Fund Residential Overnight Investment Account	531,442
Enterprise Fund Special Events Operating Account	31,208
Enterprise Fund Utility Operating Account	155,849

Total Unrestricted	\$ 7,565,114

Restricted Accounts

Enterprise Fund Residential Security Deposit Account	\$ 285,974
NPS for Jamestown Island Exhibit	205,247
Net Balance of SLFRF transfers for African Landing Memorial	627,428
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	171,664
Employee Flexible Spending Account	13,865

Total Restricted	\$ 4,063,530

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. The funding request was not included in the introduced FY26 budget.

Senator Locke submitted a FY26 budget amendment for \$1.5M to supplement FMA funding for the LAP, but the amendment was not included in the approved FY26 caboose budget. Therefore, there will be no additional appropriations to fund the LAP project for FY26. The

FMA will use up to \$900K from prior year surpluses to pay for LAP invoices submitted by June 30, 2026 as reflected in the revised budget approved by the Board on February 19, 2026.

FY26 Audit

Clifton Larsen Allen will be on site the week of April 13th to begin the preliminary fieldwork for the FY26 audit.

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.

Delegate Thornton submitted a \$10M budget amendment for the North Gate Utility Master Plan Improvements. The amendment was not included in the House version of the FY27-28 budget.

Senator Locke submitted a \$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 and a \$1.5M amendment to fund the Landscape Action Plan. All of these amendments were included in the Senate version of the FY27-28 budget.

The General Assembly did not pass the FY27-28 budget during the regular session. The General Assembly is expected to reconvene in Special Session on April 23rd to address the conference committee recommendations on the new biennial budget starting July 1, 2026.

FMA FY27 Budget

The FMA is beginning the preparatory work for the FY27 budget. The draft FY27 budget will be presented to the Finance Committee at its meeting on June 11th.

FY26 Fiscal Year-to-Date Financial Statements

The financial statements accompanying this report reflect the Authority's Statement of Net Position as of February 28, 2026, and Statement of Activities for the eight-month period ended February 28, 2026.

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 February 28, 2026

Assets

As of February 28, 2026, the Authority had \$7,016,901 in operating and petty cash funds compared to \$6,314,936 in the prior year. Since March 1st fell on a Sunday, the FMA received its March monthly appropriation of \$706,496.46 on February 27th which contributed to the difference in cash balance compared to the prior year.

As of February 28, 2026, the Authority had \$3,498,205 in restricted fund accounts compared to \$3,769,495 for the prior year. The restricted fund cash balance as of February 28, 2026 consists of:

Resident security deposits	\$ 288,629
Trust fund deposits for GVPHC support services	256,800
Cost sharing for future exhibit at Jamestown Island	205,248
Unexpended SLFRF transfers for ALM project	73,132
Supplemental appropriation for ALM project	2,500,000
Unrestricted funds from surplus property sales	2,732
Unrestricted interest earnings reserved for future projects	171,664

As of February 28, 2026, Total Current Assets were \$27,321,180 compared to \$28,990,384 in the prior year.

Total Fixed Assets (net of depreciation) as of February 28, 2026, totaled \$5,905,561 compared to \$2,686,465 in the prior fiscal year. Construction in Progress increased by \$3,029,282 from the prior year, due to the costs associated with the African Landing Memorial plaza construction and artwork fabrication.

Total Assets as of February 28, 2026, were \$33,984,565 compared to \$31,676,849 as of February 28, 2025.

Liabilities

Total Current Liabilities as of February 28, 2026, totaled \$7,359,715 compared to \$8,232,962 in the prior year. The Current Liabilities total as of February 28, 2026 includes deferred revenue of \$4,564,365 for the African Landing Memorial which includes the \$2,500,000 supplemental funding from the Commonwealth and the \$2,064,365 of unrecognized revenue from expended SLFRF transfers in the current fiscal year.

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 February 28, 2026, Other Liabilities totaled \$15,560,129 compared to \$14,388,475 in the previous fiscal year.

Total Liabilities were \$22,919,844 as of February 28, 2026, compared to \$22,621,436 as of February 28, 2025.

The FMA has no outstanding loans payable as of February 28, 2026.

Net Position

As of February 28, 2026, Total Net Position was \$11,064,721 compared to \$9,055,413 as of February 28, 2025. The Net Position balances are inflated by the revenue recognition for receipt of SLFRF funds - \$422.8K of revenue recognized for FY24, \$3.0M of revenue recognized for FY25, and \$2.06M of unrecognized revenue for FY26 - with no offsetting expense until the asset value is transferred to the Commonwealth.

Statement of Activities for the eight-month period - July 1, 2025 to February 28, 2026

Revenue

Consolidated operating revenue for first eight months of the fiscal year totaled \$10,983,739 compared to \$10,641,784 (+3.2%) for the prior fiscal year and \$11,784,155 (-6.8%) in pro-rated budgeted revenue.

- Government Fund appropriations for the first eight months of the fiscal year were \$5,405,620, which is \$170,917 above prior year due to the distribution of central appropriation revenue to offset FY25 salary increases and distributed state insurance costs.
- Year-to-date Grant Reimbursement Revenue of \$154,997 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 eight months of the fiscal year compared to \$248,631 in the prior fiscal year.
- Miscellaneous Revenue for the year totaled \$69,508 compared to \$74,918 for the prior year, but \$587,559 (-89.4%) below budgeted revenue. The Miscellaneous Revenue budget includes the pro-rated portion of the \$900K in prior year surplus to be used for the Landscape Action Plan. The budget impact for the first 8 months

is \$600,000. Since the prior-year surplus is already in the bank account, there is no revenue recognition for the use of the prior-year funds.

- Residential rental revenue and fees for the first eight months of the fiscal year totaled \$2,401,345, which is above prior year by 1.5% but 2.9% below budgeted revenue due to the vacancy loss from higher turnover in residential units.
- Commercial rental revenue and fees for the first eight months of the fiscal year totaled \$1,355,302, which is below the prior year by 5.6% due to the loss of two tenants and the downsizing of a third tenant, but 10.0% above budgeted revenue.
- Venue Rentals and Event revenue for the first eight months of the fiscal year totaled \$67,913, which is 34.8% above prior year and 13.2% over budgeted revenue.
- Utility Fund billings for the first eight months of the fiscal year totaled \$1,270,380, which is above the prior year by 4.0% and ahead of budget by 2.7%.

Expenses

Consolidated operating expenses for the first eight months of the fiscal year were \$11,180,609 compared to \$9,878,075 in the prior year (13.2% higher than prior year) and \$11,784,157 in budgeted expenses (5.1% below budget).

- Government Fund operating expenses for the first eight months of the fiscal year were \$4,569,102, above prior year expenditures of \$4,088,334 by 11.8%, but below budgeted expenses of \$5,809,681 by 21.4%. A portion of the variance against budget (\$310.2K) 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 \$900K budgeted expense for the LAP project is pro-rated throughout the year even though project expenses did not commence until January 2026 (\$481.9K in favorable budget impact in Contracted Services).
- Consolidated Enterprise Fund operating expenses for the first eight months of the fiscal year totaled \$6,611,507, a 14.2% increase compared to \$5,789,741 for the prior fiscal year, and 10.7% above budgeted expenses of \$5,974,473. Repairs and Maintenance Expenses are \$236.9K above budget since projects carried over from the prior year due to funding are released in the first quarter of the new fiscal year. The PILOT Fee variance against budget of \$188,415 reflects the payment of the entire payment of the first half PILOT invoice in December with the PILOT Fee budget prorated equally throughout the year. Utility Provider invoices are \$274.3K higher than prior year and \$246.7K higher than budget. A summary of individual utility usage and commodity rates is included at the end of this report.

Net Operating Surplus/Deficit

On a consolidated basis, operating expenses exceeded revenues for the first eight months of the fiscal year resulting in an operating shortfall of \$196,870 compared to an operating surplus of \$763,709 for the first eight months of the prior fiscal year. The operating deficit results from a slight decrease in the operating surplus for the government fund compared to the prior year combined with a significant increase in the operating deficit in the enterprise fund.

- Government Fund revenue exceeded expenses for the first eight months of the fiscal year resulting in an operating surplus of \$1,319,698 for the current year compared to an operating surplus of \$1,479,113 in the prior year and \$973,017 in budgeted operating surplus.
- Consolidated Enterprise Fund operating expenses exceeded revenue for the first eight months of the fiscal year resulting in an operating deficit of \$1,516,568 for the current year compared to an operating deficit of \$715,405 for the first eight months of the prior fiscal year and \$973,018 in budgeted operating deficit.

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 expense recognition 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 fiscal year-end. After reflecting the "below-the-line" adjustments, the adjusted operating surplus for the first eight months of the fiscal year is \$103,151 compared to an operating surplus of \$731,280 for the same period in the prior year.

Statement of Cash Flows for the Eight-month Period - July 1, 2025 to February 28, 2026

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 eight months of the fiscal year, the FMA reported a consolidated adjusted operating surplus of \$103,151. For the same period, cash balances decreased by \$1,503,062 after adjusting for changes in asset and liability balances.

The Government Fund reported an adjusted surplus of \$1,328,766 for the first eight months of the fiscal year. The same period Government Fund cash balances decreased by

\$853,937. The investment of cash for the construction of the African Landing Memorial totaled \$1,462,617 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 eight months of the fiscal year totaled \$1,431,917. For the same period, Enterprise Fund cash balances decreased by only \$649,125 due to the operating deficit offset by the \$799,825 net increase in the intercompany due to / due from liability accounts.

Fiscal Year Utility Comparison (Rates and Usage)

	FY25			FY26			Billing	Billing	kWh	kWh	\$/ kWh	\$/ kWh
	Billing	kWh	\$/kWh	Billing	kWh	\$/kWh	Change	Chg %	Change	Chg %	Change	Chg %
Electric												
Dominion	\$ 670,261	8,109,514	\$ 0.0827	\$ 788,495	7,656,826	\$ 0.1030	\$ 118,234	17.6%	(452,688)	-5.6%	\$ 0.0203	24.6%

	FY25			FY26			Billing	Billing	MCF	MCF	\$/ MCF	\$/ MCF
	Billing	MCF	\$/MCF	Billing	MCF	\$/MCF	Change	Chg %	Change	Chg %	Change	Chg %
Natural Gas												
VNG	\$ 197,369	33,054	\$ 5.9710	\$ 216,406	32,518	\$ 6.6549	\$ 19,037	9.6%	(536)	-1.6%	\$ 0.6839	11.5%

	FY25			FY26			Billing	Billing	Dth	Dth	\$/ Dth	\$/ Dth
	Billing	Dth	\$/Dth	Billing	Dth	\$/Dth	Change	Chg %	Change	Chg %	Change	Chg %
Natural Gas												
Constellation	\$ 14,168	6,447	\$ 2.1976	\$ 61,321	16,340	\$ 3.7528	\$ 47,153	332.8%	9,893	153.5%	\$ 1.5552	70.8%

	FY25			FY26			Billing	Billing	HCF	HCF	\$/ HCF	\$/ HCF
	Billing	HCF	\$/HCF	Billing	HCF	\$/HCF	Change	Chg %	Change	Chg %	Change	Chg %
Water												
NNWW	\$ 120,563	31,503	\$ 3.8270	\$ 145,104	36,239	\$ 4.0041	\$ 24,541	20.4%	4,736	15.0%	\$ 0.1770	4.6%

	FY25			FY26			Billing	Billing	CCF	CCF	\$/ CCF	\$/ CCF
	Billing	CCF	\$/CCF	Billing	CCF	\$/CCF	Change	Chg %	Change	Chg %	Change	Chg %
Sewer												
HRSD	\$ 563,817	68,138	\$ 8.2746	\$ 634,336	70,248	\$ 9.0300	\$ 70,519	12.5%	2,109	3.1%	\$ 0.7554	9.1%

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

Accrual Basis - Internal Unaudited

	<u>Feb 28, 2026</u>	<u>Feb 28, 2025</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	7,016,901	6,314,936	701,966	11.1%
Restricted Cash Account	3,498,205	3,769,495	(271,291)	-7.2%
Other Cash Equivalents	13,471	9,168	4,303	46.9%
Total Checking/Savings	<u>10,528,577</u>	<u>10,093,599</u>	<u>434,978</u>	<u>4.3%</u>
Accounts Receivable				
Accounts Receivable	310,204	784,008	(473,804)	-60.4%
Other Receivables	1,662,806	2,562,730	(899,924)	-35.1%
Total Accounts Receivable	<u>1,973,010</u>	<u>3,346,738</u>	<u>(1,373,728)</u>	<u>-41.0%</u>
Other Current Assets				
Prepaid Expenses	402,198	258,212	143,986	55.8%
Other Current Assets	14,417,395	15,291,835	(874,440)	-5.7%
Total Other Current Assets	<u>14,819,593</u>	<u>15,550,047</u>	<u>(730,454)</u>	<u>-4.7%</u>
Total Current Assets	<u>27,321,180</u>	<u>28,990,384</u>	<u>(1,669,204)</u>	<u>-5.8%</u>
Fixed Assets				
Electronic Equipment	107,942	107,942	-	0.0%
Office Furniture and Equipment	99,033	-	99,033	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	486,797	5,718	1.2%
Construction in Progress	5,281,053	2,251,771	3,029,282	134.5%
Accumulated Depreciation	(408,668)	(316,632)	(92,036)	-29.1%
Total Fixed Assets	<u>5,905,561</u>	<u>2,686,465</u>	<u>3,219,096</u>	<u>119.8%</u>
Other Assets				
Due From Intercompany	-	-	-	0.0%
Deferred Outflow of Resources	757,824	-	757,824	100.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>757,824</u>	<u>-</u>	<u>757,824</u>	<u>100.0%</u>
TOTAL ASSETS	<u>33,984,565</u>	<u>31,676,849</u>	<u>2,307,716</u>	<u>7.3%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	514,994	838,440	(323,447)	-38.6%
Accrued Liabilities	1,522,714	3,178,232	(1,655,517)	-52.1%
Accrued Leave Payable	189,564	159,065	30,498	19.2%
Other Current Liabilities	5,132,443	4,057,224	1,075,219	26.5%
Total Current Liabilities	<u>7,359,715</u>	<u>8,232,962</u>	<u>(873,247)</u>	<u>-10.6%</u>
Other Liabilities				
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%
Total Other Liabilities	<u>15,560,129</u>	<u>14,388,475</u>	<u>1,171,654</u>	<u>8.1%</u>
Total Liabilities	<u>22,919,844</u>	<u>22,621,436</u>	<u>298,407</u>	<u>1.3%</u>
Equity				
Retained Earnings	11,167,873	8,324,133	2,843,740	34.2%
Net Income	(103,151)	731,280	(834,431)	-114.1%
Total Equity	<u>11,064,721</u>	<u>9,055,413</u>	<u>2,009,309</u>	<u>22.2%</u>
TOTAL LIABILITIES & EQUITY	<u>33,984,565</u>	<u>31,676,849</u>	<u>2,307,716</u>	<u>7.3%</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>Feb 28, 2026</u>	<u>Feb 28, 2025</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	5,230,333	3,849,969	1,380,363	35.9%
Restricted Cash Account	3,209,576	3,490,474	(280,898)	-8.0%
Other Cash Equivalents	13,471	9,168	4,303	46.9%
Total Checking/Savings	<u>8,453,379</u>	<u>7,349,611</u>	<u>1,103,768</u>	<u>15.0%</u>
Accounts Receivable				
Accounts Receivable	142	142	-	0.0%
Other Receivables	1,565,780	2,561,408	(995,628)	-38.9%
Total Accounts Receivable	<u>1,565,922</u>	<u>2,561,550</u>	<u>(995,628)</u>	<u>-38.9%</u>
Other Current Assets				
Prepaid Expenses	183,273	154,522	28,751	18.6%
Other Current Assets	-	-	-	0.0%
Total Other Current Assets	<u>183,273</u>	<u>154,522</u>	<u>28,751</u>	<u>18.6%</u>
Total Current Assets	<u>10,202,574</u>	<u>10,065,683</u>	<u>136,891</u>	<u>1.4%</u>
Fixed Assets				
Electronic Equipment	107,942	107,942	-	0.0%
Office Furniture and Equipment	77,458	-	77,458	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	5,122,507	2,173,198	2,949,309	135.7%
Accumulated Depreciation	(89,124)	(43,190)	(45,934)	-106.4%
Total Fixed Assets	<u>5,543,412</u>	<u>2,385,480</u>	<u>3,157,933</u>	<u>132.4%</u>
Other Assets				
Due From Intercompany	843,791	464,855	378,936	81.5%
Deferred Outflow of Resources	652,797	-	652,797	100.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>1,496,588</u>	<u>464,855</u>	<u>1,031,733</u>	<u>221.9%</u>
TOTAL ASSETS	<u><u>17,242,574</u></u>	<u><u>12,916,018</u></u>	<u><u>4,326,556</u></u>	<u><u>33.5%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	135,533	676,078	(540,544)	-80.0%
Accrued Liabilities	1,037,463	2,664,629	(1,627,166)	-61.1%
Accrued Leave Payable	168,791	142,377	26,413	18.6%
Other Current Liabilities	4,657,848	3,503,560	1,154,287	32.9%
Total Current Liabilities	<u>5,999,635</u>	<u>6,986,645</u>	<u>(987,009)</u>	<u>-14.1%</u>
Other Liabilities				
Due To Intercompany	31,513	-	31,513	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%
Total Other Liabilities	<u>2,077,976</u>	<u>-</u>	<u>2,077,976</u>	<u>100.0%</u>
Total Liabilities	<u>8,077,612</u>	<u>6,986,645</u>	<u>1,090,967</u>	<u>15.6%</u>
Equity				
Retained Earnings	7,836,196	4,467,384	3,368,812	75.4%
Net Income	1,328,766	1,461,988	(133,223)	-9.1%
Total Equity	<u>9,164,962</u>	<u>5,929,373</u>	<u>3,235,589</u>	<u>54.6%</u>
TOTAL LIABILITIES & EQUITY	<u><u>17,242,574</u></u>	<u><u>12,916,018</u></u>	<u><u>4,326,556</u></u>	<u><u>33.5%</u></u>

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

Accrual Basis - Internal Unaudited

	<u>Feb 28, 2026</u>	<u>Feb 28, 2025</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	1,786,569	2,464,966	(678,398)	-27.5%
Restricted Cash Account	288,629	279,021	9,608	3.4%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>2,075,198</u>	<u>2,743,987</u>	<u>(668,790)</u>	<u>-24.4%</u>
Accounts Receivable				
Accounts Receivable	310,062	783,866	(473,804)	-60.4%
Other Receivables	97,026	1,323	95,704	7,236.0%
Total Accounts Receivable	<u>407,088</u>	<u>785,188</u>	<u>(378,100)</u>	<u>-48.2%</u>
Other Current Assets				
Prepaid Expenses	218,925	103,690	115,235	111.1%
Other Current Assets	14,417,395	15,291,835	(874,440)	-5.7%
Total Other Current Assets	<u>14,636,320</u>	<u>15,395,525</u>	<u>(759,205)</u>	<u>-4.9%</u>
Total Current Assets	<u>17,118,606</u>	<u>18,924,701</u>	<u>(1,806,095)</u>	<u>-9.5%</u>
Fixed Assets				
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	486,797	5,718	1.2%
Construction in Progress	158,546	78,573	79,973	101.8%
Accumulated Depreciation	(319,544)	(273,442)	(46,102)	-16.9%
Total Fixed Assets	<u>362,149</u>	<u>300,986</u>	<u>61,163</u>	<u>20.3%</u>
Other Assets				
Due From Intercompany	1,709,811	1,409,670	300,140	21.3%
Deferred Outflow of Resources	105,027	-	105,027	100.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>1,814,838</u>	<u>1,409,670</u>	<u>405,167</u>	<u>28.7%</u>
TOTAL ASSETS	<u>19,295,593</u>	<u>20,635,357</u>	<u>(1,339,764)</u>	<u>-6.5%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	379,460	162,363	217,098	133.7%
Accrued Liabilities	485,251	513,602	(28,351)	-5.5%
Accrued Leave Payable	20,773	16,688	4,085	24.5%
Other Current Liabilities	474,595	553,664	(79,069)	-14.3%
Total Current Liabilities	<u>1,360,080</u>	<u>1,246,317</u>	<u>113,762</u>	<u>9.1%</u>
Other Liabilities				
Due To Intercompany	2,522,088	1,874,525	647,563	34.5%
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%
Total Other Liabilities	<u>16,035,754</u>	<u>16,263,000</u>	<u>(227,246)</u>	<u>-1.4%</u>
Total Liabilities	<u>17,395,834</u>	<u>17,509,317</u>	<u>(113,484)</u>	<u>-0.6%</u>
Equity				
Retained Earnings	3,331,676	3,856,749	(525,072)	-13.6%
Net Income	(1,431,917)	(730,709)	(701,208)	-96.0%
Total Equity	<u>1,899,759</u>	<u>3,126,040</u>	<u>(1,226,281)</u>	<u>-39.2%</u>
TOTAL LIABILITIES & EQUITY	<u>19,295,593</u>	<u>20,635,357</u>	<u>(1,339,764)</u>	<u>-6.5%</u>

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

Accrual Basis - Internal Unaudited

	<u>Feb 28, 2026</u>	<u>Feb 28, 2025</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	1,430,500	2,106,747	(676,248)	-32.1%
Restricted Cash Account	288,629	279,021	9,608	3.4%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>1,719,129</u>	<u>2,385,769</u>	<u>(666,640)</u>	<u>-27.9%</u>
Accounts Receivable				
Accounts Receivable	362	(2,742)	3,104	113.2%
Other Receivables	1,340	750	590	78.7%
Total Accounts Receivable	<u>1,702</u>	<u>(1,992)</u>	<u>3,694</u>	<u>185.5%</u>
Other Current Assets				
Prepaid Expenses	89,722	43,383	46,339	106.8%
Other Current Assets	1,967	-	1,967	100.0%
Total Other Current Assets	<u>91,688</u>	<u>43,383</u>	<u>48,305</u>	<u>111.3%</u>
Total Current Assets	<u>1,812,519</u>	<u>2,427,160</u>	<u>(614,640)</u>	<u>-25.3%</u>
Fixed Assets				
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%
Total Fixed Assets	<u>21,575</u>	<u>379</u>	<u>21,196</u>	<u>5,592.5%</u>
Other Assets				
Due From Intercompany	1,150,636	1,002,052	148,584	14.8%
Deferred Outflow of Resources	105,027	-	105,027	100.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>1,255,663</u>	<u>1,002,052</u>	<u>253,611</u>	<u>25.3%</u>
TOTAL ASSETS	<u><u>3,089,757</u></u>	<u><u>3,429,591</u></u>	<u><u>(339,834)</u></u>	<u><u>-9.9%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	(5,893)	32,236	(38,130)	-118.3%
Accrued Liabilities	84,499	191,576	(107,076)	-55.9%
Accrued Leave Payable	7,467	4,512	2,955	65.5%
Other Current Liabilities	379,695	444,412	(64,716)	-14.6%
Total Current Liabilities	<u>465,768</u>	<u>672,735</u>	<u>(206,967)</u>	<u>-30.8%</u>
Other Liabilities				
Due To Intercompany	45,991	8,005	37,986	474.5%
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%
Total Other Liabilities	<u>374,234</u>	<u>8,005</u>	<u>366,229</u>	<u>4,574.9%</u>
Total Liabilities	<u>840,002</u>	<u>680,740</u>	<u>159,261</u>	<u>23.4%</u>
Equity				
Retained Earnings	1,684,940	2,084,663	(399,723)	-19.2%
Net Income	564,815	664,188	(99,372)	-15.0%
Total Equity	<u>2,249,755</u>	<u>2,748,850</u>	<u>(499,096)</u>	<u>-18.2%</u>
TOTAL LIABILITIES & EQUITY	<u><u>3,089,757</u></u>	<u><u>3,429,591</u></u>	<u><u>(339,834)</u></u>	<u><u>-9.9%</u></u>

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

Accrual Basis - Internal Unaudited

	Feb 28, 2026	Feb 28, 2025	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	285,780	247,734	38,046	15.4%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	285,780	247,734	38,046	15.4%
Accounts Receivable				
Accounts Receivable	288,634	473,643	(185,010)	-39.1%
Other Receivables	95,686	573	95,114	16,610.9%
Total Accounts Receivable	384,320	474,216	(89,896)	-19.0%
Other Current Assets				
Prepaid Expenses	121,398	54,633	66,765	122.2%
Other Current Assets	14,250,754	15,291,835	(1,041,081)	-6.8%
Total Other Current Assets	14,372,152	15,346,468	(974,316)	-6.3%
Total Current Assets	15,042,252	16,068,418	(1,026,166)	-6.4%
Fixed Assets				
Electronic Equipment	-	-	-	0.0%
Office Furniture and Equipment	-	-	-	0.0%
Motor Vehicles	-	-	-	0.0%
Museum Artifacts	-	-	-	0.0%
Non-Capitalized Building Renovations	492,515	486,797	5,718	1.2%
Construction in Progress	158,546	78,573	79,973	101.8%
Accumulated Depreciation	(310,487)	(264,764)	(45,723)	-17.3%
Total Fixed Assets	340,574	300,607	39,968	13.3%
Other Assets				
Due From Intercompany	67,931	-	67,931	100.0%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	67,931	-	67,931	100.0%
TOTAL ASSETS	15,450,757	16,369,024	(918,268)	-5.6%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	353,325	31,288	322,037	1,029.3%
Accrued Liabilities	185,115	221,524	(36,409)	-16.4%
Accrued Leave Payable	13,306	12,176	1,130	9.3%
Other Current Liabilities	74,732	99,823	(25,091)	-25.1%
Total Current Liabilities	626,478	364,810	261,667	71.7%
Other Liabilities				
Due To Intercompany	1,324,712	863,053	461,659	53.5%
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%
Total Other Liabilities	14,510,135	15,251,528	(741,393)	-4.9%
Total Liabilities	15,136,613	15,616,338	(479,726)	-3.1%
Equity				
Retained Earnings	1,703,319	1,693,535	9,784	0.6%
Net Income	(1,389,175)	(940,849)	(448,326)	-47.7%
Total Equity	314,144	752,686	(438,542)	-58.3%
TOTAL LIABILITIES & EQUITY	15,450,757	16,369,024	(918,268)	-5.6%

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

Accrual Basis - Internal Unaudited

	<u>Feb 28, 2026</u>	<u>Feb 28, 2025</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	10,074	18,486	(8,412)	-45.5%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>10,074</u>	<u>18,486</u>	<u>(8,412)</u>	<u>-45.5%</u>
Accounts Receivable				
Accounts Receivable	-	-	-	0.0%
Other Receivables	-	-	-	0.0%
Total Accounts Receivable	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
Other Current Assets				
Prepaid Expenses	4,998	4,487	511	11.4%
Other Current Assets	-	-	-	0.0%
Total Other Current Assets	<u>4,998</u>	<u>4,487</u>	<u>511</u>	<u>11.4%</u>
Total Current Assets	<u>15,071</u>	<u>22,973</u>	<u>(7,901)</u>	<u>-34.4%</u>
Fixed Assets				
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%
Total Fixed Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
Other Assets				
Due From Intercompany	-	-	-	0.0%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
TOTAL ASSETS	<u>15,071</u>	<u>22,973</u>	<u>(7,901)</u>	<u>-34.4%</u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	226	2,126	(1,900)	-89.4%
Accrued Liabilities	1,125	-	1,125	100.0%
Accrued Leave Payable	-	-	-	0.0%
Other Current Liabilities	20,168	9,430	10,738	113.9%
Total Current Liabilities	<u>21,518</u>	<u>11,556</u>	<u>9,962</u>	<u>86.2%</u>
Other Liabilities				
Due To Intercompany	5,459	1,462	3,997	273.5%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	-	-	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>5,459</u>	<u>1,462</u>	<u>3,997</u>	<u>273.5%</u>
Total Liabilities	<u>26,977</u>	<u>13,018</u>	<u>13,959</u>	<u>107.2%</u>
Equity				
Retained Earnings	(2,088)	25,522	(27,610)	-108.2%
Net Income	(9,818)	(15,567)	5,749	36.9%
Total Equity	<u>(11,906)</u>	<u>9,955</u>	<u>(21,861)</u>	<u>-219.6%</u>
TOTAL LIABILITIES & EQUITY	<u>15,071</u>	<u>22,973</u>	<u>(7,901)</u>	<u>-34.4%</u>

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

Accrual Basis - Internal Unaudited

	<u>Feb 28, 2026</u>	<u>Feb 28, 2025</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Operating Account & Petty Cash	60,215	91,999	(31,784)	-34.5%
Restricted Cash Account	-	-	-	0.0%
Other Cash Equivalents	-	-	-	0.0%
Total Checking/Savings	<u>60,215</u>	<u>91,999</u>	<u>(31,784)</u>	<u>-34.5%</u>
Accounts Receivable				
Accounts Receivable	21,066	312,964	(291,898)	-93.3%
Other Receivables	-	-	-	0.0%
Total Accounts Receivable	<u>21,066</u>	<u>312,964</u>	<u>(291,898)</u>	<u>-93.3%</u>
Other Current Assets				
Prepaid Expenses	2,807	1,188	1,620	136.4%
Other Current Assets	164,675	-	164,675	100.0%
Total Other Current Assets	<u>167,482</u>	<u>1,188</u>	<u>166,295</u>	<u>14,003.1%</u>
Total Current Assets	<u>248,763</u>	<u>406,151</u>	<u>(157,388)</u>	<u>-38.8%</u>
Fixed Assets				
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%
Total Fixed Assets	<u>-</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>
Other Assets				
Due From Intercompany	491,245	407,619	83,626	20.5%
Deferred Outflow of Resources	-	-	-	0.0%
Other Assets	-	-	-	0.0%
Total Other Assets	<u>491,245</u>	<u>407,619</u>	<u>83,626</u>	<u>20.5%</u>
TOTAL ASSETS	<u><u>740,008</u></u>	<u><u>813,769</u></u>	<u><u>(73,761)</u></u>	<u><u>-9.1%</u></u>
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable	31,803	96,712	(64,909)	-67.1%
Accrued Liabilities	214,512	100,503	114,009	113.4%
Accrued Leave Payable	-	-	-	0.0%
Other Current Liabilities	-	-	-	0.0%
Total Current Liabilities	<u>246,315</u>	<u>197,215</u>	<u>49,100</u>	<u>24.9%</u>
Other Liabilities				
Due To Intercompany	1,145,927	1,002,005	143,921	14.4%
Loans Payable	-	-	-	0.0%
Deferred Inflow of Resources	-	-	-	0.0%
Net Pension Liability	-	-	-	0.0%
Net OPEB Liability	-	-	-	0.0%
Total Other Liabilities	<u>1,145,927</u>	<u>1,002,005</u>	<u>143,921</u>	<u>14.4%</u>
Total Liabilities	<u>1,392,242</u>	<u>1,199,220</u>	<u>193,021</u>	<u>16.1%</u>
Equity				
Retained Earnings	(54,495)	53,029	(107,524)	-202.8%
Net Income	(597,739)	(438,480)	(159,259)	-36.3%
Total Equity	<u>(652,234)</u>	<u>(385,451)</u>	<u>(266,783)</u>	<u>-69.2%</u>
TOTAL LIABILITIES & EQUITY	<u><u>740,008</u></u>	<u><u>813,769</u></u>	<u><u>(73,761)</u></u>	<u><u>-9.1%</u></u>

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

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Feb 28, 2026	Jul 1, 2024 - Feb 28, 2025	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	5,405,620	5,234,704	170,917	5,488,117	(82,497)
Other Grant Reimbursements	154,997	7,395	147,602	300,677	(145,680)
VDOT Maintenance Funds from Hampton	256,569	248,631	7,938	331,507	(74,938)
MEI Income & Fees	2,106	1,800	306	5,333	(3,227)
Residential Rental Income & Fees	2,399,070	2,370,125	28,945	2,447,060	(47,990)
Commercial Rental Income & Fees	1,355,302	1,436,455	(81,154)	1,230,787	124,515
VEMP Income & Fees	54,640	45,413	9,228	60,000	(5,360)
Utility Fund Revenue & Fees	1,270,380	1,221,313	49,067	1,237,119	33,261
Miscellaneous Revenue	85,055	75,949	9,106	416,889	(331,833)
Total Revenue	10,983,739	10,641,784	341,955	11,517,489	(533,749)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	1,651,716	1,455,313	196,404	1,953,773	(302,056)
Fringe Benefits	697,376	585,594	111,782	774,143	(76,766)
Total Payroll & Fringe Benefit Expenses	2,349,093	2,040,907	308,186	2,727,915	(378,822)
Administrative Expenses	12,285	13,329	(1,044)	64,164	(51,879)
Advertising, Marketing & Public Relations	28,184	86,733	(58,549)	192,033	(163,850)
Architectural & Engineering	466,607	138,121	328,486	121,833	344,774
Contracted Services	1,123,046	1,026,358	96,688	1,402,448	(279,402)
Data & Telecommunications	132,681	131,262	1,419	118,904	13,777
Depreciation & Amortization	31,759	30,463	1,296	-	31,759
Event Expenses	62,458	23,524	38,934	20,667	41,791
Furniture, Fixtures & Equipment	108,395	67,606	40,789	161,733	(53,338)
Insurance	356,963	158,374	198,589	389,705	(32,742)
Legal & Accounting	21,774	60,072	(38,297)	82,333	(60,559)
Management Fees & Related Expenses	240,044	219,802	20,242	241,440	(1,396)
Memberships & Publications	8,755	8,223	532	26,053	(17,298)
Office and Other Supplies	31,224	33,803	(2,578)	24,967	6,258
PILOT Fee & Other Taxes	836,450	789,561	46,889	638,586	197,864
Printing Services	14,683	10,211	4,472	13,333	1,349
Repair & Maintenance - Contracts	1,013,619	1,067,536	(53,917)	765,738	247,881
Repair & Maintenance - Supplies	73,264	49,269	23,995	51,767	21,497
Security Patrolling	111,326	127,362	(16,036)	149,779	(38,453)
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	364	(89,454)	89,818	23,867	(23,503)
Training, Conferences & Seminars	6,806	8,738	(1,932)	27,060	(20,254)
Utility & Public Works Expenses	3,992,900	3,595,686	397,214	3,928,924	63,976
Vehicles & Small Tools	12,608	29,738	(17,131)	12,733	(126)
VDOT Maintenance Expenses	145,321	250,851	(105,529)	331,507	(186,186)
Total Expense	11,180,609	9,878,075	1,302,534	11,517,490	(336,881)
Surplus/(Shortfall) from Operations	(196,870)	763,709	(960,578)	(1)	(196,868)
SLFRF Recognized Revenue	-	-	-		
Pension and Post-Employment Benefits	(16,694)	26,753	(43,447)		
Transfer Expense	(77,024)	5,676	(82,701)		
Surplus/(Shortfall) after Adjusting Entries	(103,151)	731,280	(834,431)		

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

Accrual Basis - Internal Unaudited

	Jul 1, 2025 - Feb 28, 2026	Jul 1, 2024 - Feb 28, 2025	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	5,405,620	5,234,704	170,917	5,488,117	(82,497)
Other Grant Reimbursements	154,997	7,395	147,602	300,677	(145,680)
VDOT Maintenance Funds from Hampton	256,569	248,631	7,938	331,507	(74,938)
MEI Income & Fees	2,106	1,800	306	5,333	(3,227)
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	69,508	74,918	(5,410)	390,400	(320,892)
Total Revenue	5,888,800	5,567,448	321,352	6,516,034	(627,234)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	1,463,799	1,267,161	196,638	1,711,830	(248,032)
Fringe Benefits	621,866	514,075	107,791	684,024	(62,158)
Total Payroll & Fringe Benefit Expenses	2,085,665	1,781,236	304,429	2,395,855	(310,190)
Administrative Expenses	7,342	6,702	640	58,500	(51,158)
Advertising, Marketing & Public Relations	25,779	85,397	(59,617)	188,633	(162,854)
Architectural & Engineering	466,607	138,121	328,486	121,833	344,774
Contracted Services	306,110	215,547	90,563	554,867	(248,757)
Data & Telecommunications	107,493	97,412	10,081	98,000	9,493
Depreciation & Amortization	-	-	-	-	-
Event Expenses	28,814	680	28,134	10,667	18,147
Furniture, Fixtures & Equipment	35,181	47,788	(12,607)	97,867	(62,685)
Insurance	26,810	11,385	15,425	29,516	(2,706)
Legal & Accounting	17,774	52,322	(34,547)	76,667	(58,893)
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	8,755	8,223	532	26,053	(17,298)
Office and Other Supplies	29,591	29,721	(130)	21,867	7,724
PILOT Fee & Other Taxes	27,168	24,954	2,214	17,719	9,449
Printing Services	13,703	9,026	4,677	13,333	370
Repair & Maintenance - Contracts	138,164	221,383	(83,219)	127,267	10,897
Repair & Maintenance - Supplies	-	-	-	-	-
Security Patrolling	111,326	127,362	(16,036)	149,779	(38,453)
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	6,739	8,603	(1,865)	25,733	(18,995)
Utility & Public Works Expenses	976,417	951,636	24,781	1,197,354	(220,937)
Vehicles & Small Tools	4,343	19,986	(15,644)	-	4,343
VDOT Maintenance Expenses	145,321	250,851	(105,529)	331,507	(186,186)
Total Expense	4,569,102	4,088,334	480,767	5,543,017	(973,915)
Surplus/(Shortfall) from Operations	1,319,698	1,479,113	(159,415)	973,017	346,681
SLFRF Recognized Revenue	-	-	-		
Pension and Post-Employment Benefits	(9,068)	26,127	(35,195)		
Transfer Expenses	-	(9,002)	9,002		
Surplus/(Shortfall) after Adjusting Entries	1,328,766	1,461,988	(133,223)		

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

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Feb 28, 2026	Jul 1, 2024 - Feb 28, 2025	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	1,402	1,800	(398)	5,333	(3,931)
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	-	-	-	-	-
Total Revenue	1,402	1,800	(398)	5,333	(3,931)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	289,911	303,473	(13,562)	392,131	(102,220)
Fringe Benefits	201,111	137,021	64,089	158,034	43,076
Total Payroll & Fringe Benefit Expenses	491,022	440,494	50,527	550,165	(59,144)
Administrative Expenses	3,552	2,902	650	11,700	(8,148)
Advertising, Marketing & Public Relations	9,457	6,358	3,098	20,800	(11,343)
Architectural & Engineering	-	-	-	-	-
Contracted Services	67,727	90,248	(22,521)	101,333	(33,607)
Data & Telecommunications	9,191	11,339	(2,148)	8,000	1,191
Depreciation & Amortization	-	-	-	-	-
Event Expenses	7,850	51	7,800	10,667	(2,816)
Furniture, Fixtures & Equipment	13,204	18,178	(4,974)	60,867	(47,663)
Insurance	8,428	2,971	5,457	10,800	(2,372)
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	1,350	-	1,350	-	1,350
Memberships & Publications	2,325	2,623	(298)	3,000	(675)
Office and Other Supplies	4,544	5,301	(757)	9,467	(4,922)
PILOT Fee & Other Taxes	3,981	3,679	301	2,000	1,981
Printing Services	3,773	4,784	(1,011)	8,000	(4,227)
Repair & Maintenance - Contracts	27,078	42,962	(15,884)	87,333	(60,256)
Repair & Maintenance - Supplies	34,785	67,400	(32,615)	-	34,785
Security Patrolling	8,045	8,027	18	-	8,045
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	1,955	621	1,334	6,667	(4,712)
Utility & Public Works Expenses	34,643	37,199	(2,556)	43,333	(8,690)
Vehicles & Small Tools	3,549	739	2,809	-	3,549
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	736,458	745,877	(9,419)	934,132	(197,674)
Surplus/(Shortfall) from Operations	(735,056)	(744,077)	9,021	(928,799)	193,743
SLFRF Recognized Revenue	-	-	-	-	-
Pension and Post-Employment Benefits	(11,190)	5,184	(16,374)	-	-
Transfer Expenses	-	-	-	-	-
Surplus/(Shortfall) after Adjusting Entries	(723,865)	(749,261)	25,395	-	-

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

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Feb 28, 2026	Jul 1, 2024 - Feb 28, 2025	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	2,399,070	2,370,125	28,945	2,447,060	(47,990)
Commercial Rental Income & Fees	1,355,302	1,436,455	(81,154)	1,230,787	124,515
VEMP Income & Fees	54,640	45,413	9,228	60,000	(5,360)
Utility Fund Revenue & Fees	1,270,380	1,221,313	49,067	1,237,119	33,261
Miscellaneous Revenue	15,548	1,031	14,517	26,489	(10,941)
Total Revenue	<u>5,094,939</u>	<u>5,074,336</u>	<u>20,603</u>	<u>5,001,455</u>	<u>93,485</u>
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	187,918	188,152	(234)	241,942	(54,025)
Fringe Benefits	75,510	71,519	3,991	90,118	(14,608)
Total Payroll & Fringe Benefit Expenses	<u>263,428</u>	<u>259,671</u>	<u>3,757</u>	<u>332,061</u>	<u>(68,633)</u>
Administrative Expenses	4,943	6,627	(1,684)	5,664	(721)
Advertising, Marketing & Public Relations	2,404	1,336	1,068	3,400	(996)
Architectural & Engineering	-	-	-	-	-
Contracted Services	816,936	810,811	6,126	847,581	(30,645)
Data & Telecommunications	25,188	33,850	(8,662)	20,904	4,284
Depreciation & Amortization	31,759	30,463	1,296	-	31,759
Event Expenses	33,644	22,844	10,800	10,000	23,644
Furniture, Fixtures & Equipment	73,214	19,819	53,396	63,867	9,347
Insurance	330,153	146,989	183,163	360,189	(30,036)
Legal & Accounting	4,000	7,750	(3,750)	5,667	(1,667)
Management Fees & Related Expenses	240,044	219,802	20,242	241,440	(1,396)
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	1,633	4,082	(2,449)	3,100	(1,467)
PILOT Fee & Other Taxes	809,282	764,607	44,675	620,867	188,415
Printing Services	980	1,185	(205)	-	980
Repair & Maintenance - Contracts	875,455	846,153	29,302	638,471	236,984
Repair & Maintenance - Supplies	73,264	49,269	23,995	51,767	21,497
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	364	(89,454)	89,818	23,867	(23,503)
Training, Conferences & Seminars	67	135	(68)	1,327	(1,260)
Utility & Public Works Expenses	3,016,483	2,644,050	372,433	2,731,570	284,913
Vehicles & Small Tools	8,265	9,752	(1,487)	12,733	(4,468)
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	<u>6,611,507</u>	<u>5,789,741</u>	<u>821,767</u>	<u>5,974,473</u>	<u>637,034</u>
Surplus/(Shortfall) from Operations	<u>(1,516,568)</u>	<u>(715,405)</u>	<u>(801,163)</u>	<u>(973,018)</u>	<u>(543,549)</u>
SLFRF Recognized Revenue	-	-	-		
Pension and Post-Employment Benefits	(7,626)	626	(8,252)		
Transfer Expense	(77,024)	14,678	(91,703)		
Surplus/(Shortfall) after Adjusting Entries	<u>(1,431,917)</u>	<u>(730,709)</u>	<u>(701,208)</u>		

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

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Feb 28, 2026	Jul 1, 2024 - Feb 28, 2025	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	2,399,070	2,370,125	28,945	2,447,060	(47,990)
Commercial Rental Income & Fees	-	-	-	-	-
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	2,275	(3,955)	6,230	25,185	(22,910)
Total Revenue	2,401,345	2,366,169	35,175	2,472,245	(70,900)
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	187,918	184,354	3,564	229,088	(41,170)
Fringe Benefits	75,510	71,173	4,337	88,934	(13,424)
Total Payroll & Fringe Benefit Expenses	263,428	255,528	7,900	318,022	(54,594)
Administrative Expenses	2,302	3,681	(1,379)	3,195	(893)
Advertising, Marketing & Public Relations	1,842	830	1,012	67	1,776
Architectural & Engineering	-	-	-	-	-
Contracted Services	290,486	275,669	14,817	251,037	39,449
Data & Telecommunications	16,070	26,538	(10,468)	5,024	11,046
Depreciation & Amortization	-	-	-	-	-
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	72,580	19,631	52,949	52,667	19,914
Insurance	79,551	33,650	45,900	101,937	(22,386)
Legal & Accounting	4,000	7,750	(3,750)	5,667	(1,667)
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	512	1,012	(500)	1,467	(955)
PILOT Fee & Other Taxes	285,386	250,170	35,216	213,345	72,041
Printing Services	546	1,185	(639)	-	546
Repair & Maintenance - Contracts	279,643	302,351	(22,708)	326,765	(47,122)
Repair & Maintenance - Supplies	38,526	27,479	11,047	43,633	(5,107)
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	-	-	-	767	(767)
Utility & Public Works Expenses	515,963	481,091	34,872	501,672	14,291
Vehicles & Small Tools	4,108	8,387	(4,279)	7,667	(3,558)
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	1,854,943	1,694,951	159,992	1,832,930	22,014
Surplus/(Shortfall) from Operations	546,402	671,218	(124,817)	639,315	(92,913)
SLFRF Recognized Revenue	-	-	-		
Pension and Post-Employment Benefits	(7,626)	626	(8,252)		
Transfer Expenses	(10,787)	6,405	(17,192)		
Surplus/(Shortfall) after Adjusting Entries	564,815	664,188	(99,372)		

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

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Feb 28, 2026	Jul 1, 2024 - Feb 28, 2025	\$ Change	Prorated Budget	\$ Change
Revenue					
General Fund Appropriations	-	-	-	-	-
Other Grant Reimbursements	-	-	-	-	-
VDOT Maintenance Funds from Hampton	-	-	-	-	-
MEI Income & Fees	-	-	-	-	-
Residential Rental Income & Fees	-	-	-	-	-
Commercial Rental Income & Fees	1,355,302	1,436,455	(81,154)	1,230,787	124,515
VEMP Income & Fees	-	-	-	-	-
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	-	-	-	1,304	(1,304)
Total Revenue	1,355,302	1,436,455	(81,154)	1,232,091	123,211
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	-	-	-	-	-
Fringe Benefits	-	-	-	-	-
Total Payroll & Fringe Benefit Expenses	-	-	-	-	-
Administrative Expenses	716	1,048	(332)	136	580
Advertising, Marketing & Public Relations	-	-	-	-	-
Architectural & Engineering	-	-	-	-	-
Contracted Services	517,980	528,049	(10,068)	586,544	(68,564)
Data & Telecommunications	6,755	5,386	1,368	13,880	(7,126)
Depreciation & Amortization	31,759	30,463	1,296	-	31,759
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	-	187	(187)	1,200	(1,200)
Insurance	242,797	110,588	132,209	248,251	(5,454)
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	240,044	219,802	20,242	241,440	(1,396)
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	842	3,070	(2,228)	800	42
PILOT Fee & Other Taxes	507,442	499,442	8,000	396,401	111,041
Printing Services	-	-	-	-	-
Repair & Maintenance - Contracts	595,812	543,803	52,009	310,040	285,772
Repair & Maintenance - Supplies	34,574	21,429	13,145	4,800	29,774
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	364	(89,454)	89,818	23,867	(23,503)
Training, Conferences & Seminars	-	-	-	560	(560)
Utility & Public Works Expenses	629,417	564,296	65,121	603,707	25,710
Vehicles & Small Tools	2,211	1,267	944	3,733	(1,522)
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	2,810,714	2,439,376	371,338	2,435,359	375,355
Surplus/(Shortfall) from Operations	(1,455,412)	(1,002,920)	(452,492)	(1,203,268)	(252,144)
SLFRF Recognized Revenue	-	-	-		
Pension and Post-Employment Benefits	-	-	-		
Transfer Expenses	(66,237)	(62,071)	(4,166)		
Surplus/(Shortfall) after Adjusting Entries	(1,389,175)	(940,849)	(448,326)		

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

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Feb 28, 2026	Jul 1, 2024 - Feb 28, 2025	\$ Change	Prorated Budget	\$ Change
Revenue					
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	54,640	45,413	9,228	60,000	(5,360)
Utility Fund Revenue & Fees	-	-	-	-	-
Miscellaneous Revenue	13,272	4,986	8,286	-	13,272
Total Revenue	67,913	50,399	17,514	60,000	7,913
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	-	3,798	(3,798)	12,854	(12,854)
Fringe Benefits	-	346	(346)	1,184	(1,184)
Total Payroll & Fringe Benefit Expenses	-	4,144	(4,144)	14,038	(14,038)
Administrative Expenses	1,925	1,898	27	2,333	(408)
Advertising, Marketing & Public Relations	562	506	56	3,333	(2,771)
Architectural & Engineering	-	-	-	-	-
Contracted Services	8,470	7,093	1,377	10,000	(1,530)
Data & Telecommunications	2,363	1,926	437	2,000	363
Depreciation & Amortization	-	-	-	-	-
Event Expenses	33,644	22,844	10,800	10,000	23,644
Furniture, Fixtures & Equipment	634	-	634	10,000	(9,366)
Insurance	4,998	1,762	3,236	6,404	(1,406)
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	140	-	140	667	(527)
PILOT Fee & Other Taxes	16,454	14,994	1,460	11,121	5,333
Printing Services	433	-	433	-	433
Repair & Maintenance - Contracts	-	-	-	1,667	(1,667)
Repair & Maintenance - Supplies	164	361	(197)	3,333	(3,169)
Security Patrolling	-	-	-	-	-
Storm-Related Damages	-	-	-	-	-
Tenant Improvements & Leasing Commissions	-	-	-	-	-
Training, Conferences & Seminars	67	135	(68)	-	67
Utility & Public Works Expenses	5,931	7,796	(1,865)	7,796	(1,865)
Vehicles & Small Tools	1,946	98	1,848	1,333	612
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	77,731	63,557	14,173	84,025	(6,295)
Surplus/(Shortfall) from Operations	(9,818)	(13,159)	3,341	(24,025)	14,207
SLFRF Recognized Revenue	-	-	-	-	-
Pension and Post-Employment Benefits	-	-	-	-	-
Transfer Expenses	-	2,408	(2,408)	-	-
Surplus/(Shortfall) after Adjusting Entries	(9,818)	(15,567)	5,749	-	-

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

Accrual Basis - Internal Unaudited	Jul 1, 2025 - Feb 28, 2026	Jul 1, 2024 - Feb 28, 2025	\$ Change	Prorated Budget	\$ Change
Revenue					
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	1,270,380	1,221,313	49,067	1,237,119	33,261
Miscellaneous Revenue	-	-	-	-	-
Total Revenue	1,270,380	1,221,313	49,067	1,237,119	33,261
Expenses					
Payroll & Fringe Benefit Expenses					
Salaries and Wages	-	-	-	-	-
Fringe Benefits	-	-	-	-	-
Total Payroll & Fringe Benefit Expenses	-	-	-	-	-
Administrative Expenses					
Advertising, Marketing & Public Relations	-	-	-	-	-
Architectural & Engineering	-	-	-	-	-
Contracted Services	-	-	-	-	-
Data & Telecommunications	-	-	-	-	-
Depreciation & Amortization	-	-	-	-	-
Event Expenses	-	-	-	-	-
Furniture, Fixtures & Equipment	-	-	-	-	-
Insurance	2,807	990	1,818	3,597	(790)
Legal & Accounting	-	-	-	-	-
Management Fees & Related Expenses	-	-	-	-	-
Memberships & Publications	-	-	-	-	-
Office and Other Supplies	140	-	140	167	(27)
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	1,865,172	1,590,867	274,305	1,618,395	246,777
Vehicles & Small Tools	-	-	-	-	-
VDOT Maintenance Expenses	-	-	-	-	-
Total Expense	1,868,120	1,591,857	276,263	1,622,159	245,960
Surplus/(Shortfall) from Operations	(597,739)	(370,544)	(227,196)	(385,040)	(212,699)
SLFRF Recognized Revenue					
	-	-	-		
Pension and Post-Employment Benefits					
	-	-	-		
Transfer Expenses					
	-	67,936	(67,936)		
Surplus/(Shortfall) after Adjusting Entries	(597,739)	(438,480)	(159,259)		

Fort Monroe Authority
Statement of Cash Flows
July 1, 2025 - February 28, 2026

Accrual Basis - Internal Unaudited

	<u>Government Fund</u>	<u>Enterprise Fund</u>	<u>FMA Consolidated</u>	Notes
OPERATING ACTIVITIES				
Net Surplus/(Deficit)	1,328,766	(1,431,917)	(103,151)	(1)
Adjustments to reconcile Net Income to net cash provided by operations:				
Change in Asset Balances				
Accounts Receivables - Trade	-	566,822	566,822	
Accounts Receivables - NPS	(29,087)	-	(29,087)	
Accounts Receivables - Other	(1,289,801)	(326,113)	(1,615,914)	
Prepaid Expenses	(31,483)	(211,849)	(243,332)	
Due From Intercompany	(831,270)	(1,709,325)	(2,540,595)	(2)
Net Change in Asset Balances	(2,181,641)	(1,680,466)	(3,862,106)	
Change in Liability Balances				
Accounts Payable - Vendors	(706,379)	(121,144)	(827,523)	
Employer Payroll Tax and Benefits Liabilities	(15,347)	(8,480)	(23,827)	
Due To Intercompany	31,444	2,509,150	2,540,595	(2)
Accrued Liabilities	184,232	121,960	306,192	
Security Deposit Liabilities	-	14,430	14,430	
Prepaid Revenue	706,496	(65,856)	640,640	
Deferred Revenue	1,301,664	-	1,301,664	(3)
Employee Flexible Spending Liabilities	2,893	-	2,893	
Net Change in Liability Balances	1,505,005	2,450,060	3,955,065	
Change in Pension and OPEB Asset and Liability Balances for Internal Reporting				
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)
Net Change in Pension and OPEB Balances	-	-	-	
Net cash provided by Operating Activities	652,130	(662,323)	(10,193)	
INVESTING ACTIVITIES				
Construction in Progress - African Landing Memorial	(1,462,617)	-	(1,462,617)	(5)
Fixed Asset Purchases	(43,450)	0	(43,450)	
Tenant Improvements / Capitalized Leasing Commissions	-	(18,562)	(18,562)	
Accumulated Depreciation/Amortization	-	31,759	31,759	
Net cash provided by Investing Activities	(1,506,067)	13,197	(1,492,869)	
FINANCING ACTIVITIES				
Loans Payable	-	-	-	
Net cash provided by Financing Activities	-	-	-	
Net cash increase/(decrease) for the period	(853,937)	(649,125)	(1,503,062)	
CASH AT BEGINNING OF PERIOD	9,307,316	2,724,323	12,031,639	
CASH AT END OF PERIOD	8,453,379	2,075,198	10,528,577	

(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 are reflected. FY26 adjusting entries will not be available until after fiscal year-end. 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.

MOVING PROPERTIES TO THE MARKETPLACE

Ingalls Road Sites 1 (Building 87 – 150 Ingalls Rd)

The developer (FM LOFTS LLC) is close to wrapping up construction on Building 87. FMA staff met with the new FM Lofts Property Manager on March 25th. FM Lofts started signing leases for occupancy after June 1st. The FMA staff will do a pre-occupancy visit to the building in May.

Ingalls Road Sites 2 (Building 100 – 90 Ingalls Rd)

The developer (FM LOFTS LLC) continues construction on Building 100. FM Lofts has not started signing leases on the building, but they are expected to begin occupancy by the fall of this year. The FMA staff will do a pre-occupancy visit to the building before residents occupy the building.

Ingalls Road Site 3 (Buildings 27, 27A, and 82)

The developer (FM ECHELON LLC) 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 (8 buildings in TRADOC complex)

The FMA extended the expiration of 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 shared 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 exterior. 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 still to have the project ready for bidding in early 2027 with construction beginning in 2027 and completed in 2028.

Stilwell Drive Relocation – Trail 757 Project

With the Front Entrance Project canceled, the FMA executed a Project Administration Agreement with VDOT for the Trail 757 Project. The FMA's \$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. Construction is expected to begin in 2028.

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. The FMA hoped to 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. No funding for this project was included in the introduced budget and Delegate Thornton was not able to get the funding in the House version of the FY27-28 budget. Until the project is funded, no design work can be completed.

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. No funding for this project was included in the introduced FY27-28 budget. Senator Locke was successful in getting \$12.8M of funding for this project in the Senate budget.



United States Department of the Interior

NATIONAL PARK SERVICE
Fort Monroe National Monument
41 Bernard Road
Building #17
Fort Monroe, VA 23651-1001



IN REPLY REFER TO:

10. Management and Accountability (FOMR)

April 3rd, 2026

To: Fort Monroe Authority Board of Trustees
From: Superintendent Jaci Wells
Subject: NPS – April Meeting Report

Staffing:

- Seasonal Rangers have been hired and start in May
- The NPS hiring freeze for all other employees remains in effect, but we have received permission to fill our GS 12 Supervisory Ranger position and it has already been advertised

Building Leases

- No updates

Visitor Statistics and Collaboration:

- On March 28–29, NPS hosted the annual “Garrison Life” event, a weekend-long encampment exploring and interpreting the military history and experience of Fort Monroe. This year’s program expanded to include multiple periods in support of America250, with representation from the October 1775 Battle of Hampton, the first battle in the South and outside of Massachusetts, through the Mexican-American War, American Civil War, and Spanish-American War. Living historians portrayed civilians, cavalry, infantry, artillery, naval personnel, and field musicians. Program statistics include 7 fife and drum performances (60 visitors) and 7 historic weapons demonstrations (74 visitors), with a total attendance of 409. Weather conditions, including sustained winds and colder temperatures, likely reduced attendance on Saturday; however, improved conditions on Sunday led to stronger participation. This event would not have been possible without the dedicated support of park staff, partners, and especially the living historian VIPs. A total of 34 VIPs contributed 425 volunteer hours over the weekend. We would like to especially recognize the continued collaboration and dedication of the Fort McHenry Guard and Park Ranger Tim Ertel. The Guard brought 9 participants whose skills supported all aspects of programming and significantly enhanced Revolutionary War interpretation.
- The NPS team continues to enjoy a strong and collaborative working relationship with our FMA partners as well as those other grass roots and community groups for the benefit of the visiting public.

Interpretation and Upcoming Events:

- Kite Day is Scheduled for April 26th at Continental Park



United States Department of the Interior

NATIONAL PARK SERVICE
Fort Monroe National Monument
41 Bernard Rd. (Lee's Quarters – Bldg 17)
Fort Monroe, VA 23651



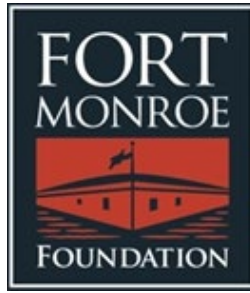
- Existing tours and programs include: Gilbrater of the Chesapeake and the Building of a Nation; Finding Freedom's Fortress; From the Ground Up; Fort Monroe Bird Walk; Tree Tour of Fort Monroe; and Night Sky: Galaxies and Star Clusters

Facility and Resource Management:

- Building 50 C is currently undergoing a porch repair project and interior wall repair and painting

Upcoming Facilities Projects:

- A project to stabilize and repair the porches at Quarters 1 is planned. Work will be completed by HPTC and is scheduled to take place starting May 2026 and finish in August 2026.
- Back deck replacement for Building 32 is planned for FY26.
- Exterior work on Quarters 1 is currently in the planning phase. The scope includes roof replacement, shutter repairs, door and window repairs, paint removal, repointing, and repainting. The project was submitted through the NPS Project Management Information System (PMIS) and has been approved for funding, with work projected for FY29.



**Fort Monroe Foundation Report
to the Fort Monroe Authority Board of Trustees
April 16, 2026, Board Meeting**

The April Fort Monroe Foundation Report will be presented verbally at the meeting.