



ASHEVILLE HOUSING AUTHORITY

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

Financial Reports

Ryan McClung, Interim CFO

October 22, 2025

Housing Authority of the City of Asheville
Revenue and Expense Summary
30-Sep-25

RAD Properties

	2025 Budget	08/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	14,508,850	1,133,723	9,867,395	4,641,455
GRANT INCOME	-	-	-	-
OTHER INCOME	1,094,808	7,583	42,841	1,051,967
TOTAL INCOME	15,603,658	1,141,306	9,910,236	5,693,422
EXPENSES				
ADMINISTRATIVE EXPENSES	4,012,495	215,174	1,942,872	2,069,623
TENANT SERVICES EXPENSES	186,080	11,817	145,164	40,916
UTILITY EXPENSES	4,262,027	123,749	3,375,873	886,154
MAINTENANCE EXPENSES	5,529,439	566,839	5,037,948	491,491
PROTECTIVE SERVICES	177,373	24,029	135,255	42,118
GENERAL EXPENSES	722,592	36,547	421,321	301,271
SECURITY/ LAW ENFORCEMENT	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	(179,392)	(67,915)	67,915
TOTAL EXPENSES	14,890,006	798,764	10,990,518	3,899,488
NET INCOME	713,652	342,542	(1,080,282)	1,793,934
REPLACEMENT RESERVE EXPENSES	2,464,653	57,343	578,385	1,886,268
REPLACEMENT RESERVE DEPOSITS	1,695,172	139,876.00	1,258,884.00	436,288.00

Housing Choice Voucher Program

	2025 Budget	09/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	1,698	-
GRANT INCOME	33,129,253	3,041,101	26,242,774	6,886,479
OTHER INCOME	325,180	2	(584)	325,764
TOTAL INCOME	33,454,433	3,041,104	26,243,888	7,212,243
EXPENSES				
ADMINISTRATIVE EXPENSES	2,402,493	222,691	1,671,062	731,431
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	34,901	6,634	63,698	(28,797)
GENERAL EXPENSES	31,876	5,684	40,337	(8,461)
HOUSING ASSISTANCE PAYMENTS	30,985,000	2,750,998	24,965,341	6,019,659
TOTAL EXPENSES	33,454,270	2,986,007	26,740,438	6,713,832
NET INCOME	163	55,096	(496,550)	498,411

Central Office

	2025 Budget	09/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	-	-	-
OTHER INCOME	2,653,153	215,497	1,960,577	692,576
TOTAL INCOME	2,653,153	215,497	1,960,577	692,576
EXPENSES				
ADMINISTRATIVE EXPENSES	1,960,933	195,382	1,664,861	296,072
TENANT SERVICES EXPENSES	1,759	4,919.77	16,343.11	(14,584)
UTILITY EXPENSES	69,107	1,942	55,692	13,415
MAINTENANCE EXPENSES	252,600	29,646	198,977	53,623
PROTECTIVE SERVICES	2,645	-	115,350	(112,705)
GENERAL EXPENSES	167,779	9,979	66,240	101,539
FINANCING EXPENSES	-	-	(246)	246
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	2,454,823	241,869	2,117,216	337,607
NET INCOME	198,330	(26,372)	(156,639)	354,969

Edington Center & Tenant Services

	2025 Budget	09/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	626,153	-	301,911	324,242
OTHER INCOME	1,059,732	98,657	887,539	172,193
TOTAL INCOME	1,685,885	98,657	1,189,450	496,435
EXPENSES				
ADMINISTRATIVE EXPENSES	1,378,378	98,462	909,287	469,091
TENANT SERVICES EXPENSES	72,305	11,564	90,600	(18,295)
UTILITY EXPENSES	42,123	2,369	58,686	(16,563)
MAINTENANCE EXPENSES	149,509	45,295	357,005	(207,496)
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	41,360	1,500	24,733	16,627
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	1,683,675	159,189	1,440,312	243,363
NET INCOME	2,210	(60,532)	(250,862)	253,072

Other HACA Properties

	2025 Budget	09/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	15,713	3,012	33,107	(17,394)
GRANT INCOME	-	-	-	-
OTHER INCOME	370,551	1,641	16,632	353,919
TOTAL INCOME	386,264	4,653	49,739	336,525
EXPENSES				
ADMINISTRATIVE EXPENSES	4,394	410	3,660	734
TENANT SERVICES EXPENSES	814	-	22,133	(21,319)
UTILITY EXPENSES	27,441	263	34,849	(7,408)
MAINTENANCE EXPENSES	282,679	13,326	179,440	103,239
GENERAL EXPENSES	17,445	597	5,901	11,544
TOTAL NON-OPERATING EXPENSES	45,687	-	-	45,687
TOTAL EXPENSES	378,460	14,596	245,983	624,443
NET INCOME	7,804	(9,942)	(196,244)	(287,917)