



**REGULAR MONTHLY MEETING
January 15, 2026 at 3:00 p.m.**

AGENDA

Pledge of Allegiance to the Flag & Moment of Silence

1. **Roll Call**
2. **Minutes**
 - a) Regular Monthly Meeting – December, 2025
3. **Communications:**
 - a) *An Important Note on PHA Budget Management in 2026 for RI 005 (HUD Email 12/22/2025)*
4. **Report of the Secretary:**
 - I) **CONSENT CALENDAR:**
 - (a) C.O.P. Report
 - (b) Asset Management Report
 - (c) Occupancy, Applications, & Section 8 Report
 - (d) Resident Services Report
 - (e) Executive Directors Report
 - (f) Actual YTD Operating Expenses
 - (g) Operating Reserve Analysis
 - (h) Collection Loss Payments – \$1,386.70 December
 - (i) Capital Fund Obligated/Expenditure Status
5. **Action Items:**
 - I). **Bills**
 - a) \$702,845.32 – December 2025
 - II). **Collection Loss Write-Offs**
 - a) \$0 – December 2025
 - III). **Approval of the Audited Financial Statements FYE 3/31/2025**
 - IV). **Approval of the 2026 Annual Plan & the 2026-2030 5-Year Capital Fund Action Plan**
6. **Newport Residents Council Report**
7. **Commissioners' Reports & Requests**
8. **Public Comments/Citizens' Forum**
9. **Adjournment**

