



# **Financial Reports**

**Ryan McClung, Finance Manager**  
**July 23, 2025**

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

**RAD Properties**

	2025 Budget	06/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	14,508,850	1,221,295	6,452,384	8,056,466
GRANT INCOME	-	-	-	-
OTHER INCOME	1,094,808	4,216	26,891	1,067,917
TOTAL INCOME	15,603,658	1,225,511	6,479,275	9,124,383
EXPENSES				
ADMINISTRATIVE EXPENSES	4,012,495	213,555	1,302,705	2,709,790
TENANT SERVICES EXPENSES	186,080	23,881	95,172	90,908
UTILITY EXPENSES	4,262,027	196,148	2,357,521	1,904,506
MAINTENANCE EXPENSES	5,529,439	654,040	3,345,543	2,183,896
PROTECTIVE SERVICES	177,373	10,712	66,058	111,315
GENERAL EXPENSES	722,592	45,437	294,289	428,303
SECURITY/ LAW ENFORCEMENT	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	40,235	137,052	(137,052)
TOTAL EXPENSES	14,890,006	1,184,008	7,598,341	7,291,665
<b>NET INCOME</b>	<b>713,652</b>	<b>41,503</b>	<b>(1,119,066)</b>	<b>1,832,718</b>
REPLACEMENT RESERVE EXPENSES	2,464,653	56,125	463,926	2,000,727
REPLACEMENT RESERVE DEPOSITS	1,695,172	139,876.00	839,256.00	855,916.00

### Housing Choice Voucher Program

	2025 Budget	06/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-		1,698	-
GRANT INCOME	33,129,253	3,074,045	17,387,967	15,741,286
OTHER INCOME	325,180	2	(591)	325,771
TOTAL INCOME	33,454,433	3,074,047	17,389,074	16,067,057
EXPENSES				
ADMINISTRATIVE EXPENSES	2,402,493	157,512	1,114,617	1,287,876
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	34,901	8,097	40,663	(5,762)
GENERAL EXPENSES	31,876	4,184	25,899	5,977
HOUSING ASSISTANCE PAYMENTS	30,985,000	2,839,780	16,550,166	14,434,834
TOTAL EXPENSES	33,454,270	3,009,573	17,731,345	15,722,925
NET INCOME	163	64,474	(342,271)	344,132

**Central Office**

	2025 Budget	06/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	-	-	-
OTHER INCOME	2,653,153	224,851	1,255,400	1,397,753
TOTAL INCOME	2,653,153	224,851	1,255,400	1,397,753
EXPENSES				
ADMINISTRATIVE EXPENSES	1,960,933	147,996	1,025,550	935,383
TENANT SERVICES EXPENSES	1,759	-	-	1,759
UTILITY EXPENSES	69,107	2,662	42,112	26,995
MAINTENANCE EXPENSES	252,600	31,245	136,754	115,846
PROTECTIVE SERVICES	2,645	115,350	115,350	(112,705)
GENERAL EXPENSES	167,779	8,662	42,148	125,631
FINANCING EXPENSES	-	(212)	(212)	212
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	2,454,823	305,703	1,361,703	1,093,120
<b>NET INCOME</b>	<b>198,330</b>	<b>(80,852)</b>	<b>(106,303)</b>	<b>304,633</b>

# Edington Center & Tenant Services

	2025 Budget	06/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	626,153	73,191	306,978	319,175
OTHER INCOME	1,059,732	88,301	610,672	449,060
TOTAL INCOME	1,685,885	161,491	917,650	768,235
EXPENSES				
ADMINISTRATIVE EXPENSES	1,378,378	91,861	568,850	809,528
TENANT SERVICES EXPENSES	72,305	14,936	74,003	(1,698)
UTILITY EXPENSES	42,123	1,173	33,003	9,120
MAINTENANCE EXPENSES	149,509	32,205	238,836	(89,327)
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	41,360	1,774	19,610	21,750
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	1,683,675	141,949	934,302	749,373
NET INCOME	2,210	19,542	(16,651)	18,861

# Other HACA Properties

	2025 Budget	06/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	15,713	3,495	21,498	(5,785)
GRANT INCOME	-	-	-	-
OTHER INCOME	370,551	1,288	10,519	360,032
TOTAL INCOME	386,264	4,783	32,017	354,247
EXPENSES				
ADMINISTRATIVE EXPENSES	4,394	944	6,113	(1,719)
TENANT SERVICES EXPENSES	814	4,950	4,950	(4,136)
UTILITY EXPENSES	27,441	938	21,972	5,469
MAINTENANCE EXPENSES	282,679	1,627	82,430	200,249
GENERAL EXPENSES	17,445	597	3,637	13,808
TOTAL NON-OPERATING EXPENSES	45,687	686	4,115	41,572
TOTAL EXPENSES	378,460	9,742	123,216	501,676
NET INCOME	7,804	(4,958)	(91,199)	(147,429)