Housing Authority of City of Asheville

Fiscal Year 2026 Final Budget

	COCC	HCV	RAD PBV	Other Properties	Total
INCOME					
TENANT INCOME					
GROSS POTENTIAL RENT					
Rent Income-Gross Potential	0.00	0.00	0.00	0.00	0.00
Tenant Rent	0.00	0.00	5,194,552.97	24,317.61	5,218,870.58
Tenant Assistance Payments	0.00	0.00	10,808,190.49	17,105.55	10,825,296.05
Tax Credit Subsidy	0.00	0.00	0.00	0.00	0.00
Vacancy Payments	0.00	0.00	164,610.40	0.00	164,610.40
AT - HAP Subsidy	0.00	0.00	0.00	0.00	0.00
AT - Utility Reimbursement	0.00	0.00	0.00	0.00	0.00
AT - Utility Reimbursement Recovery	0.00	0.00	0.00	0.00	0.00
Subsidy Adjustments	0.00	0.00	0.00	0.00	0.00
Gross Potential Rent	0.00	0.00	16,167,353.86	41,423.17	16,208,777.03
Less: Vacancies	0.00	0.00	0.00	0.00	0.00
Less: Concessions	0.00	0.00	0.00	0.00	0.00
Less: Prepaid Rents	0.00	0.00	0.00	0.00	0.00
Less: Delinquencies	0.00	0.00	0.00	0.00	0.00
Less: Admin/Employee Unit	0.00	0.00	0.00	0.00	0.00
Total Rental Income	0.00	0.00	0.00	0.00	0.00
Other Tenant Income					
Laundry and Vending	0.00	0.00	13,425.00	0.00	13,425.00
VH Installment Pmt Bal	0.00	0.00	0.00	0.00	0.00
Damages	0.00	0.00	131,866.00	73.13	131,939.13
Late Charges Collected	0.00	0.00	73,293.60	0.00	73,293.60
Court Fees	0.00	0.00	35,942.00	86.52	36,028.52
NSF Charges	0.00	0.00	335.00	0.00	335.00
Tenant Owed Utilities	0.00	0.00	0.00	0.00	0.00
Pet Fee	0.00	0.00	4,236.00	0.00	4,236.00
CATV Revenue	0.00	0.00	0.00	0.00	0.00
VH Other Balance	0.00	0.00	0.00	0.00	0.00
Other Tenant Income	0.00	0.00	0.00	0.00	0.00
Transfer Fee	0.00	0.00	0.00	0.00	0.00
Keys/Locks	0.00	0.00	115.00	0.00	115.00
Cleaning	0.00	0.00	0.00	0.00	0.00
Guest Room	0.00	0.00	0.00	0.00	0.00
Total Other Tenant Income	0.00	0.00	259,212.60	159.65	259,372.25
NET TENANT INCOME	0.00	0.00	16,426,566.46	41,582.82	16,468,149.28
HUD PHA Operating Grants/Subsidy	0.00	0.00	0.00	0.00	0.00
HUD Operating Grants - EHV	0.00	0.00	0.00	0.00	0.00
Section 8 HAP Earned	0.00	31,931,004.00	0.00	0.00	31,931,004.00
Section 8 Admin. Fee Income	0.00	2,297,237.77	0.00	0.00	2,297,237.77
Section 8 FSS Grant Income	358,397.00	0.00	0.00	0.00	358,397.00
Port-In Admin Fees Earned	0.00	3,512.80	0.00	0.00	3,512.80
Section 8 Hard to House Fee Earned	0.00	0.00	0.00	0.00	0.00
Port In HAP Earned	0.00	82,723.42	0.00	0.00	82,723.42
Section 8 Homeownership	0.00	0.00	0.00	0.00	0.00
Section 8 VASH	0.00	0.00	0.00	0.00	0.00
HUD - CARES Act Additional Funding	0.00	0.00	0.00	0.00	0.00
HCV Admin Fee - CARES Act Funding	0.00	0.00	0.00	0.00	0.00
Mainstream Admin Fee - CARES Act Funding	0.00	0.00	0.00	0.00	0.00
Admin. Fee Income - EHV	0.00	0.00	0.00	0.00	0.00
Service Fee Income - EHV	0.00	0.00	0.00	0.00	0.00
Preliminary Fee Income - EHV	0.00	0.00	0.00	0.00	0.00
PBV Subsidy Pmts	0.00	0.00	0.00	0.00	0.00
Other Government Grants	0.00	0.00	0.00	0.00	0.00
FFCRA FICA Credits	0.00	0.00	0.00	0.00	0.00
FFCRA Healthcare Credits	0.00	0.00	0.00	0.00	0.00
HOPWA Admin Fees	0.00	0.00	0.00	0.00	0.00
HOPWA Rental Assistance	0.00	0.00	0.00	0.00	0.00
Capital Fund Grants - Non CFP	0.00	0.00	0.00	0.00	0.00
CFP Revenue Amp 1	0.00	0.00	0.00	0.00	0.00
CFP Revenue Amp 2	0.00	0.00	0.00	0.00	0.00
CFP Revenue Amp 3	0.00	0.00	0.00	0.00	0.00
CFP Revenue Amp 4	0.00	0.00	0.00	0.00	0.00
CFP Revenue Reid Ctr	0.00	0.00	0.00	0.00	0.00
CFP Revenue Admin Fees	0.00	0.00	0.00	0.00	0.00
CFP Revenue - Soft Costs	0.00	0.00	0.00	0.00	0.00
ROSS 334 Income	0.00	0.00	0.00	0.00	0.00
ROSS 337 Income	0.00	0.00	0.00	0.00	0.00
Non-Government Grants	0.00	0.00	0.00	0.00	0.00
United Way Grant	0.00	0.00	0.00	0.00	0.00

Housing Authority of City of Asheville

Fiscal Year 2026 Proposed Budget

	COCC	HCV	RAD PBV	Other Properties	Total
Dogwood Grant - fyhand	0.00	0.00	0.00	0.00	0.00
Donations	0.00	0.00	0.00	0.00	0.00
Community Health Workers Grant	0.00	0.00	0.00	0.00	0.00
Non-Government Grant - Dogwood Misc	371,200.00	0.00	0.00	0.00	371,200.00
Non- Government Grant - Dogwood Fleet	0.00	0.00	0.00	0.00	0.00
Other Grants	0.00	0.00	0.00	0.00	0.00
Reimagining Deaverview Grant					
Reimagining Deaverview Grant - Buncombe Count	0.00	0.00	0.00	0.00	0.00
Reimagining Deaverview Grant - City of Asheville	0.00	0.00	0.00	0.00	0.00
TOTAL GRANT INCOME	729,597.00	34,314,477.99	0.00	0.00	35,044,074.99
OTHER INCOME					
Interest Income-Unrestricted	0.00	0.00	0.00	0.00	0.00
Interest Income-Restricted	18,686.00	0.00	0.00	0.00	18,686.00
Mortgage Interest Income	0.00	0.00	0.00	282,906.91	282,906.91
Investment Income - Unrestricted	0.00	0.00	0.00	0.00	0.00
Investment Income - Restricted	0.00	0.00	0.00	0.00	0.00
Management Fee Income	434,973.12	0.00	0.00	0.00	434,973.12
HCVP Management Fee Income	0.00	0.00	0.00	0.00	0.00
AT Management Fee Income	475,365.60	0.00	0.00	0.00	475,365.60
AT Bookkeeping Fee	48,278.16	0.00	0.00	0.00	48,278.16
Bookkeeping Fee Income	271,858.20	0.00	0.00	0.00	271,858.20
Asset Management Fee Income	0.00	0.00	0.00	0.00	0.00
CFP Admin Fees Income	0.00	0.00	0.00	0.00	0.00
BHA Mgmt Fee Revenue	133,393.41	0.00	0.00	0.00	133,393.41
COCC RAD Fee Income	1,304,673.01	0.00	0.00	0.00	1,304,673.01
COCC RAD Surplus Cash Revenue	0.00	0.00	0.00	0.00	0.00
FSS Escrow Forfeited	84,019.00	0.00	0.00	0.00	84,019.00
Fraud Recovery	0.00	0.00	0.00	0.00	0.00
Repayment Agreement	0.00	0.00	0.00	0.00	0.00
AT - Expense Recovery	0.00	0.00	0.00	0.00	0.00
Sales	0.00	0.00	0.00	0.00	0.00
Other Income - FSS Forfeiture	0.00	0.00	0.00	0.00	0.00
Miscellaneous Other Income	100,000.00	0.00	24,745.23	308,515.17	433,260.40
Other Income Reid Ctr	0.00	0.00	0.00	0.00	0.00
Nondwelling Rental	66,732.00	0.00	38,003.00	0.00	104,735.00
Community Engagement	0.00	0.00	0.00	0.00	0.00
Discount Revenue	0.00	0.00	947.41	10.34	957.75
Operating Transfers IN	860,974.48	0.00	0.00	0.00	860,974.48
Surplus Cash from RAD	0.00	0.00	0.00	0.00	0.00
Surplus Cash	0.00	0.00	0.00	0.00	0.00
DNU Charge Code	0.00	0.00	3,500.00	0.00	3,500.00
TOTAL OTHER INCOME	3,798,952.98	0.00	67,195.64	591,432.42	4,457,581.05
TOTAL INCOME	**4,528,549.98**	**34,314,477.99**	**16,493,762.10**	**633,015.24**	**55,969,805.31**
EXPENSES					
ADMINISTRATIVE					
Administrative Salaries	626,400.00	1,288,147.00	870,964.96	1,934.35	2,787,446.31
Administrative Salaries - COCCE	707,590.93	0.00	0.00	0.00	707,590.93
Administrative Salaries - COCCF	373,990.00	0.00	0.00	0.00	373,990.00
Administrative Salaries - FSS Coordinator	393,640.00	0.00	0.00	0.00	393,640.00
Administration Salary - RIC	0.00	0.00	0.00	0.00	0.00
Administration Salary - Employment Specialist	0.00	0.00	0.00	0.00	0.00
Grant Funded Position - CHW	0.00	0.00	0.00	0.00	0.00
Administrative Rent Free Unit	0.00	0.00	0.00	0.00	0.00
Additional Compensation	0.00	0.00	0.00	0.00	0.00
Employee Benefit Contribution-Admin	206,712.00	425,088.51	297,350.33	1,671.67	930,822.51
Employee Benefit Contribution - COCCE	193,970.92	0.00	6,919.59	0.00	200,890.51
Employee Benefit Contribution - COCCF	100,689.78	0.00	0.00	0.00	100,689.78
Employee Benefit Contribution - FSS Coordinator	129,901.20	0.00	0.00	0.00	129,901.20
Employee Benefit Contribution - Medicare	0.00	0.00	0.00	0.00	0.00
Total Administrative Salaries	2,732,894.83	1,713,235.51	1,175,234.88	3,606.02	5,624,971.24
Legal Expense					
Unlawful Detainers	0.00	0.00	0.00	0.00	0.00
Pre-Employment Screening	7,500.00	0.00	20.00	0.00	7,520.00
Tenant Screening	4,889.79	0.00	6,245.31	0.00	11,135.10
General Legal Expense	87,638.47	0.00	75,419.00	0.00	163,057.47
Total Legal Expense	100,028.27	0.00	81,684.31	0.00	181,712.58
Other Admin Expenses					
Staff Training	28,500.00	2,500.00	6,986.36	12.04	37,998.40
Staff Training - Travel	8,500.00	500.00	3,310.00	0.00	12,310.00

Housing Authority of City of Asheville

Fiscal Year 2026 Proposed Budget

	COCC	HCV	RAD PBV	Other Properties	Total
Commisioner Training	15,000.00	0.00	0.00	0.00	15,000.00
Travel	4,825.70	0.00	1,060.07	0.00	5,885.77
Accounting Fees/Tax Return Prep Fee	52,716.26	0.00	0.00	0.00	52,716.26
Auditing Fees	50,490.60	0.00	0.00	0.00	50,490.60
Port Out Admin Fee Paid	0.00	8,700.00	0.00	0.00	8,700.00
Property Management Fee	0.00	0.00	1,304,673.01	0.00	1,304,673.01
Asset Management Fee	0.00	0.00	0.00	0.00	0.00
Bookkeeping Fee	0.00	0.00	0.00	0.00	0.00
Administrative Fee	0.00	0.00	73.23	0.00	73.23
Marketing	0.00	0.00	0.00	0.00	0.00
Office Rent	0.00	0.00	0.00	0.00	0.00
Consultants	23,000.00	0.00	0.00	0.00	23,000.00
Total Other Admin Expenses	183,032.56	11,700.00	1,316,102.67	12.04	1,510,847.28
Miscellaneous Admin Expenses					
Late Charges Paid	0.00	0.00	0.00	0.00	0.00
Membership and Fees	6,244.09	0.00	487.00	0.00	6,731.09
Publications/Books/Printing	8,600.00	0.00	1,757.04	2.44	10,359.48
Advertising	9,000.00	0.00	0.00	0.00	9,000.00
Office Supplies	36,302.20	2,500.00	19,564.45	1.26	58,367.92
Office Supplies Reid Ctr	0.00	0.00	0.00	0.00	0.00
Fuel-Administrative	0.00	0.00	0.00	0.00	0.00
Computer Parts	0.00	0.00	0.00	0.00	0.00
Telephone	50,000.00	0.00	64,707.66	837.47	115,545.13
Telephone - IHAD	0.00	0.00	0.00	0.00	0.00
Telephone Reid Center	0.00	0.00	0.00	0.00	0.00
Postage	15,000.00	0.00	7,645.00	0.00	22,645.00
Software License Fees	20,000.00	0.00	31,023.61	180.60	51,204.21
Copiers	8,000.00	0.00	12,283.14	3.54	20,286.68
Printer Supplies	0.00	0.00	0.00	0.00	0.00
Software	0.00	0.00	0.00	0.00	0.00
Internet	25,000.00	0.00	57,337.23	25.06	82,362.29
Internet Svc-Reid	0.00	0.00	0.00	0.00	0.00
Other Admin Contracts	50,000.00	500.00	292.00	0.00	50,792.00
Cell Phones/Pagers	0.00	0.00	0.00	0.00	0.00
Temporary Administrative Labor	33,600.00	0.00	0.00	0.00	33,600.00
Non-Cap Office Eqp & Furniture	39,000.00	0.00	9,003.45	0.00	48,003.45
Bank Fees	27,812.64	13,000.00	0.00	684.26	41,496.90
Sponsorships/Scholarships/Donations	0.00	0.00	0.00	0.00	0.00
Other Misc Admin Expenses	17,300.00	2,500.00	13,319.62	3,333.79	36,453.40
Other Misc Admin Exp Reid Ctr	0.00	0.00	0.00	0.00	0.00
ADP Fees (Paychex 03.27.23)	55,000.00	0.00	18,909.51	0.00	73,909.51
Court Costs	0.00	0.00	85,826.00	0.00	85,826.00
Program Supplies	2,525.00	0.00	0.00	0.00	2,525.00
IHAD Scholarships	0.00	0.00	0.00	0.00	0.00
Licenses and Permits	664.00	0.00	100.00	0.00	764.00
Staff Recognition	10,000.00	7,860.00	0.00	0.00	17,860.00
Total Miscellaneous Admin Expenses	414,047.93	26,360.00	322,255.71	5,068.42	767,732.06
TOTAL ADMINISTRATIVE EXPENSES	3,430,003.59	1,751,295.51	2,895,277.58	8,686.48	8,085,263.16
TENANT SERVICES					
Tenant Services Salaries	9,056.57	0.00	137,647.92	480.67	147,185.16
Employee Benefit Contributions-Tenant Svcs.	0.00	0.00	14,303.72	36.77	14,340.49
Employee Benefit Contribution - Medicare	0.00	0.00	0.00	0.00	0.00
Resident Council	0.00	0.00	2,593.00	0.00	2,593.00
Other Tenant Svcs.	110,764.00	0.00	24,135.95	7,599.00	142,498.95
Resident Broadband	0.00	0.00	0.00	0.00	0.00
SPC Rental Assistance	0.00	0.00	0.00	0.00	0.00
SPC/SNAP Admin Fees	0.00	0.00	0.00	0.00	0.00
ROSS Project Coordinator	0.00	0.00	0.00	0.00	0.00
ROSS Training Costs	0.00	0.00	0.00	0.00	0.00
ROSS Administrative Costs	0.00	0.00	0.00	0.00	0.00
Security/Utility Deposit Assistance - EHV	0.00	0.00	0.00	0.00	0.00
Post Security Deposit/Unit Repair Fees for minor damage	0.00	0.00	0.00	0.00	0.00
Lease-up Bonus for Landlords - EHV	0.00	0.00	0.00	0.00	0.00
Housing Quality Standard (HQS) - EHV	0.00	0.00	0.00	0.00	0.00
Tenant Services Contract Costs	0.00	0.00	0.00	0.00	0.00
Tenant Relocation	0.00	0.00	5,852.30	0.00	5,852.30
Tenant Scholarship	0.00	0.00	0.00	0.00	0.00
Resident Surcharge Fee	0.00	0.00	0.00	0.00	0.00
Tablets/Laptop Rent Cafe - Residents and Tenants Acces	0.00	0.00	0.00	0.00	0.00
FSS Participants - Dogwood Grant Fund	200,000.00	0.00	0.00	0.00	200,000.00
TOTAL TENANT SERVICES EXPENSES	319,820.57	0.00	184,532.89	8,116.43	512,469.89

Housing Authority of City of Asheville

Fiscal Year 2026 Proposed Budget

	COCC	HCV	RAD PBV	Other Properties	Total
UTILITIES					
Water	7,033.00	0.00	506,985.00	4,750.04	518,768.04
Water Reid Center	0.00	0.00	0.00	0.00	0.00
Stormwater/Fireline	1,450.00	0.00	66,551.00	359.72	68,360.72
Electricity	42,944.00	0.00	1,773,374.00	12,472.94	1,828,790.94
Electricity Reid Center	0.00	0.00	0.00	0.00	0.00
Electricity-Vacant Units	0.00	0.00	0.00	0.00	0.00
Solar	0.00	0.00	0.00	0.00	0.00
Gas	18,396.72	0.00	792,073.00	12,028.86	822,498.58
Gas Reid Center	0.00	0.00	0.00	0.00	0.00
Gas-Vacant Units	0.00	0.00	0.00	0.00	0.00
Heating Oil	0.00	0.00	0.00	0.00	0.00
Garbage/Trash Removal	22,881.10	0.00	234,711.00	0.00	257,592.10
Recycling Fees-Water Bills	5,184.00	0.00	254,708.00	1,018.91	260,910.91
Sewer	7,947.27	0.00	747,237.00	5,540.77	760,725.04
Sewer Reid Center	0.00	0.00	0.00	0.00	0.00
CATV	0.00	0.00	0.00	0.00	0.00
Other Utility Expense	0.00	0.00	38,502.28	1,030.91	39,533.19
Other Utility Expense - Labor	0.00	0.00	0.00	0.00	0.00
Other Utility Expense Reid Center	0.00	0.00	0.00	0.00	0.00
TOTAL UTILITY EXPENSES	105,836.10	0.00	4,414,141.28	37,202.15	4,557,179.53
General Maint Expense					
Maintenance Salaries	0.00	0.00	2,236,032.97	565.21	2,236,598.18
Maintenance-Rpl Res Work	0.00	0.00	0.00	0.00	0.00
Maintenance Labor-Grounds	0.00	0.00	0.00	0.00	0.00
Maint-On Call Service	0.00	0.00	0.00	0.00	0.00
Maintenance - Temporary Labor	0.00	0.00	4,472.99	0.00	4,472.99
Maint. Empl. Rent Free Unit	0.00	0.00	0.00	0.00	0.00
Employee Benefit Contribution-Maint.	0.00	0.00	763,298.86	350.88	763,649.74
Employee Benefits-Maint Rpl Res	0.00	0.00	0.00	0.00	0.00
Employee Benefit Contribution - Medicare	0.00	0.00	0.00	0.00	0.00
Maintenance Uniforms	6,462.91	0.00	33,104.61	44.89	39,612.41
Maintenance Travel/Training	0.00	0.00	0.00	0.00	0.00
Vehicle Gas, Oil, Grease	5,499.41	0.00	34,775.47	6.13	40,281.01
Vehicle Exp-IHAD	0.00	0.00	0.00	0.00	0.00
Fleets	0.00	0.00	0.00	0.00	0.00
Headstart Building - Edington Center	0.00	0.00	0.00	0.00	0.00
Headstart Building - Pisgah View	0.00	0.00	0.00	0.00	0.00
Headstart Building - Hillcrest	0.00	0.00	0.00	0.00	0.00
Edington Center Building - Roof	0.00	0.00	0.00	0.00	0.00
Edington Center Building/Ground Improvement	0.00	0.00	0.00	0.00	0.00
Total General Maint Expense	11,962.32	0.00	3,071,684.90	967.10	3,084,614.33
Materials					
Maint Materials Reid Center	0.00	0.00	0.00	0.00	0.00
Supplies-Grounds	0.00	0.00	5,225.00	0.00	5,225.00
Edington Ctr Mural supplies	0.00	0.00	0.00	0.00	0.00
Supplies-Appliance	0.00	0.00	64,046.00	0.00	64,046.00
Supplies-Paint	0.00	0.00	71,864.00	2,483.89	74,347.89
Supplies-Electrical	2,586.00	0.00	51,326.00	1,809.45	55,721.45
Supplies-Exterminating	0.00	0.00	7,775.00	0.00	7,775.00
Supplies-Janitorial/Cleaning	8,000.00	0.00	38,568.00	0.00	46,568.00
Supplies-Maint/Repairs	36,555.00	0.00	457,636.00	10,850.87	505,041.87
Supplies-Plumbing	0.00	0.00	15,855.00	646.49	16,501.49
Supplies-Tools and Non-cap Equipment	0.00	0.00	1,363.00	0.00	1,363.00
Supplies-Screen/Storm Doors	0.00	0.00	6,150.00	0.00	6,150.00
Supplies-Window Units	0.00	0.00	44,089.00	417.49	44,506.49
Supplies - HVAC	0.00	0.00	1,335.00	0.00	1,335.00
Supplies - Heaters/Water Heaters	0.00	0.00	6,000.00	0.00	6,000.00
Supplies-Blinds	0.00	0.00	35,419.00	564.00	35,983.00
Supplies - Flooring	0.00	0.00	10,940.00	514.52	11,454.52
Kitchen Ingredients	0.00	0.00	0.00	0.00	0.00
Kitchen Supplies	0.00	0.00	0.00	0.00	0.00
Supplies: Other	0.00	0.00	0.00	0.00	0.00
Total Materials	47,141.00	0.00	817,591.00	17,286.70	882,018.70
Contract-Security & Fire Alarm/Extinguisher	8,084.00	0.00	143,954.00	10,703.50	162,741.50
Contracts-Alarm/Ext Reid Ctr	0.00	0.00	0.00	0.00	0.00
Contract-Appliance	0.00	0.00	0.00	0.00	0.00
Contract-Building Repairs/Maint.	30,826.00	0.00	156,905.00	24,440.30	212,171.30
Contract-Snow Removal	0.00	0.00	0.00	0.00	0.00
Contract-Unit Repairs/Maint.	1,145.93	0.00	104,261.00	8,258.60	113,665.53
Contract-Electrical	3,692.00	0.00	18,389.00	701.37	22,782.37

Housing Authority of City of Asheville

Fiscal Year 2026 Proposed Budget

	COCC	HCV	RAD PBV	Other Properties	Total
Contract-Pest Control	6,720.00	0.00	46,380.00	1,095.48	54,195.48
Contract-Unit Turnaround	0.00	0.00	659,559.00	16,866.25	676,425.25
Contract-Grounds	6,665.89	0.00	443,580.00	4,608.89	454,854.78
Contract-Grounds Reid Ctr	0.00	0.00	0.00	0.00	0.00
Contract-Janitorial/Cleaning	0.00	0.00	0.00	0.00	0.00
Contract-Janitorial/Cleaning Reid Ctr	0.00	0.00	0.00	0.00	0.00
Contract-Plumbing	4,060.00	0.00	221,340.00	2,055.45	227,455.45
Contract-Locks/Keys	4,019.78	0.00	67,232.00	1,735.14	72,986.92
Contract-HVAC	4,347.91	0.00	55,584.00	2,567.28	62,499.19
Contract-Vehicle Maintenance	21,710.64	0.00	92,404.00	3.01	114,117.65
Contract-Equipment Rental	13,555.19	0.00	12,377.00	8.50	25,940.69
Contract-Equipment Repairs/Maint	0.00	0.00	10,397.00	0.00	10,397.00
Contract-Elevator Monitoring/Repair	2,812.00	0.00	99,301.00	7,616.83	109,729.83
Contract-Alarm Monitoring	0.00	0.00	0.00	0.00	0.00
Contract-Sprinkler Monitoring	0.00	0.00	0.00	0.00	0.00
Contract-Inspections	0.00	0.00	34,695.00	157.02	34,852.02
Contract-IT Contracts	65,790.00	0.00	39,548.00	935.84	106,273.84
Contract-Roof Repairs/Maint.	0.00	0.00	3,214.00	5,835.53	9,049.53
Storage Unit	0.00	0.00	0.00	0.00	0.00
Contract-Cameras/CCTV	7,865.04	0.00	47,757.00	3,240.66	58,862.70
Contract - Fleet Rental	24,062.53	0.00	98,500.00	0.00	122,562.53
Contract-Fee For Service	0.00	0.00	0.00	0.00	0.00
Contract Costs-Other	77,809.33	0.00	28,117.00	43,157.00	149,083.33
Contract Costs-Other Reid Ctr	0.00	0.00	0.00	0.00	0.00
Replacement Reserve - HACA					
RR - Vehicles	0.00	0.00	0.00	0.00	0.00
RR - Refrigerators	0.00	0.00	31,500.00	4,823.08	36,323.08
RR - Ranges	0.00	0.00	24,500.00	4,590.46	29,090.46
RR - Kitchen Cabinets	0.00	0.00	7,600.00	0.00	7,600.00
RR - Generator	0.00	0.00	0.00	0.00	0.00
RR - Cameras	0.00	0.00	17,700.00	0.00	17,700.00
RR - Gas Furnace	0.00	0.00	27,000.00	0.00	27,000.00
RR - Range Hoods	0.00	0.00	0.00	371.53	371.53
RR - Bathroom Fans	0.00	0.00	15,000.00	0.00	15,000.00
RR - Tree Work	0.00	0.00	41,500.00	20,600.00	62,100.00
RR - Kitchen Cabinets, Counter Tops, Sinks	0.00	0.00	42,000.00	0.00	42,000.00
RR - Roofs	0.00	0.00	30,000.00	3,409.90	33,409.90
RR - HVAC Electric Furnace	0.00	0.00	0.00	0.00	0.00
RR - Water Heaters	0.00	0.00	32,000.00	0.00	32,000.00
RR - Trash Chute	0.00	0.00	0.00	0.00	0.00
RR - Exterior Lighting	0.00	0.00	0.00	0.00	0.00
RR - Hallway Upgrades	0.00	0.00	0.00	0.00	0.00
RR - Interior Lighting	0.00	0.00	550.00	0.00	550.00
RR - Window Replacement	0.00	0.00	6,000.00	0.00	6,000.00
RR - Floor Replacement	0.00	0.00	28,800.00	13,733.33	42,533.33
RR - Stormwater Drainage	0.00	0.00	0.00	0.00	0.00
RR - Building/Unit Exterior Wall	0.00	0.00	11,000.00	0.00	11,000.00
RR - Water/Sewer Line	0.00	0.00	47,000.00	0.00	47,000.00
RR - Sidewalks	0.00	0.00	24,500.00	0.00	24,500.00
RR - Pavement	0.00	0.00	0.00	0.00	0.00
RR - Stair Replacement	0.00	0.00	0.00	0.00	0.00
RR - Steel Support Maintenance	0.00	0.00	0.00	0.00	0.00
RR - Gutters	0.00	0.00	46,000.00	0.00	46,000.00
RR - Smoke/C0 Alarm	0.00	0.00	22,300.00	518.30	22,818.30
RR - Fire Alarm Panel Replacement	0.00	0.00	0.00	0.00	0.00
RR - Range Fire Safety Conversion	0.00	0.00	0.00	0.00	0.00
RR - Shower Replacement	0.00	0.00	51,100.00	503.64	51,603.64
RR - Exterior Doors	0.00	0.00	0.00	0.00	0.00
RR - Elevator	0.00	0.00	0.00	0.00	0.00
RR - Keyless Entry System	0.00	0.00	0.00	0.00	0.00
RR - Fountain Upgrade	0.00	0.00	0.00	0.00	0.00
RR - Boiler Replacement	0.00	0.00	0.00	0.00	0.00
RR - Water Saving Project	0.00	0.00	0.00	0.00	0.00
RR - Shower Head Replacement	0.00	0.00	0.00	0.00	0.00
RR - Walk Off Mat	0.00	0.00	0.00	0.00	0.00
RR - Waste Lines	0.00	0.00	0.00	0.00	0.00
RR - Lateral Drains	0.00	0.00	0.00	0.00	0.00
RR - Remodel Kenilworth Units	0.00	0.00	0.00	0.00	0.00
RR - Mowing Equipment	0.00	0.00	0.00	0.00	0.00
RR - Ceiling	0.00	0.00	0.00	0.00	0.00
RR - Playground Equipment	0.00	0.00	35,000.00	0.00	35,000.00
RR - Landscaping	0.00	0.00	3,500.00	0.00	3,500.00
RR - Washer and Dryer	0.00	0.00	0.00	0.00	0.00

Housing Authority of City of Asheville

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	COCC	HCV	RAD PBV	Other Properties	Total
RR - Interior Building Paint	0.00	0.00	1,600.00	137.33	1,737.33
RR - Coin Machines	0.00	0.00	0.00	0.00	0.00
RR - Storm Doors	0.00	0.00	0.00	0.00	0.00
RR - Bathtubs	0.00	0.00	3,200.00	0.00	3,200.00
RR - Railing Paints	0.00	0.00	0.00	0.00	0.00
RR - Crawl Space Door	0.00	0.00	10,000.00	0.00	10,000.00
RR - Speed Humps	0.00	0.00	50,000.00	0.00	50,000.00
RR - Units Remodeling	0.00	0.00	0.00	0.00	0.00
RR - MISCELLANEOUS	0.00	0.00	0.00	0.00	0.00
RR - Miscellaneous	0.00	0.00	20,000.00	0.00	20,000.00
Total Replacement Reserve - HACA	0.00	0.00	629,350.00	48,687.57	678,037.57
RR - Laundry Room Bartlett	0.00	0.00	0.00	0.00	0.00
RR - Kitchens	0.00	0.00	0.00	0.00	0.00
Bartlett Arms Cameras	0.00	0.00	0.00	0.00	0.00
Rehab - RAD Conversion	0.00	0.00	0.00	0.00	0.00
RR - Pavement Repairs	0.00	0.00	0.00	0.00	0.00
RR - Camera Upgrade	0.00	0.00	0.00	0.00	0.00
RR - Kitchen Cabinets, Counter Tops, Sinks	0.00	0.00	0.00	0.00	0.00
RR - Pisgahview Tree Work	0.00	0.00	0.00	0.00	0.00
RR - Roof Rpl	0.00	0.00	0.00	0.00	0.00
RR - Water Htrs	0.00	0.00	0.00	0.00	0.00
RR - Pavement	0.00	0.00	0.00	0.00	0.00
RR - Utility Vehicles	0.00	0.00	0.00	0.00	0.00
RR - Roofs	0.00	0.00	0.00	0.00	0.00
RR - Laundry Room Aston	0.00	0.00	0.00	0.00	0.00
RR - Mailboxes	0.00	0.00	0.00	0.00	0.00
RR - Kitchen Cabinets/Countertops	0.00	0.00	0.00	0.00	0.00
RR - Showerheads	0.00	0.00	0.00	0.00	0.00
RR - Fence at Aston	0.00	0.00	0.00	0.00	0.00
RR - DHW #1 - Apt. Water Heaters	0.00	0.00	0.00	0.00	0.00
RR - Hallway Upgrades	0.00	0.00	0.00	0.00	0.00
RR - Water Heaters	0.00	0.00	0.00	0.00	0.00
RR - Cabinets/Countertops	0.00	0.00	0.00	0.00	0.00
RR - Range Hoods	0.00	0.00	0.00	0.00	0.00
RR - Refrigerators	0.00	0.00	0.00	0.00	0.00
RR - Tree Work	0.00	0.00	0.00	0.00	0.00
RR - Ranges	0.00	0.00	0.00	0.00	0.00
RR - Water Htrs	0.00	0.00	0.00	0.00	0.00
RR - Ranges	0.00	0.00	0.00	0.00	0.00
RR - Refrigerators	0.00	0.00	0.00	0.00	0.00
RR - Kitchen Exhaust Fans	0.00	0.00	0.00	0.00	0.00
RR - Mailboxes	0.00	0.00	0.00	0.00	0.00
RR - Pavement Repair	0.00	0.00	0.00	0.00	0.00
RR - Kitchen Cabinets, Counter Tops, Sinks	0.00	0.00	0.00	0.00	0.00
RR - Laundry Room Altamont	0.00	0.00	0.00	0.00	0.00
RR - Boiler Rpl	0.00	0.00	0.00	0.00	0.00
RR - Hallway Cameras	0.00	0.00	0.00	0.00	0.00
RR - Kitchen Cabinets	0.00	0.00	0.00	0.00	0.00
RR - Kitchen Cabinets	0.00	0.00	0.00	0.00	0.00
RR - Altamont Generator	0.00	0.00	0.00	0.00	0.00
RR - Altamont Cornice	0.00	0.00	0.00	0.00	0.00
RR - Unit completion	0.00	0.00	0.00	0.00	0.00
RR - Tree Removal	0.00	0.00	0.00	0.00	0.00
RR - 210 A & B Kenilworth	0.00	0.00	0.00	0.00	0.00
RR - Mailboxes	0.00	0.00	0.00	0.00	0.00
RR - Unit Lighting Fixtures	0.00	0.00	0.00	0.00	0.00
Rehab - North - Unit Lighting	0.00	0.00	0.00	0.00	0.00
Replacement Reserve - AT					
RR - AT - Boiler Rpl	0.00	0.00	0.00	0.00	0.00
RR - AT - Central Panel Rpl	0.00	0.00	0.00	0.00	0.00
RR - AT - Fire Alarm System Rpl	0.00	0.00	0.00	0.00	0.00
RR - AT - ADA Entry Doors	0.00	0.00	0.00	0.00	0.00
RR - AT - Switchgear	0.00	0.00	0.00	0.00	0.00
RR - AT - Upper Parking Lot	0.00	0.00	0.00	0.00	0.00
RR - AT - Hallway Lighting	0.00	0.00	0.00	0.00	0.00
RR - AT - Exterior Lighting	0.00	0.00	0.00	0.00	0.00
RR - Laundry Equipment	0.00	0.00	0.00	0.00	0.00
Total Replacement Reserve - AT	0.00	0.00	0.00	0.00	0.00
TOTAL REPLACEMENT RESERVES	0.00	0.00	0.00	0.00	0.00
RR - Contra Account	0.00	0.00	0.00	0.00	0.00
Total Replacement Reserve Work	0.00	0.00	0.00	0.00	0.00
Total Contract Costs	0.00	0.00	0.00	0.00	0.00
PROTECTIVE SERVICES	0.00	0.00	0.00	0.00	0.00
Protective Services Salary	0.00	0.00	0.00	0.00	0.00

Housing Authority of City of Asheville

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	COCC	HCV	RAD PBV	Other Properties	Total
Total Protective Services Expenses	0.00	0.00	0.00	0.00	0.00
TOTAL MAINTENACE EXPENSES	0.00	0.00	0.00	0.00	0.00
TOTAL PROTECTIVE SERVICES	0.00	0.00	0.00	0.00	0.00
Protective Service Salary	0.00	0.00	110,683.00	0.00	110,683.00
Employee Benefit Contribution - Protective Service	0.00	0.00	15,994.83	0.00	15,994.83
Employee Benefit Contribution - Medicare	0.00	0.00	98.04	0.00	98.04
Protective Service Uniform	0.00	0.00	8,500.00	0.00	8,500.00
Protective Service Travel/Training	0.00	0.00	0.00	0.00	0.00
Protective Service General Expenses	220,000.00	0.00	261,300.00	0.00	481,300.00
GENERAL EXPENSES					
Insurance	0.00		0.00	0.00	0.00
Property Insurance	11,623.56	0.00	263,512.16	5,071.53	280,207.24
Liability Insurance	3,100.00	0.00	46,159.23	1,659.03	50,918.26
Auto Insurance	7,200.00	0.00	21,827.47	785.49	29,812.96
Rental Insurance	0.00	0.00	29,972.37	0.00	29,972.37
Employee Bond	0.00	0.00	0.00	0.00	0.00
Other Insurance	0.00	0.00	0.00	0.00	0.00
Unemployment Insurance-Maintenance	0.00	0.00	0.00	0.00	0.00
Unemployment Insurance-Admin	13,255.30	0.00	0.00	0.00	13,255.30
Unemployment Ins - COCCE	0.00	0.00	0.00	0.00	0.00
Unemployment Ins - COCCF	0.00	0.00	0.00	0.00	0.00
Unemployment Insurance - FSS Coordinator	0.00	0.00	0.00	0.00	0.00
Unemployment Insurance-Tenant Svcs	0.00	0.00	0.00	0.00	0.00
Workers Comp Insurance	35,356.97	0.00	65,994.73	150.45	101,502.16
Workers Comp Insurance - FSS Coordinator	3,636.00	0.00	8,457.51	0.00	12,093.51
Compensated Absences	0.00	0.00	0.00	0.00	0.00
Compensated Absences - COCCE	0.00	0.00	0.00	0.00	0.00
Compensated Absences - COCCF	0.00	0.00	0.00	0.00	0.00
Compensated Absences - FSS Coordinator	0.00	0.00	0.00	0.00	0.00
Payments in Lieu of Taxes	0.00	0.00	0.00	0.00	0.00
State & Local Taxes	382.08	0.00	11,500.00	2,559.55	14,441.63
Severance Expense	0.00	0.00	0.00	0.00	0.00
Families First Paid Leave	0.00	0.00	0.00	0.00	0.00
Supplemental Leave Benefits	0.00	0.00	0.00	0.00	0.00
Covid-19 Contracted Expenses	0.00	0.00	0.00	0.00	0.00
Covid-19 Supplies	0.00	0.00	0.00	0.00	0.00
Covid-19 Landlord Incentives	0.00	0.00	0.00	0.00	0.00
HUD - Non HAP Expenses	0.00	0.00	0.00	0.00	0.00
HUD - MTW Expenses	0.00	0.00	0.00	0.00	0.00
HUD - CARES Act Expenses	0.00	0.00	0.00	0.00	0.00
HUD - CARES Act Payroll Expenses	0.00	0.00	0.00	0.00	0.00
HUD - CARES Act Contracted Expenses	0.00	0.00	0.00	0.00	0.00
HUD - CARES Act Supplies	0.00	0.00	0.00	0.00	0.00
HUD - CARES Act Landlord Incentives	0.00	0.00	0.00	0.00	0.00
Bad Debt-Tenant Rents	0.00	0.00	215,216.00	790.53	216,006.53
Bad Debt-Other	0.00	0.00	0.00	7,084.71	7,084.71
Port-In HAP Expense	0.00	0.00	0.00	0.00	0.00
Landlord Mitigation Expense	0.00	0.00	0.00	0.00	0.00
Other General Expense	36,066.24	0.00	11,417.00	162.74	47,645.98
CATV	0.00	0.00	0.00	0.00	0.00
CATV - Reid Center	0.00	0.00	0.00	0.00	0.00
Community Engagement	0.00	0.00	0.00	0.00	0.00
Water and Energy Fees	0.00	0.00	0.00	0.00	0.00
Silent 2nd Forgiveness	0.00	0.00	0.00	0.00	0.00
NP Principal Pmts	0.00	0.00	0.00	0.00	0.00
NP Principal Siemens I	0.00	0.00	0.00	0.00	0.00
NP Principal Siemens II	0.00	0.00	0.00	0.00	0.00
Owner's Representative	0.00	0.00	0.00	0.00	0.00
Project Manager	0.00	0.00	0.00	0.00	0.00
TOTAL GENERAL EXPENSES	110,620.16	0.00	674,056.46	18,264.03	802,940.64
Security/Law Enforcement	0.00			0.00	0.00
HOUSING ASSISTANCE PAYMENTS					
Housing Assistance Payments	0.00	31,600,893.04	0.00	0.00	31,600,893.04
HAP - Lee Walker Temp	0.00	0.00	0.00	0.00	0.00
HOPWA HAP	0.00	0.00	0.00	0.00	0.00
Tenant Utility Payments-Voucher	0.00	483,747.05	0.00	0.00	483,747.05
Mainstream UAP	0.00	0.00	0.00	0.00	0.00
Homeownership UAP	0.00	0.00	0.00	0.00	0.00
BHA Tenant Utility Payments	0.00	0.00	0.00	0.00	0.00
HOPWA UAP	0.00	0.00	0.00	0.00	0.00
Portable Out HAP Payments	0.00	209,315.91	0.00	0.00	209,315.91

Housing Authority of City of Asheville

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	COCC	HCV	RAD PBV	Other Properties	Total
FSS Escrow Payments	0.00	260,710.51	0.00	0.00	260,710.51
Security Deposit Assistance	0.00	0.00	0.00	0.00	0.00
Port-Ins	0.00	0.00	0.00	0.00	0.00
TOTAL HOUSING ASSISTANCE PAYMENTS	0.00	32,554,666.51	0.00	0.00	32,554,666.51
FINANCING EXPENSE					
Interest Expense	0.00	0.00	0.00	0.00	0.00
Interest Expense-Siemens I	0.00	0.00	0.00	0.00	0.00
Interest Expense-Siemens II	0.00	0.00	0.00	0.00	0.00
Interest Expense-Bond 2	0.00	0.00	0.00	0.00	0.00
Interest Expense-Mortgage Payable	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCING EXPENSES	0.00	0.00	0.00	0.00	0.00
NON-OPERATING ITEMS					
Depreciation	0.00	0.00	0.00	18,136.81	18,136.81
Depreciation -Furn,Equip,Machinery-Dwellings	0.00	0.00	0.00	0.00	0.00
Depreciation -Furn,Equip,Machinery-Admin.	0.00	0.00	0.00	0.00	0.00
Depreciation-Leasehold Improvements	0.00	0.00	0.00	0.00	0.00
Depreciation-Infrastructure	0.00	0.00	0.00	0.00	0.00
Lease Amortization	0.00	0.00	0.00	0.00	0.00
Operating Transfers - In	0.00	0.00	0.00	0.00	0.00
Monthly Repl Res Deposits	0.00	0.00	0.00	8,241.39	8,241.39
Monthly Repl Res Deposits - Contra	0.00	0.00	0.00	-8,241.39	-8,241.39
Repl Reserve Voluntary Expense	0.00	0.00	0.00	0.00	0.00
Surplus Cash Distributions	0.00	0.00	0.00	0.00	0.00
AT Surplus Cash Distribution	0.00	0.00	0.00	0.00	0.00
Operating Transfers - Out	0.00	0.00	563,857.67	297,116.81	860,974.48
Prior Period Adjustments	0.00	0.00	0.00	0.00	0.00
Gain/Loss on Sale of Fixed Assets	0.00	0.00	0.00	0.00	0.00
Gain/Loss from Disposition of Non-Expend Equip.	0.00	0.00	0.00	0.00	0.00
Gain/Loss from Sale Disposition of Real Property	0.00	0.00	0.00	0.00	0.00
CFP Exp chg'd to COCC	0.00	0.00	0.00	0.00	0.00
Capital Outlay	0.00	0.00	0.00	0.00	0.00
Capital Outlay Contra	0.00	0.00	0.00	0.00	0.00
Extraordinary Maintenance	0.00	0.00	0.00	0.00	0.00
Casualty Loss - Capitalized Expense	0.00	0.00	0.00	0.00	0.00
Casualty Loss Expense	0.00	0.00	0.00	19,167.45	19,167.45
Proceeds from Insurer	0.00	0.00	0.00	25,397.05	25,397.05
Escheat Refunds	0.00	0.00	0.00	0.00	0.00
TOTAL NON-OPERATING ITEMS	0.00	0.00	563,857.67	359,818.12	923,675.79
TOTAL EXPENSES	**4,528,549.98**	**34,305,962.02**	**16,030,561.64**	**633,015.24**	**55,498,088.89**
NET INCOME	**0.00**	**8,515.96**	**463,200.46**	**0.00**	**471,716.42**