



Financial Reports

Ryan McClung, Finance Manager

January 28, 2026

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

RAD Properties

	2025 Budget	12/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	14,508,850	1,181,153	13,435,501	1,073,349
GRANT INCOME	-	-	(976)	976
OTHER INCOME	1,094,808	9,890	80,458	1,014,350
TOTAL INCOME	15,603,658	1,191,043	13,514,983	2,088,675
EXPENSES				
ADMINISTRATIVE EXPENSES	4,012,495	228,906	2,661,913	1,350,582
TENANT SERVICES EXPENSES	186,080	10,452	181,667	4,413
UTILITY EXPENSES	4,262,027	425,389	4,560,032	(298,005)
MAINTENANCE EXPENSES	5,529,439	624,350	6,817,317	(1,287,878)
PROTECTIVE SERVICES	177,373	20,408	206,472	(29,099)
GENERAL EXPENSES	722,592	201,818	715,048	7,544
SECURITY/ LAW ENFORCEMENT	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	(53,965)	(63,768)	63,768
TOTAL EXPENSES	14,890,006	1,457,357	15,078,679	(188,673)
NET INCOME	713,652	(266,314)	(1,563,696)	2,277,348
REPLACEMENT RESERVE EXPENSES	2,464,653	39,503	757,762	1,706,891
REPLACEMENT RESERVE DEPOSITS	1,695,172	139,876.00	1,678,512.00	16,660.00

Housing Choice Voucher Program

	2025 Budget	12/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	1,698	-
GRANT INCOME	33,129,253	2,979,310	34,949,151	(1,819,898)
OTHER INCOME	325,180	753	13,587	311,593
TOTAL INCOME	33,454,433	2,980,063	34,964,436	(1,508,305)
EXPENSES				
ADMINISTRATIVE EXPENSES	2,402,493	179,798	2,224,072	178,421
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	34,901	5,223	76,481	(41,580)
GENERAL EXPENSES	31,876	4,719	53,666	(21,790)
HOUSING ASSISTANCE PAYMENTS	30,985,000	2,786,335	33,800,384	(2,815,384)
NON-OPERATING ITEMS	-	(177)	(177)	177
TOTAL EXPENSES	33,454,270	2,975,899	36,154,427	(2,700,334)
NET INCOME	163	4,164	(1,189,992)	1,192,029

Central Office

	2025 Budget	12/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	-	-	-	-
OTHER INCOME	2,653,153	208,345	2,601,565	51,588
TOTAL INCOME	2,653,153	208,345	2,601,565	51,588
EXPENSES				
ADMINISTRATIVE EXPENSES	1,960,933	270,167	2,524,283	(563,350)
TENANT SERVICES EXPENSES	1,759	-	(51.90)	1,811
UTILITY EXPENSES	69,107	10,693	78,240	(9,133)
MAINTENANCE EXPENSES	252,600	15,375	298,559	(45,959)
PROTECTIVE SERVICES	2,645	-	115,350	(112,705)
GENERAL EXPENSES	167,779	7,108	92,828	74,951
FINANCING EXPENSES	-	-	(246)	246
TOTAL NON-OPERATING EXPENSES	-	(4,058)	(4,058)	4,058
TOTAL EXPENSES	2,454,823	299,286	3,104,903	(650,080)
NET INCOME	198,330	(90,941)	(503,338)	701,668

Edington Center & Tenant Services

	2025 Budget	12/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	626,153	23,595	439,538	186,615
OTHER INCOME	1,059,732	83,034	1,177,703	(117,971)
TOTAL INCOME	1,685,885	106,629	1,617,241	68,644
EXPENSES				
ADMINISTRATIVE EXPENSES	1,378,378	104,448	1,247,578	130,800
TENANT SERVICES EXPENSES	72,305	15,677	135,033	(62,728)
UTILITY EXPENSES	42,123	4,844	69,591	(27,468)
MAINTENANCE EXPENSES	149,509	2,197	465,576	(316,067)
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	41,360	1,574	30,451	10,909
TOTAL NON-OPERATING EXPENSES	-	(177)	(177)	177
TOTAL EXPENSES	1,683,675	128,563	1,948,053	(264,378)
NET INCOME	2,210	(21,934)	(330,812)	333,022

Other HACA Properties

	2025 Budget	12/2025 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	15,713	2,286	38,513	(22,800)
GRANT INCOME	-	-	-	-
OTHER INCOME	370,551	885	21,800	348,751
TOTAL INCOME	386,264	3,171	60,313	325,951
EXPENSES				
ADMINISTRATIVE EXPENSES	4,394	1,675	7,184	(2,790)
TENANT SERVICES EXPENSES	814	-	22,133	(21,319)
UTILITY EXPENSES	27,441	1,519	45,507	(18,066)
MAINTENANCE EXPENSES	282,679	14,135	211,724	70,955
GENERAL EXPENSES	17,445	1,507	9,056	8,389
TOTAL NON-OPERATING EXPENSES	45,687	-	-	45,687
TOTAL EXPENSES	378,460	18,835	295,604	674,064
NET INCOME	7,804	(15,664)	(235,292)	(348,113)