



ASHEVILLE HOUSING AUTHORITY

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

Financial Reports

Ryan McClung, Finance Manager
July 27, 2025

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

RAD Properties

	2025 Budget	07/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	14,508,850	1,159,492	7,611,848	6,897,002
GRANT INCOME	-	-	-	-
OTHER INCOME	1,094,808	3,925	30,815	1,063,993
TOTAL INCOME	15,603,658	1,163,417	7,642,663	7,960,995
EXPENSES				
ADMINISTRATIVE EXPENSES	4,012,495	247,049	1,513,961	2,498,534
TENANT SERVICES EXPENSES	186,080	17,808	112,980	73,100
UTILITY EXPENSES	4,262,027	475,769	2,873,450	1,388,577
MAINTENANCE EXPENSES	5,529,439	673,056	3,900,511	1,628,928
PROTECTIVE SERVICES	177,373	16,316	82,374	94,999
GENERAL EXPENSES	722,592	45,126	339,416	383,176
SECURITY/ LAW ENFORCEMENT	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	(12,599)	70,812	(70,812)
TOTAL EXPENSES	14,890,006	1,462,524	8,893,504	5,996,502
NET INCOME	713,652	(299,108)	(1,250,840)	1,964,492
REPLACEMENT RESERVE EXPENSES	2,464,653	44,515	483,589	1,981,064
REPLACEMENT RESERVE DEPOSITS	1,695,172	139,876.00	979,132.00	716,040.00

Housing Choice Voucher Program

	2025 Budget	07/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	1,698	-
GRANT INCOME	33,129,253	2,875,284	20,263,251	12,866,002
OTHER INCOME	325,180	3	(588)	325,768
TOTAL INCOME	33,454,433	2,875,287	20,264,361	13,191,770
EXPENSES				
ADMINISTRATIVE EXPENSES	2,402,493	177,491	1,292,428	1,110,065
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	34,901	8,125	48,646	(13,745)
GENERAL EXPENSES	31,876	4,184	30,083	1,793
HOUSING ASSISTANCE PAYMENTS	30,985,000	2,783,084	19,333,250	11,651,750
TOTAL EXPENSES	33,454,270	2,972,884	20,704,407	12,749,863
NET INCOME	163	(97,597)	(440,046)	441,907

Central Office

	2025 Budget	07/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	-	-	-
OTHER INCOME	2,653,153	285,446	1,541,058	1,112,095
TOTAL INCOME	2,653,153	285,446	1,541,058	1,112,095
EXPENSES				
ADMINISTRATIVE EXPENSES	1,960,933	235,567	1,263,737	697,196
TENANT SERVICES EXPENSES	1,759	3,551.67	3,551.67	(1,793)
UTILITY EXPENSES	69,107	6,359	48,471	20,636
MAINTENANCE EXPENSES	252,600	15,211	128,658	123,942
PROTECTIVE SERVICES	2,645	-	115,350	(112,705)
GENERAL EXPENSES	167,779	3,427	45,576	122,203
FINANCING EXPENSES	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	2,454,823	264,116	1,605,343	849,480
NET INCOME	198,330	21,330	(64,285)	262,615

Edington Center & Tenant Services

	2025 Budget	07/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	626,153	4,902	301,911	324,242
OTHER INCOME	1,059,732	82,627	684,843	374,889
TOTAL INCOME	1,685,885	87,528	986,754	699,131
EXPENSES				
ADMINISTRATIVE EXPENSES	1,378,378	150,804	707,206	671,172
TENANT SERVICES EXPENSES	72,305	22,905	51,749	20,556
UTILITY EXPENSES	42,123	5,139	38,142	3,981
MAINTENANCE EXPENSES	149,509	49,803	282,055	(132,546)
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	41,360	1,472	21,082	20,278
TOTAL NON-OPERATING EXPENSES	-	-	-	-
TOTAL EXPENSES	1,683,675	230,123	1,100,234	583,441
NET INCOME	2,210	(142,595)	(113,481)	115,691

Other HACA Properties

	2025 Budget	07/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	15,713	5,585	27,083	(11,370)
GRANT INCOME	-	-	-	-
OTHER INCOME	370,551	2,340	12,860	357,691
TOTAL INCOME	386,264	7,925	39,943	346,321
EXPENSES				
ADMINISTRATIVE EXPENSES	4,394	1,544	3,147	1,248
TENANT SERVICES EXPENSES	814	11,200	16,150	(15,336)
UTILITY EXPENSES	27,441	4,276	30,763	(3,322)
MAINTENANCE EXPENSES	282,679	131,174	147,171	135,508
GENERAL EXPENSES	17,445	1,071	4,707	12,738
TOTAL NON-OPERATING EXPENSES	45,687	-	-	45,687
TOTAL EXPENSES	378,460	149,266	201,938	580,398
NET INCOME	7,804	(141,340)	(161,996)	(234,077)