



ASHEVILLE HOUSING AUTHORITY

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

Financial Reports

Ryan McClung, Finance Manager
March 26, 2025

- January 31, 2025 Revenue and Expense Summary
- February 28, 2025 Revenue and Expense Summary

Housing Authority of the City of Asheville
Revenue and Expense Summary
January 31, 2025

RAD Properties

	2025 Budget	01/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	1,066,044	1,066,044	(1,066,044)
GRANT INCOME	-	-	-	-
OTHER INCOME	-	7,229	7,229	(7,229)
TOTAL INCOME	-	1,073,274	1,073,273	(1,073,273)
EXPENSES				
ADMINISTRATIVE EXPENSES	-	218,641	218,641	(218,641)
TENANT SERVICES EXPENSES	-	12,526	12,526	(12,526)
UTILITY EXPENSES	-	514,008	514,008	(514,008)
MAINTENANCE EXPENSES	-	527,734	527,734	(527,734)
PROTECTIVE SERVICES	-	10,964	10,964	(10,964)
GENERAL EXPENSES	-	42,630	42,630	(42,630)
SECURITY/ LAW ENFORCEMENT	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	45,403	45,403	(45,403)
TOTAL EXPENSES	-	1,371,905	1,371,905	(1,371,905)
NET INCOME	-	(298,632)	(298,632)	298,632
REPLACEMENT RESERVE EXPENSES	2,464,653	78,408	78,408	2,386,245
REPLACEMENT RESERVE DEPOSITS	1,695,172	N/A	N/A	N/A

Housing Choice Voucher Program

	2025 Budget	01/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	1,698	1,698	-
GRANT INCOME	-	2,835,598	2,835,598	(2,835,598)
OTHER INCOME	-	(235)	(235)	235
TOTAL INCOME	-	2,837,061	2,837,061	(2,835,363)
EXPENSES				
ADMINISTRATIVE EXPENSES	-	160,948	160,948	(160,948)
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	-	6,623	6,623	(6,623)
GENERAL EXPENSES	-	4,184	4,184	(4,184)
HOUSING ASSISTANCE PAYMENTS	-	2,736,350	2,736,350	(2,736,350)
TOTAL EXPENSES	-	2,908,104	2,908,104	(2,908,104)
NET INCOME	-	(71,043)	(71,043)	72,741

Central Office

	2025 Budget	01/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	-	-	-
OTHER INCOME	-	180,564	180,564	(180,564)
TOTAL INCOME	-	180,564	180,564	(180,564)
EXPENSES				
ADMINISTRATIVE EXPENSES	-	193,877	193,877	(193,877)
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	8,788	8,788	(8,788)
MAINTENANCE EXPENSES	-	9,798	9,798	(9,798)
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	-	6,912	6,912	(6,912)
FINANCING EXPENSES	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	-	219,375	219,375	(219,375)
NET INCOME	-	(38,811)	(38,811)	38,811

Edington Center & Tenant Services

	2025 Budget	01/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	98,220	98,220	(98,220)
OTHER INCOME	-	93,078	93,078	(93,078)
TOTAL INCOME	-	191,297	191,297	(191,297)
EXPENSES				
ADMINISTRATIVE EXPENSES	-	92,765	92,765	(92,765)
TENANT SERVICES EXPENSES	-	15,438	15,438	(15,438)
UTILITY EXPENSES	-	966	966	(966)
MAINTENANCE EXPENSES	-	49,671	49,671	(49,671)
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	-	2,726	2,726	(2,726)
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	-	161,565	161,565	(161,565)
NET INCOME	-	29,732	29,732	(29,732)

Other HACA Properties

	2025 Budget	01/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	3,897	3,897	(3,897)
GRANT INCOME	-	-	-	-
OTHER INCOME	-	3,153	3,153	(3,153)
TOTAL INCOME	-	7,050	7,050	(7,050)
EXPENSES				
ADMINISTRATIVE EXPENSES	-	65	65	(65)
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	4,353	4,353	(4,353)
MAINTENANCE EXPENSES	-	7,561	7,561	(7,561)
GENERAL EXPENSES	-	597	597	(597)
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	-	12,575	12,575	12,575
NET INCOME	-	(5,525)	(5,525)	(19,625)

Housing Authority of the City of Asheville
Revenue and Expense Summary
February 28, 2025

RAD Properties

	2025 Budget	02/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	1,093,347	2,159,391	(2,159,391)
GRANT INCOME	-	-	-	-
OTHER INCOME	-	3,737	10,966	(10,966)
TOTAL INCOME	-	1,097,084	2,170,357	(2,170,357)
EXPENSES				
ADMINISTRATIVE EXPENSES	-	240,247	458,888	(458,888)
TENANT SERVICES EXPENSES	-	11,898	24,424	(24,424)
UTILITY EXPENSES	-	473,753	987,760	(987,760)
MAINTENANCE EXPENSES	-	474,576	1,002,310	(1,002,310)
PROTECTIVE SERVICES	-	10,459	21,423	(21,423)
GENERAL EXPENSES	-	37,132	79,762	(79,762)
SECURITY/ LAW ENFORCEMENT	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	2,705	48,108	(48,108)
TOTAL EXPENSES	-	1,250,769	2,622,675	(2,622,675)
NET INCOME	-	(153,686)	(452,318)	452,318
REPLACEMENT RESERVE EXPENSES	2,464,653	69,355	147,763	2,316,890
REPLACEMENT RESERVE DEPOSITS	1,695,172	N/A	N/A	N/A

Housing Choice Voucher Program

	2025 Budget	02/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	1,698	-
GRANT INCOME	-	2,910,456	5,770,895	(5,770,895)
OTHER INCOME	-	(374)	(609)	609
TOTAL INCOME	-	2,910,082	5,771,984	(5,770,286)
EXPENSES				
ADMINISTRATIVE EXPENSES	-	163,796	324,744	(324,744)
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	-	375	6,998	(6,998)
GENERAL EXPENSES	-	4,184	8,368	(8,368)
HOUSING ASSISTANCE PAYMENTS	-	2,675,749	5,439,013	(5,439,013)
TOTAL EXPENSES	-	2,844,104	5,779,122	(5,779,122)
NET INCOME	-	65,979	(7,138)	8,836

Central Office

	2025 Budget	02/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	-	-	-
OTHER INCOME	-	173,912	354,476	(354,476)
TOTAL INCOME	-	173,912	354,476	(354,476)
EXPENSES				
ADMINISTRATIVE EXPENSES	-	156,018	349,895	(349,895)
TENANT SERVICES EXPENSES	-	0	0	-
UTILITY EXPENSES	-	9,158	17,946	(17,946)
MAINTENANCE EXPENSES	-	16,770	26,568	(26,568)
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	-	2,474	9,386	(9,386)
FINANCING EXPENSES	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	-	184,420	403,795	(403,795)
NET INCOME	-	(10,508)	(49,319)	49,319

Edington Center & Tenant Services

	2025 Budget	02/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	20,793	119,012	(119,012)
OTHER INCOME	-	104,279	197,357	(197,357)
TOTAL INCOME	-	125,072	316,369	(316,369)
EXPENSES				
ADMINISTRATIVE EXPENSES	-	90,396	183,161	(183,161)
TENANT SERVICES EXPENSES	-	3,346	18,783	(18,783)
UTILITY EXPENSES	-	2,328	3,294	(3,294)
MAINTENANCE EXPENSES	-	26,798	76,469	(76,469)
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	-	1,472	4,197	(4,197)
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	-	124,339	285,905	(285,905)
NET INCOME	-	733	30,465	(30,465)

Other HACA Properties

	2025 Budget	02/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	3,495	7,392	(7,392)
GRANT INCOME	-	-	-	-
OTHER INCOME	-	1,299	4,452	(4,452)
TOTAL INCOME	-	4,794	11,844	(11,844)
EXPENSES				
ADMINISTRATIVE EXPENSES	-	4,585	4,650	(4,650)
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	2,508	6,860	(6,860)
MAINTENANCE EXPENSES	-	64,185	71,746	(71,746)
GENERAL EXPENSES	-	653	1,250	(1,250)
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	-	71,930	84,506	84,506
NET INCOME	-	(67,136)	(72,661)	(96,350)