



# **Financial Reports**

**Ryan McClung, Finance Manager**

**February 25, 2026**

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**Housing Authority of the City of Asheville**  
**Revenue and Expense Summary**  
**31-Jan-26**

**RAD Properties**

	<b>2026 Budget</b>	<b>01/2026 Actual</b>	<b>Year to Date Actual</b>	<b>2025 Budget Amount Remaining to Earn / Expend</b>
<b>INCOME</b>				
TENANT INCOME	16,426,566	1,154,972	1,154,972	15,271,595
GRANT INCOME	-	-	-	-
OTHER INCOME	67,196	14,954	14,954	52,242
<b>TOTAL INCOME</b>	<b>16,493,762</b>	<b>1,169,926</b>	<b>1,169,926</b>	<b>15,323,836</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	2,895,278	220,626	220,626	2,674,651
TENANT SERVICES EXPENSES	184,533	10,890	10,890	173,642
UTILITY EXPENSES	4,414,141	435,123	435,123	3,979,018
MAINTENANCE EXPENSES	6,902,120	564,325	564,325	6,337,795
PROTECTIVE SERVICES	396,576	20,996	20,996	375,580
GENERAL EXPENSES	674,056	40,198	40,198	633,858
SECURITY/ LAW ENFORCEMENT	-	-	-	-
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>563,858</b>	<b>3,432</b>	<b>3,432</b>	<b>560,426</b>
<b>TOTAL EXPENSES</b>	<b>16,030,562</b>	<b>1,295,591</b>	<b>1,295,591</b>	<b>14,734,971</b>
<b>NET INCOME</b>	<b>463,200</b>	<b>(125,665)</b>	<b>(125,665)</b>	<b>588,866</b>
REPLACEMENT RESERVE EXPENSES	629,350	57,010	57,010	572,340
REPLACEMENT RESERVE DEPOSITS	1,678,512	139,876.00	139,876.00	1,538,636.00

**Housing Authority of the City of Asheville**  
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**31-Jan-26**

**Housing Choice Voucher Program**

	2026 Budget	01/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
<b>INCOME</b>				
TENANT INCOME	-	-	-	-
GRANT INCOME	34,314,478	3,033,796	3,033,796	31,280,682
OTHER INCOME	-	2	2	(2)
<b>TOTAL INCOME</b>	<b>34,314,478</b>	<b>3,033,798</b>	<b>3,033,798</b>	<b>31,280,680</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	1,751,296	187,374	187,374	1,563,921
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	-	46	46	(46)
GENERAL EXPENSES	-	5,486	5,486	(5,486)
HOUSING ASSISTANCE PAYMENTS	32,554,667	2,916,916	2,916,916	29,637,751
NON-OPERATING ITEMS	-	-	-	-
<b>TOTAL EXPENSES</b>	<b>34,305,962</b>	<b>3,109,822</b>	<b>3,109,822</b>	<b>31,196,140</b>
<b>NET INCOME</b>	<b>8,516</b>	<b>(76,024)</b>	<b>(76,024)</b>	<b>84,540</b>

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**Central Office**

	<b>2026 Budget</b>	<b>01/2026 Actual</b>	<b>Year to Date Actual</b>	<b>2025 Budget Amount Remaining to Earn / Expend</b>
<b>INCOME</b>				
TENANT INCOME	-	-	-	-
GRANT INCOME	729,597	-	-	-
OTHER INCOME	3,798,953	205,422	205,422	3,593,531
<b>TOTAL INCOME</b>	<b>4,528,550</b>	<b>205,422</b>	<b>205,422</b>	<b>3,593,531</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	3,430,004	228,593	228,593	3,201,411
TENANT SERVICES EXPENSES	319,821	-	-	319,821
UTILITY EXPENSES	105,836	312	312	105,524
MAINTENANCE EXPENSES	342,270	15,176	15,176	327,093
PROTECTIVE SERVICES	220,000	-	-	220,000
GENERAL EXPENSES	110,620	9,873	9,843	100,777
FINANCING EXPENSES	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	(116)	(116)	116
<b>TOTAL EXPENSES</b>	<b>4,528,550</b>	<b>253,838</b>	<b>253,808</b>	<b>4,274,742</b>
<b>NET INCOME</b>	<b>(0)</b>	<b>(48,416)</b>	<b>(48,386)</b>	<b>(681,211)</b>

**Housing Authority of the City of Asheville**  
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**Edington Center & Tenant Services**

	<b>2026 Budget</b>	<b>01/2026 Actual</b>	<b>Year to Date Actual</b>	<b>2025 Budget Amount Remaining to Earn / Expend</b>
<b>INCOME</b>				
TENANT INCOME	-	-	-	-
GRANT INCOME	747,597	327,770	327,770	419,827
OTHER INCOME	269,437	83,980	83,980	185,457
<b>TOTAL INCOME</b>	<b>1,017,034</b>	<b>411,751</b>	<b>411,751</b>	<b>605,283</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	385,217	117,762	117,762	267,455
TENANT SERVICES EXPENSES	311,219	21,925	21,925	289,294
UTILITY EXPENSES	96,033	9,217	9,217	86,815
MAINTENANCE EXPENSES	186,355	31,053	31,053	155,302
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	38,211	5,245	5,245	32,965
<b>TOTAL NON-OPERATING EXPENSES</b>		<b>(116)</b>	<b>(116)</b>	<b>116</b>
<b>TOTAL EXPENSES</b>	<b>1,017,034</b>	<b>185,086</b>	<b>185,086</b>	<b>831,948</b>
<b>NET INCOME</b>	<b>(0)</b>	<b>226,665</b>	<b>226,665</b>	<b>(226,665)</b>

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**Other HACA Properties**

	2026 Budget	01/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
<b>INCOME</b>				
TENANT INCOME	41,583	1,684	1,684	39,899
GRANT INCOME	-	-	-	-
OTHER INCOME	591,432	2,333	2,333	589,099
<b>TOTAL INCOME</b>	<b>633,015</b>	<b>4,017</b>	<b>4,017</b>	<b>628,998</b>
<b>EXPENSES</b>				
ADMINISTRATIVE EXPENSES	8,686	967	967	7,719
TENANT SERVICES EXPENSES	8,116	-	-	8,116
UTILITY EXPENSES	37,202	1,615	1,615	35,587
MAINTENANCE EXPENSES	200,928	4,002	4,002	196,926
GENERAL EXPENSES	18,264	1,025	1,025	17,239
<b>TOTAL NON-OPERATING EXPENSES</b>	<b>359,818</b>	<b>-</b>	<b>-</b>	<b>359,818</b>
<b>TOTAL EXPENSES</b>	<b>633,015</b>	<b>7,609</b>	<b>7,609</b>	<b>640,624</b>
<b>NET INCOME</b>	<b>-</b>	<b>(3,592)</b>	<b>(3,592)</b>	<b>(11,627)</b>