



**ASHEVILLE HOUSING AUTHORITY**  
**165 SOUTH FRENCH BROAD AVE.**  
**ASHEVILLE, NORTH CAROLINA 28801**

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**Financial Reports**  
**Wednesday, May 22, 2024**



**ASHEVILLE HOUSING AUTHORITY**  
**165 SOUTH FRENCH BROAD AVE.**  
**ASHEVILLE, NORTH CAROLINA 28801**

**Housing Authority of the City of Asheville**  
**Revenue and Expense Summary**  
**30-Apr-24**

**RAD Properties**

	2024 Budget	04/2024 Actual	Year To Date Actual	2024 Budget Amount Remaining to Earn/Expend
<b>INCOME</b>				
TENANT INCOME	14,727,518.52	1,231,031.00	4,868,151.47	9,859,367.05
GRANT INCOME	0	0	0	0.00
OTHER INCOME	110,074.92	6,374.22	15,386.28	94,688.64
<b>TOTAL INCOME</b>	<b>14,837,593.44</b>	<b>1,237,405.22</b>	<b>4,883,537.75</b>	<b>9,954,055.69</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	2,613,640.56	204,017.77	804,266.89	1,809,373.67
TENANT SERVICES EXPENSES	190,917.72	12,961.67	36,063.19	154,854.53
UTILITY EXPENSES	3,918,150.00	421,439.40	1,694,672.18	2,223,477.82
MAINTENACE EXPENSES	7,007,821.20	435,497.60	1,656,193.48	5,351,627.72
PROTECTIVE SERVICES	196,599.96	15,190.50	81,660.58	114,939.38
GENERAL EXPENSES	706,919.76	44,227.93	210,244.64	496,675.12
SECURITY/LAW ENFORMENT	0	0	4	-4.00
<b>TOTAL NON-OPERATING ITEMS</b>	<b>-174,803.16</b>	<b>-35,345.88</b>	<b>-49,993.31</b>	<b>-124,809.85</b>
<b>TOTAL EXPENSES</b>	<b>14,459,246.04</b>	<b>1,097,988.99</b>	<b>4,433,111.65</b>	<b>10,026,134.39</b>
<b>NET INCOME</b>	<b>378,347.40</b>	<b>139,416.23</b>	<b>450,426.10</b>	<b>-72,078.70</b>
REPLACEMENT RESERVES EXPENSES	2,015,999.76	48,541.83	281,981.34	1,734,018.42
REPLACEMENT RESERVE DEPOSITS	1,695,172.32	139,876.00	559,504.00	1,135,668.32



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**Housing Choice Voucher Program**

	2024 Budget	04/2024 Actual	Year To Date Actual	2024 Budget Amount Remaining to Earn/Expend
<b>INCOME</b>				
NET TENANT INCOME	-	-	-	0
GRANT INCOME	33,197,250.00	2,653,936.02	10,554,459.10	22,642,790.90
OTHER INCOME	2,490.72	8.55	36.00	2,454.72
<b>TOTAL INCOME</b>	<b>33,199,740.72</b>	<b>2,653,944.57</b>	<b>10,554,495.10</b>	<b>22,645,245.62</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	2,644,564.92	150,985.34	643,654.73	2,000,910.19
TENANT SERVICES EXPENSES	47,000.04	0.00	2,000.00	45,000.04
UTILITY EXPENSES	999.96	0.00	0.00	999.96
MAINTENANCE EXPENSES	147,149.88	1,511.18	11,544.53	135,605.35
GENERAL EXPENSES	0	22,998.11	79,974.02	-79,974.02
HOUSING ASSISTANCE PAYMENTS	30,070,000.08	2,571,423.00	10,195,836.00	19,874,164.08
<b>TOTAL EXPENSES</b>	<b>32,909,714.88</b>	<b>2,746,917.63</b>	<b>10,933,009.28</b>	<b>21,976,705.60</b>
<b>NET INCOME</b>	<b>290,025.84</b>	<b>-92,973.06</b>	<b>-378,514.18</b>	<b>668,540.02</b>



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**Central Office**

	2024 Budget	04/2024 Actual	Year To Date Actual	2024 Budget Amount Remaining to Earn/Expend
<b>INCOME</b>				
NET TENANT INCOME	-	-	-	0
GRANT INCOME	-	-	-	0
OTHER INCOME	2,611,850.16	181,951.41	746,434.88	1,865,415.28
<b>TOTAL INCOME</b>	<b>2,611,850.16</b>	<b>181,951.41</b>	<b>746,434.88</b>	<b>2,220,138.17</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	1,911,200.16	146,490.94	524,359.91	1,386,840.25
TENANT SERVICES EXPENSES	6,000.00	0.00	0.00	6,000.00
UTILITY EXPENSES	62,874.96	4,516.82	25,785.76	37,089.20
MAINTENACE EXPENSES	411,525.12	16,365.36	61,630.60	349,894.52
PROTECTIVE SERVICES	9,000.00	40.55	1,944.02	7,055.98
GENERAL EXPENSES	52,200.24	7,672.18	22,773.78	29,426.46
FINANCING EXPENSES	-	-	-	0.00
NON-OPERATING ITEMS	999.96	0.00	-83.19	1,083.15
<b>TOTAL EXPENSES</b>	<b>2,453,800.44</b>	<b>175,002.66</b>	<b>636,410.88</b>	<b>1,817,389.56</b>
<b>NET INCOME</b>	<b>158,049.72</b>	<b>6,948.75</b>	<b>110,024.00</b>	<b>48,025.72</b>



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**Edington Center & PODS**

	2024 Budget	04/2024 Actual	Year To Date Actual	2024 Budget Amount Remaining to Earn/Expend
<b>INCOME</b>				
NET TENANT INCOME	300	0.00	0.00	300.00
GRANT INCOME	1,752,173.00	66,294.99	70,194.99	1,681,978.01
OTHER INCOME	1,063,200.00	82,528.00	170,450.67	892,749.33
<b>TOTAL INCOME</b>	<b>2,815,673.00</b>	<b>148,822.99</b>	<b>240,645.66</b>	<b>2,575,027.34</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	1,028,660.88	41,286.61	183,250.14	845,410.74
TENANT SERVICES EXPENSES	714,400.08	5,985.88	12,704.39	701,695.69
UTILITY EXPENSES	46,950.00	8,078.71	24,387.39	22,562.61
MAINTENACE EXPENSES	234,754.92	9,581.25	34,127.45	200,627.47
PROTECTIVE SERVICES	-	-	-	0.00
GENERAL EXPENSES	26,600.04	2,734.15	9,808.66	16,791.38
NON-OPERATING ITEMS	0	-4,873.81	998.19	-998.19
<b>TOTAL EXPENSES</b>	<b>2,051,365.92</b>	<b>62,792.79</b>	<b>265,276.22</b>	<b>1,786,089.70</b>
<b>NET INCOME</b>	<b>764,307.08</b>	<b>86,030.20</b>	<b>-24,630.56</b>	<b>788,937.64</b>



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**Other HACA Properties**

	2024 Budget	04/2024 Actual	Year To Date Actual	2024 Budget Amount Remaining to Earn/Expend
<b>INCOME</b>				
NET TENANT INCOME	15,225.00	3,495.00	13,980.00	1,245.00
GRANT INCOME	0	0	0	0.00
OTHER INCOME	352,000.08	1,911.29	6,299.27	345,700.81
<b>TOTAL INCOME</b>	<b>367,225.08</b>	<b>5,406.29</b>	<b>20,279.27</b>	<b>346,945.81</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	1,800.00	4.60	1,775.93	24.07
TENANT SERVICES EXPENSES	0	215.30	430.60	-430.60
UTILITY EXPENSES	4,545.24	2,583.23	15,197.40	-10,652.16
MAINTENACE EXPENSES	14,080.08	27,592.06	61,615.24	-47,535.16
GENERAL EXPENSES	1,600.08	2,747.90	9,936.00	-8,335.92
NON-OPERATING ITEMS	0	-6,377.96	10,429.03	-10,429.03
<b>TOTAL EXPENSES</b>	<b>22,025.40</b>	<b>26,765.13</b>	<b>99,384.20</b>	<b>-77,358.80</b>
<b>NET INCOME</b>	<b>345,199.68</b>	<b>-21,358.84</b>	<b>-79,104.93</b>	<b>269,587.01</b>
TOTAL REPLACEMENT RESERVES	-	-	-	-
TOTAL REPLACEMENT RESERVE DEPOSITS	-	-	-	-