



# ASHEVILLE HOUSING AUTHORITY

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

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**Financial Reports**  
**Ryan McClung, Finance Manager**  
**Wednesday, April 23, 2025**

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**Housing Authority of the City of Asheville**  
**Revenue and Expense Summary**  
**31-Mar-25**

**RAD Properties**

	<b>2025 Budget</b>	<b>03/2025 Actual</b>	<b>Year to Date Actual</b>	<b>2025 Budget Amount Remaining to Earn / Expend</b>
<b>INCOME</b>				
TENANT INCOME	14,508,850	1,084,138	3,244,091	11,264,759
GRANT INCOME	-	-	-	-
OTHER INCOME	1,094,808	4,235	15,201	1,079,607
<b>TOTAL INCOME</b>	<b>15,603,658</b>	<b>1,088,373</b>	<b>3,259,292</b>	<b>12,344,366</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	4,012,495	198,813	661,709	3,350,786
TENANT SERVICES EXPENSES	186,080	11,656	37,879	148,201
UTILITY EXPENSES	4,262,027	710,619	1,686,926	2,575,101
MAINTENANCE EXPENSES	5,529,439	486,260	1,353,799	4,175,640
PROTECTIVE SERVICES	177,373	9,035	30,458	146,915
GENERAL EXPENSES	722,592	50,483	162,222	560,371
SECURITY/ LAW ENFORCEMENT	-	-	-	-
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>-</b>	<b>10,541</b>	<b>58,649</b>	<b>(58,649)</b>
<b>TOTAL EXPENSES</b>	<b>14,890,006</b>	<b>1,477,408</b>	<b>3,991,642</b>	<b>10,898,364</b>
<b>NET INCOME</b>	<b>713,652</b>	<b>(389,035)</b>	<b>(732,350)</b>	<b>1,446,002</b>
REPLACEMENT RESERVE EXPENSES	2,464,653	79,149	226,912	2,237,741
REPLACEMENT RESERVE DEPOSITS	1,695,172	N/A	N/A	N/A

**Housing Choice Voucher Program**

	2025 Budget	03/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
<b>INCOME</b>				
TENANT INCOME	-	-	1,698	-
GRANT INCOME	33,129,253	2,903,503	8,674,398	24,454,855
OTHER INCOME	325,180	6	(603)	325,783
<b>TOTAL INCOME</b>	<b>33,454,433</b>	<b>2,903,509</b>	<b>8,675,493</b>	<b>24,780,638</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	2,402,493	155,135	480,553	1,921,940
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	34,901	11,147	18,145	16,756
GENERAL EXPENSES	31,876	4,184	12,552	19,324
HOUSING ASSISTANCE PAYMENTS	30,985,000	2,706,312	8,145,325	22,839,675
<b>TOTAL EXPENSES</b>	<b>33,454,270</b>	<b>2,876,779</b>	<b>8,656,574</b>	<b>24,797,696</b>
<b>NET INCOME</b>	<b>163</b>	<b>26,731</b>	<b>18,919</b>	<b>(17,058)</b>

**Central Office**

	2025 Budget	03/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
<b>INCOME</b>				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	-	-	-
OTHER INCOME	2,653,153	273,772	628,248	2,024,905
<b>TOTAL INCOME</b>	<b>2,653,153</b>	<b>273,772</b>	<b>628,248</b>	<b>2,024,905</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	1,960,933	153,477	508,761	1,452,172
TENANT SERVICES EXPENSES	1,759	0	0	1,759
UTILITY EXPENSES	69,107	15,650	33,596	35,511
MAINTENANCE EXPENSES	252,600	17,256	44,991	207,609
PROTECTIVE SERVICES	2,645	-	-	2,645
GENERAL EXPENSES	167,779	3,453	15,221	152,558
FINANCING EXPENSES	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>2,454,823</b>	<b>189,837</b>	<b>602,569</b>	<b>1,852,254</b>
<b>NET INCOME</b>	<b>198,330</b>	<b>83,935</b>	<b>25,678</b>	<b>172,652</b>

**Edington Center & Tenant Services**

	<b>2025 Budget</b>	<b>03/2025 Actual</b>	<b>Year to Date Actual</b>	<b>2025 Budget Amount Remaining to Earn / Expend</b>
<b>INCOME</b>				
TENANT INCOME	-	-	-	-
GRANT INCOME	626,153	-	119,012	507,141
OTHER INCOME	1,059,732	130,251	327,547	732,185
<b>TOTAL INCOME</b>	<b>1,685,885</b>	<b>130,251</b>	<b>446,560</b>	<b>1,239,325</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	1,378,378	100,336	285,297	1,093,081
TENANT SERVICES EXPENSES	72,305	9,904	33,688	38,617
UTILITY EXPENSES	42,123	7,811	22,558	19,565
MAINTENANCE EXPENSES	149,509	62,456	139,364	10,145
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	41,360	6,846	11,043	30,317
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL EXPENSES</b>	<b>1,683,675</b>	<b>187,353</b>	<b>491,950</b>	<b>1,191,725</b>
<b>NET INCOME</b>	<b>2,210</b>	<b>(57,102)</b>	<b>(45,390)</b>	<b>47,600</b>

**Other HACA Properties**

	2025 Budget	03/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
<b>INCOME</b>				
TENANT INCOME	15,713	3,495	10,887	4,826
GRANT INCOME	-	-	-	-
OTHER INCOME	370,551	-	4,452	366,099
<b>TOTAL INCOME</b>	<b>386,264</b>	<b>3,495</b>	<b>15,339</b>	<b>370,925</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	4,394	70	4,720	(326)
TENANT SERVICES EXPENSES	814	-	-	814
UTILITY EXPENSES	27,441	8,260	15,120	12,321
MAINTENANCE EXPENSES	282,679	5,221	76,970	205,709
GENERAL EXPENSES	17,445	597	1,846	15,599
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>45,687</b>	<b>-</b>	<b>-</b>	<b>45,687</b>
<b>TOTAL EXPENSES</b>	<b>378,460</b>	<b>14,148</b>	<b>98,656</b>	<b>477,116</b>
<b>NET INCOME</b>	<b>7,804</b>	<b>(10,653)</b>	<b>(83,317)</b>	<b>(106,192)</b>