



Financial Reports

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May 20, 2026

Housing Authority of the City of Asheville
Revenue and Expense Summary
30-Apr-26

RAD Properties

	2026 Budget	04/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	16,426,566	1,253,449	4,725,851	11,700,715
GRANT INCOME	-	-	-	-
OTHER INCOME	67,196	8,402	48,667	18,528
TOTAL INCOME	16,493,762	1,261,851	4,774,518	11,719,244
EXPENSES				
ADMINISTRATIVE EXPENSES	2,895,278	228,823	902,687	1,992,591
TENANT SERVICES EXPENSES	184,533	13,939	46,816	137,717
UTILITY EXPENSES	4,414,141	296,975	2,056,613	2,357,528
MAINTENANCE EXPENSES	6,902,120	561,658	2,267,524	4,634,595
PROTECTIVE SERVICES	396,576	20,315	71,429	325,146
GENERAL EXPENSES	674,056	37,350	158,178	515,878
SECURITY/ LAW ENFORCEMENT	-	-	-	-
TOTAL NON-OPERATING EXPENSES	563,858	(243,062)	(272,191)	836,049
TOTAL EXPENSES	16,030,562	915,997	5,231,058	10,799,504
NET INCOME	463,200	345,853	(456,539)	919,740
REPLACEMENT RESERVE EXPENSES	629,350	45,181	221,464	407,886
REPLACEMENT RESERVE DEPOSITS	1,678,512	139,876.00	559,504.00	1,119,008.00

Housing Choice Voucher Program

	2026 Budget	04/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	1,796	79,528	-
GRANT INCOME	34,314,478	3,066,013	11,996,173	22,318,305
OTHER INCOME	-	2	52,881	(52,881)
TOTAL INCOME	34,314,478	3,067,811	12,128,581	22,265,424
EXPENSES				
ADMINISTRATIVE EXPENSES	1,751,296	230,937	839,961	911,334
TENANT SERVICES EXPENSES	-	-	-	-
UTILITY EXPENSES	-	-	-	-
MAINTENANCE EXPENSES	-	479	37,836	(37,836)
GENERAL EXPENSES	-	50,786	70,008	(70,008)
HOUSING ASSISTANCE PAYMENTS	32,554,667	3,252,739	11,972,307	20,582,360
NON-OPERATING ITEMS	-	-	-	-
TOTAL EXPENSES	34,305,962	3,534,941	12,920,112	21,385,850
NET INCOME	8,516	(467,131)	(791,531)	879,574

Central Office

	2026 Budget	04/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	729,597	-	-	-
OTHER INCOME	3,798,953	225,669	934,818	2,864,135
TOTAL INCOME	4,528,550	225,669	934,818	2,864,135
EXPENSES				
ADMINISTRATIVE EXPENSES	3,430,004	381,620	1,124,493	2,305,511
TENANT SERVICES EXPENSES	319,821	-	60.71	319,760
UTILITY EXPENSES	105,836	2,352	11,836	94,000
MAINTENANCE EXPENSES	342,270	8,561	53,237	289,033
PROTECTIVE SERVICES	220,000	-	-	220,000
GENERAL EXPENSES	110,620	5,772	34,036	76,584
FINANCING EXPENSES	-	-	-	-
TOTAL NON-OPERATING EXPENSES	-	-	(837)	837
TOTAL EXPENSES	4,528,550	398,305	1,222,825	3,305,725
NET INCOME	(0)	(172,636)	(288,006)	(441,591)

Edington Center & Tenant Services

	2026 Budget	04/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	-	-	-	-
GRANT INCOME	747,597	-	265,282	482,315
OTHER INCOME	269,437	23,232	218,395	51,042
TOTAL INCOME	1,017,034	23,232	483,677	533,357
EXPENSES				
ADMINISTRATIVE EXPENSES	385,217	89,298	333,627	51,590
TENANT SERVICES EXPENSES	311,219	8,328	59,719	251,500
UTILITY EXPENSES	96,033	10,871	39,532	56,500
MAINTENANCE EXPENSES	186,355	17,056	108,437	77,918
PROTECTIVE SERVICES	-	-	-	-
GENERAL EXPENSES	38,211	4,770	19,897	18,314
TOTAL NON-OPERATING EXPENSES		-	(116)	116
TOTAL EXPENSES	1,017,034	130,324	561,096	455,938
NET INCOME	(0)	(107,092)	(77,419)	77,418

Other HACA Properties

	2026 Budget	04/2026 Actual	Year to Date Actual	2025 Budget Amount Remaining to Earn / Expend
INCOME				
TENANT INCOME	41,583	2,286	8,068	33,515
GRANT INCOME	-	-	-	-
OTHER INCOME	591,432	3,268	8,653	582,779
TOTAL INCOME	633,015	5,554	16,721	616,294
EXPENSES				
ADMINISTRATIVE EXPENSES	8,686	1,073	4,873	3,813
TENANT SERVICES EXPENSES	8,116	-	-	8,116
UTILITY EXPENSES	37,202	2,867	12,454	24,748
MAINTENANCE EXPENSES	200,928	24,460	46,319	154,609
GENERAL EXPENSES	18,264	1,025	4,099	14,165
TOTAL NON-OPERATING EXPENSES	359,818	-	-	359,818
TOTAL EXPENSES	633,015	29,425	67,745	700,760
NET INCOME	-	(23,871)	(51,024)	(84,466)