FY2026-27 Financial Report

Office of the Chief Financial Officer

For the 2 Months ended August 31, 2026

Submitted on October 15, 2026

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The financial information in this report is unaudited and represents the General Fund only (unless otherwise stated).
For audited financial statements, visit the OCFO Financial Reports page.

- On September 11, 2026, the city held its biannual Revenue Estimating Conference to update revenue projections for FY 2026-2031.
  - Recurring general fund revenue estimates were revised upward by $58.2 million for FY 2027 and by $52.6 million in FY 2028 from the February conference, mostly driven by revised earnings on investment and corporate income tax expectations.

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Budget vs. Actual

$ in millions	August 2026				YEAR TO DATE			
	BUDGET	ACTUAL	VARIANCE		BUDGET	ACTUAL	VARIANCE	
	A	B	($) C = B-A	% D= (C/A)	E	F	($) G = F-E	% H = (G/E)
REVENUE:								
Municipal Income Tax	$ 37.3	$ 24.3	$ (13.0)	(34.9%)	$ 70.4	$ 63.6	$ (6.8)	(9.7%)
Property Taxes	59.0	63.3	4.3	7.3%	75.6	79.1	3.5	4.6%
Wagering Taxes	33.7	36.1	2.4	7.1%	46.3	48.3	2.0	4.3%
Utility Users' Tax	2.2	2.8	0.6	27.3%	4.7	5.5	0.8	17.0%
State Revenue Sharing	–	–	–	–	–	–	–	–
Other Revenues	21.1	28.4	7.3	34.6%	36.7	37.4	0.7	1.9%
TOTAL (I)	**$ 153.3**	**$ 154.9**	**$ 1.6**	**1.0%**	**$ 233.7**	**$ 233.9**	**$ 0.2**	**0.1%**
EXPENDITURES:								
Salaries and Wages	$ 51.9	$ 53.5	$ (1.6)	(3.1%)	$ 87.9	$ 87.7	$ 0.2	0.2%
Employee Benefits	14.2	13.3	0.9	6.3%	28.6	26.9	1.7	5.9%
Professional and Contractual Services	14.1	9.6	4.5	31.9%	32.0	16.1	15.9	49.7%
Operating Supplies	4.5	1.1	3.4	75.6%	7.7	5.9	1.8	23.4%
Operating Services	5.8	5.3	0.5	8.6%	31.0	30.3	0.7	2.3%
Capital Equipment and Outlays	0.3	(1.8)	2.1	700.0%	4.7	0.2	4.5	95.7%
Debt Service	–	–	–	–	12.3	11.3	1.0	8.1%
Other Expenses	24.2	23.2	1.0	4.1%	54.5	48.6	5.9	10.8%
TOTAL (J)	**$ 115.0**	**$ 104.2**	**$ 10.8**	**9.4%**	**$ 258.7**	**$ 227.0**	**$ 31.7**	**12.3%**
SURPLUS/(DEFICIT) (K= I + J)	**$ 38.3**	**$ 50.7**	**$ 12.4**	**32.4%**	**$ (25.0)**	**$ 6.9**	**$ 31.9**	**127.6%**

Note: Represents General Fund operating (Fund 1000) only.

Revenues: Budget excludes Prior Year Surplus resources shown as revenue in adopted budget.

- **Property Tax:** Revenue posting timing versus budget spread.
- **Income Tax:** Negative August variance due to reclassification as reported by the State. Year to date variance due to revenue posting timing versus budget spread.

Expenditures:

- **Salaries and Wages:** Negative August variance due to lump-sum retroactive payments from Teamsters Principal Clerks labor contract and timing of overtime versus budget spread.
- **Professional and Contractual Services and Operating Services:** Timing of contracts and invoices versus budget spread.
- **Operating Supplies:** Timing of purchases versus budget spread.
- **Capital Equipment and Outlays**: Negative August actual due to FY26 expense accrual cleanup.

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Annualized Budget vs. Projection

$ in millions	ANNUAL			
	BUDGET	PROJECTION	VARIANCE	
	A	B	($) C = B-A	% D= (C/A)
REVENUE:				
Municipal Income Tax	$ 423.3	$ 451.1	$ 27.8	6.6%
Property Taxes	177.8	186.2	8.4	4.7%
Wagering Taxes	331.5	340.1	8.6	2.6%
Utility Users' Tax	41.6	43.4	1.8	4.3%
State Revenue Sharing	238.6	235.2	(3.4)	(1.4%)
Other Revenues	224.4	245.2	20.8	9.3%
Use of Retiree Protection Fund	65.6	65.6	–	–
TOTAL (I)	**$ 1,502.8**	**$ 1,566.8**	**$ 64.0**	**4.3%**
EXPENDITURES:				
Salaries and Wages	$ 679.2	$ 679.2	$ -	–
Employee Benefits	344.4	344.4	–	–
Professional and Contractual Services	147.4	147.4	–	–
Operating Supplies	47.5	47.5	–	–
Operating Services	81.1	81.1	–	–
Capital Equipment and Outlays	8.6	8.6	–	–
Debt Service	86.1	86.1	–	–
Other Expenses	187.4	187.4	–	–
TOTAL (J)	**$ 1,581.7**	**$ 1,581.7**	**$ -**	**–**
REVENUES LESS EXPENDITURES (K= I + J)	**$ (78.9)**	**$ (14.9)**	**$ 64.0**	**81.1%**
Budgeted Use of FY25 Surplus	57.7	57.7	–	–
Continuing Appropriations	21.2	21.2	–	–
SURPLUS/(DEFICIT)	**$ 0.0**	**$ 64.0**	**$ 64.0**	**–**

Note: Represents General Fund operating (Fund 1000) only.

Budget column reflects budget amendments approved by City Council through August 2026.

Revenues: Revenue Projection is based on the September Revenue Estimating Conference. Excludes Prior Year Surplus resource shown as revenue in adopted budget.

Expenditures: Amended expenditure projections reflects current Amended FY 2027 Budget.

Budgeted Use of FY25 Surplus: Unspent budget resource from prior year used to support one-time expenditures included in the FY27 Amended Budget.

Prior Year Continuing Appropriations: Unspent budget resource from prior year used to support one-time expenditure budgets that carried over from prior fiscal year to current fiscal year. Itemized on the following page.

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Amended Budget Reconciliation

Amended Budget Reconciliation			
		Revenue	Expense
Dept	**Total Adopted Budget**	**$ 1,560,557,862**	**$ 1,560,557,862**
Non-Dept	Exclude Adopted Budget Use of FY25 Surplus	(57,744,219)	-
Various	Continuing Appropriations (see list)	-	21,249,985
	Total Amended Budget per report	**$ 1,502,813,643**	**$ 1,581,807,847**

Adopted Budget Use of FY25 Surplus Resources	*57,744,219*
Continuing Appropriation Resources	*21,249,985*
Grand Total, FY27 Revenue and PY Resources	**$ 1,581,807,847**

Dept	Continuing Appropriations (Fund 1000)	Amount
BSEED	Public Health Fund	$ 154,709
CRIO	Homegrown Detroit	4,662,314
Non-Dept	Covid-19 Response	1,022,539
Non-Dept	Over-Assessment Program	1,540,327
Non-Dept	Special Services (Project Clean Slate, Immigration Task Force, Reparations Task Force)	672,073
Non-Dept	Utility Conversion Fund	3,735,054
HRD	Affordable Housing Development and Preservation Fund	4,414,848
HRD	Neighborhood Improvement Fund	2,029,828
HRD	Economic Development Programs	3,018,293
	Total	**$ 21,249,985**

Note: Represents General Fund operating (Fund 1000) only. Continuing appropriations (i.e., "balance forwards") represent unexpended balances from certain appropriations authorized to be re-appropriated in the FY27 Adopted Budget resolution. Amounts are subject to change as year-end FY26 accruals, adjustments, and lapses are completed during the close-out period.

Employee Count Monitoring

		Police	Fire	Office of the Chief Financial Officer	Public Works - Full Time	Health	Human, Homeless & Family Services	Human Resources	Housing and Revitalization	Innovation and Technology	Law	Mayor's Office	Municipal Parking	Planning and Development	General Services - Full Time	Legislative[3]	36th District Court	Other[4]	Airport	BSEED	Transportation	Water and Sewerage	ARPA / COVID Response	Public Works - PT Headcount	General Services - PT Headcount	Interns
MONTH-OVER-MONTH ACTUAL[1]	**Current Month**	**3,393**	**1,289**	**411**	**388**	**257**	**94**	**95**	**108**	**159**	**111**	**71**	**82**	**36**	**694**	**298**	**321**	**277**	**8**	**328**	**1,052**	**680**	**178**	**29**	**255**	**17**
	Previous Month	3,345	1,295	411	383	254	91	96	112	163	109	69	82	36	684	298	321	278	8	329	1,055	685	189	27	345	117
	Change*	48	(6)	0	5	3	3	(1)	(4)	(4)	2	2	0	0	10	0	0	(1)	0	(1)	(3)	(5)	(11)	2	(90)	(100)
BUDGET VS. ACTUAL	Adjusted Budget[2]	3,635	1,304	482	469	331	94	108	122	161	127	71	92	40	732	316	325	352	12	377	1,227	683	178	48	487	28
	Position Variance Over/(Under) Budget	(242)	(15)	(71)	(81)	(74)	0	(13)	(14)	(2)	(16)	0	(10)	(4)	(38)	(18)	(4)	(75)	(4)	(49)	(175)	(3)	0	(19)	(232)	(11)
	% Variance‡	(5%)		(11%)															(10%)				0%	(47%)		
Categories		Public Safety		Non-Public Safety															Enterprise				ARPA	Seasonal/Part Time[5]		

Monthly Totals	Current	Previous	Change
Public Safety	4,682	4,640	42
+ Non-Public Safety	3,402	3,387	15
Total General City (FT)	**8,084**	**8,027**	**57**
+ Enterprise	2,068	2,077	(9)
Total (Full Time)	**10,152**	**10,104**	**48**
ARPA/COVID	178	189	(11)
+ Seasonal/Part Time	301	489	(188)
Grand Total	**10,631**	**10,782**	**(151)**

Notes:
(1), (2) Actuals are the headcount of all active employees at month-end. The Budgeted positions have been adjusted to convert full-time equivalents to headcount, reflect position amendments approved mid-year, and turnover savings.
(3) Includes Auditor General, Inspector General, Zoning, City Council, Ombudsperson, City Clerk, and Elections.
(4) Includes Civil Rights Inclusion & Opportunity, Appeals and Hearings, Public Lighting, Demolition, and Non-Departmental
(5) Includes Public Works, General Services, and interns.
* Current Month minus Previous Month
‡ Sum of Positions Variance Over/Under Budget divided by sum of Adjusted Budget

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Income Tax - Collections

Fiscal Years 2026 - 2027	FY27 YTD	FY26 YTD
Income Tax Collections	**August 2026**	**August 2025**
Withholding	$ 64,415,983	$ 59,704,028
Individual	4,806,742	5,474,164
Corporate	(3,972,233)	2,977,922
Partnerships	7,853,580	99,452
Total Collections	**$ 73,104,071**	**$ 68,255,566**
Refunds claimed, disbursed and accrued	**(9,461,753)**	**(8,796,846)**
Collections Net of Refunds/Disbursements	**$ 63,642,318**	**$ 59,458,720**

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Cash Position

(in millions)	Unrestricted	Restricted	August 2026 Total	Prior Year August 2025 Total	Variance
General Fund					
General Accounts	$ 359.7	$ 205.2	$ 564.9	$ 523.1	$ 41.8
Self Insurance	65.4	11.5	76.9	88.6	(11.7)
Quality of Life Fund	-	11.2	11.2	14.3	(3.1)
Retiree Protection Trust Fund	-	293.3	293.3	356.9	(63.6)
A/P and Payroll Clearing	-	-	-	-	-
Other Governmental Funds					
Capital Projects	0.2	41.0	41.2	116.1	(74.9)
Streets	69.4	-	69.4	79.0	(9.6)
Grants	35.3	-	35.3	61.8	(26.5)
ARPA	49.0	-	49.0	200.2	(151.2)
Solid Waste Management	27.6	-	27.6	28.9	(1.3)
Debt Service	-	70.9	70.9	82.3	(11.4)
Gordie Howe Bridge	5.9	-	5.9	6.7	(0.8)
Other	62.6	-	62.6	48.7	13.9
Enterprise Funds					
Enterprise Funds	15.1	-	15.1	16.2	(1.1)
Fiduciary Funds					
Undistributed Property Taxes	208.4	-	208.4	142.0	66.4
Fire Insurance Escrow	6.0	-	6.0	5.8	0.2
Other	24.6	-	24.6	38.6	(14.0)
Component Units					
Component Units	63.5	-	63.5	50.3	13.2
Total General Ledger Cash Balance	**$ 992.6**	**$ 632.9**	**$ 1,625.5**	**$ 1,859.3**	**$ (233.8)**

Note: This schedule reports total City of Detroit (excludes DSWD) cash as recorded in the General Ledger. This report does not represent cash available for spending, liabilities and fund balance must be considered when determining excess cash.

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Operating Cash Activity

(Millions of Dollars) Fiscal Year Begins July 1	FY26 YTD	FY27 YTD			Actual	Forecast						
	Actual	Actual	Forecast	Variance	AUG 2026	SEP 2026	OCT 2026	NOV 2026	DEC 2026	JAN 2027	FEB 2027	MAR 27 - AUG 27
Beginning Common Cash Pool	**824.6**	**624.3**	**-**	**-**	**592.2**	**797.4**	**678.1**	**620.2**	**593.6**	**600.9**	**668.5**	**623.0**
Sources of Cash												
Income Taxes	69.0	71.9	69.2	2.7	36.5	40.9	20.5	32.5	39.4	39.7	30.9	222.5
Property Taxes	355.2	379.4	374.1	5.3	297.3	32.2	21.2	9.3	102.9	189.9	13.4	476.6
Revenue Sharing	33.0	27.9	28.9	(1.0)	27.9	-	28.9	-	28.9	-	28.9	87.3
Wagering Taxes	56.8	69.9	61.5	8.4	39.1	29.4	26.6	26.3	28.5	27.4	24.7	163.0
Utility Users Taxes	5.9	5.5	5.5	0.0	2.8	3.0	3.0	2.1	2.1	2.4	4.3	24.7
Other Receipts	106.3	124.8	121.5	3.3	66.8	49.9	44.3	41.5	38.8	49.7	36.8	228.5
Net Interpool transfers	82.4	111.5	109.8	1.6	59.2	39.7	49.7	44.1	48.2	27.4	51.5	261.1
Bond Proceeds	9.5	5.9	6.5	(0.6)	4.1	25.0	10.5	24.4	8.0	24.2	2.9	41.7
Total Sources of Cash	**718.1**	**796.9**	**777.1**	**19.8**	**533.8**	**220.1**	**204.7**	**180.2**	**296.9**	**360.7**	**193.4**	**1,505.5**
Uses of Cash												
Wages and Benefits	(158.0)	(166.6)	(163.1)	(3.5)	(78.2)	(77.1)	(96.4)	(74.4)	(80.1)	(87.8)	(72.8)	(505.3)
Pension Contribution	(14.2)	(14.6)	(14.5)	(0.1)	(7.3)	(32.3)	(11.0)	(7.1)	(42.4)	(7.3)	(7.3)	(80.2)
Debt Service	(9.5)	(11.3)	(11.3)	0.0	-	(7.3)	-	-	-	(0.6)	-	(17.3)
Property Tax Distribution	(200.5)	(175.1)	(189.2)	14.1	(109.7)	(116.4)	(9.4)	(7.4)	(10.4)	(118.2)	(55.8)	(175.7)
TIF Distribution	(0.6)	-	-	-	-	-	-	-	(36.4)	-	-	(50.5)
Other Disbursements	(300.9)	(256.2)	(260.0)	3.8	(133.4)	(106.2)	(145.9)	(117.9)	(120.3)	(79.2)	(102.9)	(615.4)
Budget Reserve	-	-	-	-	-	-	-	-	-	-	-	-
Total Uses of Cash	**(683.8)**	**(623.8)**	**(638.1)**	**14.3**	**(328.6)**	**(339.4)**	**(262.6)**	**(206.7)**	**(289.6)**	**(293.1)**	**(238.9)**	**(1,444.4)**
Net Cash Flow	**34.3**	**173.1**	**139.0**	**34.1**	**205.2**	**(119.3)**	**(57.9)**	**(26.5)**	**7.3**	**67.6**	**(45.5)**	**61.1**
Ending Common Cash Pool	**858.9**	**797.4**	**-**	**-**	**797.4**	**678.1**	**620.2**	**593.6**	**600.9**	**668.5**	**623.0**	**684.1**
Budget Reserve Fund	**150.0**	**150.0**	**150.0**	**-**	**150.0**	**150.0**	**150.0**	**150.0**	**150.0**	**150.0**	**150.0**	**150.0**

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Accounts Payable & Supplier Payments

Accounts Payable (AP) as of Aug-26 [Millions]

Total AP (Jul-26)	$	52.2
Plus: Aug-26 invoices processed	$	203.3
Less: Aug-26 Payments made	$	(208.7)
Total AP month end (Aug-26)	$	46.8
Less: Invoices on hold (1)	$	(18.2)
Total AP not on Validation hold (Aug-26)	$	28.6
Less: Installments/Retainage Invoices (2)	$	(5.3)
Net AP not on hold	$	23.3

Net AP not on hold includes $18.5m of invoices that are due after Aug-26

(1) Invoices with system holds are pending validation. Some reasons include: pending receipt, does not match purchase order quantity/price and legal holds.

(2) Invoices on retainage are on hold until the supplier satisfies all contract obligations.

All invoices are processed and aged based on the creation date

AP Aging [Millions]

(excludes invoices on hold & retainage)

		Net AP	Current 0-30	31-60	61+
Invoice $ Value	Current Month	$23.3	22.2	1.1	0.0
	% of Total	100%	95%	5%	0%
	Previous Month	$24.2	24.2	0.0	0.0
	% of Total	100%	100%	0%	0%
	Vs Previous Month	($0.9)	(2.0)	1.1	0.0
Invoice Count	Current Month	1,612	1,607	3	2
	% of Total	100%	100%	0%	0%
	Previous Month	1,281	1,278	0	3
	% of Total	100%	100%	0%	0%
	Vs Previous Month	331	329	3	(1)



