



Financial Reports

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

RAD Properties

	2026 Budget	03/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	16,426,566	1,207,547	3,486,828	12,939,738
GRANT INCOME	-	-	-	-
OTHER INCOME	67,196	17,645	40,265	26,930
TOTAL INCOME	16,493,762	1,225,191	3,527,094	12,966,668
EXPENSES				
ADMINISTRATIVE EXPENSES	2,895,278	199,001	669,619	2,225,659
TENANT SERVICES EXPENSES	184,533	10,771	32,839	151,694
UTILITY EXPENSES	4,414,141	522,154	1,759,639	2,654,503
MAINTENANCE EXPENSES	6,902,120	540,636	1,687,840	5,214,279
PROTECTIVE SERVICES	396,576	12,433	51,114	345,462
GENERAL EXPENSES	674,056	40,205	120,822	553,235
SECURITY/ LAW ENFORCEMENT	-	-	-	-
TOTAL NON-OPERATING EXPENSES	563,858	(16,664)	(29,129)	592,987
TOTAL EXPENSES	16,030,562	1,308,537	4,292,744	11,737,818
NET INCOME	463,200	(83,345)	(765,650)	1,228,850
REPLACEMENT RESERVE EXPENSES	629,350	62,687	176,283	453,067
REPLACEMENT RESERVE DEPOSITS	1,678,512	139,876.00	419,628.00	1,258,884.00

Housing Choice Voucher Program

	2026 Budget	03/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	77,732	77,732	-
GRANT INCOME	34,314,478	3,011,121	8,930,160	25,384,318
OTHER INCOME	-	26,515	52,881	(52,881)
TOTAL INCOME	34,314,478	3,115,367	9,060,773	25,331,437
EXPENSES				
ADMINISTRATIVE EXPENSES	1,751,296	215,051	608,400	1,142,896
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	-	8,129	36,725	(36,725)
GENERAL EXPENSES	-	5,467	19,210	(19,210)
HOUSING ASSISTANCE PAYMENTS	32,554,667	2,968,521	8,719,568	23,835,099
NON-OPERATING ITEMS				-
TOTAL EXPENSES	34,305,962	3,197,167	9,383,903	24,922,059
NET INCOME	8,516	(81,800)	(323,131)	409,378

Central Office

	2026 Budget	03/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	729,597	-	-	-
OTHER INCOME	3,798,953	282,609	709,149	3,089,804
TOTAL INCOME	4,528,550	282,609	709,149	3,089,804
EXPENSES				
ADMINISTRATIVE EXPENSES	3,430,004	240,240	730,602	2,699,401
TENANT SERVICES EXPENSES	319,821	-	-	319,821
UTILITY EXPENSES	105,836	293	9,484	96,352
MAINTENANCE EXPENSES	342,270	19,670	42,928	299,342
PROTECTIVE SERVICES	220,000	-	-	220,000
GENERAL EXPENSES	110,620	9,138	28,121	82,499
FINANCING EXPENSES	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	(631)	(837)	837
TOTAL EXPENSES	4,528,550	268,710	810,297	3,718,253
NET INCOME	(0)	13,899	(101,148)	(628,449)

Edington Center & Tenant Services

	2026 Budget	03/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	747,597	23,816	265,282	482,315
OTHER INCOME	269,437	23,563	195,163	74,274
TOTAL INCOME	1,017,034	47,378	460,445	556,589
EXPENSES				
ADMINISTRATIVE EXPENSES	385,217	76,229	241,615	143,602
TENANT SERVICES EXPENSES	311,219	15,998	51,164	260,055
UTILITY EXPENSES	96,033	2,772	28,662	67,371
MAINTENANCE EXPENSES	186,355	23,405	90,798	95,557
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	38,211	5,105	15,234	22,977
TOTAL NON-OPERATING EXPENSES			(116)	116
TOTAL EXPENSES	1,017,034	123,509	427,357	589,678
NET INCOME	(0)	(76,131)	33,089	(33,089)

Other HACA Properties

	2026 Budget	03/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	41,583	1,812	5,782	35,801
GRANT INCOME	-	-	-	-
OTHER INCOME	591,432	1,722	5,385	586,048
TOTAL INCOME	633,015	3,534	11,167	621,848
EXPENSES				
ADMINISTRATIVE EXPENSES	8,686	2,761	3,800	4,886
TENANT SERVICES EXPENSES	8,116	-	-	8,116
UTILITY EXPENSES	37,202	5,071	9,587	27,616
MAINTENANCE EXPENSES	200,928	11,042	21,266	179,662
GENERAL EXPENSES	18,264	1,025	3,074	15,190
TOTAL NON-OPERATING EXPENSES	359,818	-	-	359,818
TOTAL EXPENSES	633,015	19,899	37,728	670,743
NET INCOME	-	(16,365)	(26,561)	(48,894)