



ASHEVILLE HOUSING AUTHORITY

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

Financial Reports

**Prepared by Ryan McClung, Finance Manager
April 2025**

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

RAD Properties

	2025 Budget	04/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	14,508,850	1,078,469	4,322,561	10,186,289
GRANT INCOME	-	-	-	-
OTHER INCOME	1,094,808	3,969	19,170	1,075,638
TOTAL INCOME	15,603,658	1,082,439	4,341,731	11,261,927
EXPENSES				
ADMINISTRATIVE EXPENSES	4,012,495	224,162	889,112	3,123,383
TENANT SERVICES EXPENSES	186,080	11,314	50,409	135,671
UTILITY EXPENSES	4,262,027	169,951	1,870,265	2,391,762
MAINTENANCE EXPENSES	5,529,439	623,262	2,050,692	3,478,747
PROTECTIVE SERVICES	177,373	15,046	45,504	131,869
GENERAL EXPENSES	722,592	40,500	202,962	519,630
SECURITY/ LAW ENFORCEMENT	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	11,944	70,593	(70,593)
TOTAL EXPENSES	14,890,006	1,096,178	5,179,536	9,710,470
NET INCOME	713,652	(13,739)	(837,805)	1,551,457
REPLACEMENT RESERVE EXPENSES	2,464,653	34,259	265,668	2,198,985
REPLACEMENT RESERVE DEPOSITS	1,695,172	N/A	N/A	N/A

Housing Choice Voucher Program

	2025 Budget	04/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	1,698	-
GRANT INCOME	33,129,253	2867693.04	11,542,091	21,587,162
OTHER INCOME	325,180	6	(597)	325,777
TOTAL INCOME	33,454,433	2,867,699	11,543,192	21,912,939
EXPENSES				
ADMINISTRATIVE EXPENSES	2,402,493	166,895	649,884	1,752,609
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	34,901	5,316	23,461	11,440
GENERAL EXPENSES	31,876	4,198	16,917	14,959
HOUSING ASSISTANCE PAYMENTS	30,985,000	2,709,324	10,854,649	20,130,351
TOTAL EXPENSES	33,454,270	2,885,733	11,544,910	21,909,360
NET INCOME	163	(18,034)	(1,718)	3,579

Central Office

	2025 Budget	04/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	-	-	-
OTHER INCOME	2,653,153	231,975	860,223	1,792,930
TOTAL INCOME	2,653,153	231,975	860,223	1,792,930
EXPENSES				
ADMINISTRATIVE EXPENSES	1,960,933	163,283	712,942	1,247,991
TENANT SERVICES EXPENSES	1,759	0	0	1,759
UTILITY EXPENSES	69,107	528	34,125	34,982
MAINTENANCE EXPENSES	252,600	29,688	77,002	175,598
PROTECTIVE SERVICES	2,645	-	-	2,645
GENERAL EXPENSES	167,779	3,355	19,149	148,630
FINANCING EXPENSES	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	2,454,823	196,854	843,218	1,611,605
NET INCOME	198,330	35,121	17,006	181,324

Edington Center & Tenant Services

	2025 Budget	04/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	626,153	-	119,012	507,141
OTHER INCOME	1,059,732	112,256	439,804	619,928
TOTAL INCOME	1,685,885	112,256	558,816	1,127,069
EXPENSES				
ADMINISTRATIVE EXPENSES	1,378,378	97,950	385,508	992,870
TENANT SERVICES EXPENSES	72,305	5,185	39,869	32,436
UTILITY EXPENSES	42,123	2,717	26,448	15,675
MAINTENANCE EXPENSES	149,509	13,911	162,475	(12,966)
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	41,360	4,447	15,490	25,870
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	1,683,675	124,210	629,791	1,053,884
NET INCOME	2,210	(11,954)	(70,975)	73,185

Other HACA Properties

	2025 Budget	04/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	15,713	3,621	14,508	1,205
GRANT INCOME	-	-	-	-
OTHER INCOME	370,551	2,321	6,774	363,777
TOTAL INCOME	386,264	5,942	21,282	364,982
EXPENSES				
ADMINISTRATIVE EXPENSES	4,394	370	5,095	(701)
TENANT SERVICES EXPENSES	814	-	-	814
UTILITY EXPENSES	27,441	1,860	16,980	10,461
MAINTENANCE EXPENSES	282,679	1,784	78,759	203,920
GENERAL EXPENSES	17,445	597	2,443	15,002
TOTAL NON-OPERATING EXPENSES	45,687	-	-	45,687
TOTAL EXPENSES	378,460	4,611	103,277	481,737
NET INCOME	7,804	1,332	(81,995)	(116,754)