



ASHEVILLE HOUSING AUTHORITY

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

Financial Reports

Ryan McClung, Finance Manager
June 25, 2025

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

RAD Properties

	2025 Budget	05/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	14,508,850	908,515	5,231,075	9,277,775
GRANT INCOME	-	-	-	-
OTHER INCOME	1,094,808	3,504	22,675	1,072,133
TOTAL INCOME	15,603,658	912,019	5,253,750	10,349,908
EXPENSES				
ADMINISTRATIVE EXPENSES	4,012,495	192,963	1,085,827	2,926,668
TENANT SERVICES EXPENSES	186,080	20,041	71,140	114,940
UTILITY EXPENSES	4,262,027	281,909	2,152,262	2,109,765
MAINTENANCE EXPENSES	5,529,439	588,575	2,675,414	2,854,025
PROTECTIVE SERVICES	177,373	9,843	55,346	122,027
GENERAL EXPENSES	722,592	44,851	248,032	474,560
SECURITY/ LAW ENFORCEMENT	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	2,458	87,658	(87,658)
TOTAL EXPENSES	14,890,006	1,140,640	6,375,680	8,514,326
NET INCOME	713,652	(228,621)	(1,121,931)	1,835,583
REPLACEMENT RESERVE EXPENSES	2,464,653	66,547	355,295	2,109,358
REPLACEMENT RESERVE DEPOSITS	1,695,172	139,876.00	699,380.00	995,792.00

Housing Choice Voucher Program

	2025 Budget	05/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	1,698	-
GRANT INCOME	33,129,253	2,771,831	14,313,922	18,815,331
OTHER INCOME	325,180	4	(593)	325,773
TOTAL INCOME	33,454,433	2,771,835	14,315,027	19,141,104
EXPENSES				
ADMINISTRATIVE EXPENSES	2,402,493	298,248	948,306	1,454,187
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	34,901	9,063	32,524	2,377
GENERAL EXPENSES	31,876	4,336	21,715	10,161
HOUSING ASSISTANCE PAYMENTS	30,985,000	2,855,737	13,710,386	17,274,614
TOTAL EXPENSES	33,454,270	3,167,384	14,712,931	18,741,339
NET INCOME	163	(395,549)	(397,904)	399,765

Central Office

	2025 Budget	05/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	-	-	-
OTHER INCOME	2,653,153	188,758	1,030,550	1,622,603
TOTAL INCOME	2,653,153	188,758	1,030,550	1,622,603
EXPENSES				
ADMINISTRATIVE EXPENSES	1,960,933	148,729	867,673	1,093,260
TENANT SERVICES EXPENSES	1,759	0	0	1,759
UTILITY EXPENSES	69,107	5,318	39,443	29,664
MAINTENANCE EXPENSES	252,600	24,919	104,430	148,170
PROTECTIVE SERVICES	2,645	-	-	2,645
GENERAL EXPENSES	167,779	9,485	33,487	134,292
FINANCING EXPENSES	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	2,454,823	188,452	1,045,032	1,409,791
NET INCOME	198,330	307	(14,483)	212,813

Edington Center & Tenant Services

	2025 Budget	05/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	626,153	114,775	233,787	392,366
OTHER INCOME	1,059,732	82,568	522,372	537,360
TOTAL INCOME	1,685,885	197,343	756,159	929,726
EXPENSES				
ADMINISTRATIVE EXPENSES	1,378,378	88,451	476,188	902,190
TENANT SERVICES EXPENSES	72,305	14,593	59,067	13,238
UTILITY EXPENSES	42,123	4,210	31,830	10,293
MAINTENANCE EXPENSES	149,509	36,201	199,108	(49,599)
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	41,360	1,919	17,836	23,524
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	1,683,675	145,373	784,030	899,645
NET INCOME	2,210	51,970	(27,871)	30,081

Other HACA Properties

	2025 Budget	05/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	15,713	3,495	18,003	(2,290)
GRANT INCOME	-	-	-	-
OTHER INCOME	370,551	2,457	9,231	361,320
TOTAL INCOME	386,264	5,952	27,234	359,030
EXPENSES				
ADMINISTRATIVE EXPENSES	4,394	70	5,165	(771)
TENANT SERVICES EXPENSES	814	-	-	814
UTILITY EXPENSES	27,441	4,054	21,034	6,407
MAINTENANCE EXPENSES	282,679	1,937	80,802	201,877
GENERAL EXPENSES	17,445	597	3,040	14,405
TOTAL NON-OPERATING EXPENSES	45,687	-	-	45,687
TOTAL EXPENSES	378,460	6,658	110,041	488,501
NET INCOME	7,804	(705)	(82,807)	(129,471)