

MINUTES
Highland Hills Maintenance Commission
Board of Trustees Regular Meeting
Wednesday June 10, 2026

CALL TO ORDER: The meeting was called to order at 4:00 P.M.

PRELIMINARIES: An announcement was made by the President that the meeting will be electronically recorded to aid in preparation of the minutes of the meeting, that any person wishing to speak at the meeting thereby consents to such recording and that recording by anyone else violates Washington State law and Board policy 1-3. The "Rules of Order" for conduct of the HHMC Board Meeting are as specified in Board Policy 1-3.

ATTENDANCE / DETERMINATION OF A QUORUM

By consent, the Board of Trustees conducted this meeting in a hybrid process utilizing both in person and zoom attendance to render their opinions and vote on the various matters that required action for the June 10, 2026 Board Meeting.

Participants in this exchange were:

Trustees:

President:	Carole Pedersen	Doug Earp
Vice President:	Russell Stepp - via zoom	Fritz Langenbacher - Excused
Secretary:	Duane Chamlee - Excused	Jeff Gurnee
Treasurer:	Kitty Boozari	Russ Napier
		Claire Savage - via zoom

Committee Chairs: Ernylee Chamlee, Jean Gurnee via zoom

Guests: Bob Savage via zoom, Norm Pedersen via zoom, Mike and Member Elect Diane Leibrich, Habib Boozari, Dale Fiorillo, Judy Russell, Kimberly Salas, Lynette Alair via zoom

ADDITIONS OR CHANGES TO THE AGENDA:

Move Mowing and Snow Reports to top of Committee Reports

AUDIENCE COMMENTS ON CURRENT LISTED AGENDA ITEMS:

No audience comments

APPROVAL OF THE MINUTES OF THE May 13, 2026 MEETING: Motion to approve:

M/S/C: Doug Earp / Jeff Gurnee / All Ayes

AUDIENCE PARTICIPATION:

No audience participation

COMMITTEE REPORTS:

MOWING COMMITTEE: Jeff & Jean Gurnee

Contractors will wait until grass dries out. There was a complaint about 811 Fox Hollow. Owner was contacted and said they would take care of it. Scotch broom on a lot on Fox Hollow. The owner has been advised twice, no response. Policy says noxious weeds should be removed "in a timely manner." The Board may want to visit this issue in the future

SNOW REMOVAL: Jeff Gurnee

No snow during this reporting period

ARCHITECTURAL CONTROL: Carole Pedersen

Receive and file the Architectural Control Committee report as: **Attachment A**

ROADS: Russ Napier

It is time to redo the side road striping. Best bid was Stanley Patrick Striping Company "SPS." The job will include cleaning the area before the striping. Cost \$12,415.

Motion to approve the project as quoted. M/S/C:

Russ Stepp/Kitty Boozari/All Ayes

DRAINAGE: Russ Stepp

Receive and file Drainage Report as: **Attachment B**

The Drainage Project at the SE Corner Doe Run/Covey Run (1232 Doe Run) proposal from C&J Excavation is \$5,244 labor and materials. Tax is \$451 for a total of \$5,695. This will restore the ditch drainage flow and eliminate ponding.

Motion to move forward with the project M/S/C: Jeff Gurnee / Kitty Boozari / All Aye

SAFETY AND AWARENESS: Fritz Langenbacher

The Firewise report will be given when Fritz is available to explain.

TRAFFIC: Doug Earp

Receive and file Traffic Report as **Attachment C**

GOVERNMENT LIAISON: Fritz Langenbacher

No current updates

HIGHLANDER: Ernylee Chamlee

No current updates

SUMMER PICNIC: Jean Gurnee

WELCOMING COMMITTEE: Claire Savage

**HHMC WELCOMING COMMITTEE REPORT
June 10, 2026**

With three residences currently pending inspection, the Welcome Committee will be busy when they close and move in. Meanwhile, two remote lot owners have been welcomed by mail and we are welcoming the new lot owner on Fawn Lane, the McCarrys, who live in Sequim.

There is no other activity to report.

Claire Savage, Chair

PROPERTY TRANSACTIONS – Claire Savage

Receive and file Property Transactions Report as **Attachment D**

Discussion about 811 Fox Hollow. A complaint about the grass.

Claire thinks the property will be auction off.

Kitty to contact owner

OTHER: No other issues discussed

TREASURER'S REPORT: Kitty Boozari

Receive and file the May 2026 Treasurer's Report as **Attachment E**

M /S /C: Boozari / Napier / All Aye

Assessments emailed and mailed out June 1, 2026

Lien Release Documents filed on Tang and Salmons

CD Reinvestment – The Board will need to consider a reinvestment plan for this CD at the BOT Meeting

Edward Jones

Matures	Account	Term	Principal	Interest
6/25/26	Overlay	2 Year	\$225,000	4.95

Motion to reinvest the Overlay CD with Edward Jones for up to 5 years with the best interest rates. May need to split the funds.

M /S /C: Stepp / Napier / All Aye

UNFINISHED BUSINESS:

No unfinished business brought forth

NEW BUSINESS:

Carole Pedersen received a letter from Steven Roberts who lives at 192 Quails Roost asking why he cannot vote. The property is owned by the Estate of Eleanor White, deceased, his sister. Kitty suggested he could vote by proxy if his niece (who is the executor of the estate) gives him permission. Carole will follow up with him.

OPEN FORUM

Ernylee Chamlee will set up Zoom for the July 08, 2026 meeting

MEETING ADJOURNED AT 1652 Hrs (4:52 PM) M/S/C: Russ Napier / Kitty Boozari / All Ayes

Next meeting is scheduled for 4:00 PM on Wednesday July 08, 2026

Respectfully Submitted:

Ernylee Chamlee

ATTACHMENT A: ARCHITECTURAL CONTROL COMMITTEE REPORT

ACC Report for June 2026

Tree(s) removal:

Wreggit – 851 Doe Run

Wade – 692 Doe Run

Gurnee – 613 Fox Hollow

Construction:

Castro at 622 Ravens Ridge. Ted and Susan Castro want to build a home at 622 Ravens Ridge. It will be a single story, with 2343 sq. ft. of floor space, 23ft. 8 in. in height. Roof will be metal standing seam, Skyline Roofing HP-24-gauge, Matte Black, 16 inches wide, LRV = 5. Project was reviewed and approved by the ACC, May 2024 Environmental Deposit received

Julian at 62 Fawn Lane. Jim and Chris Julian of want to build a detached garage/shop. It will be 884 sq. ft. with fiber cement siding and a Decra Shake Roof, both match the materials on the home. All setbacks are complied with. Project approved by ACC, Environmental Protection Deposit received.

Also requesting to erect a greenhouse. Specifications have been received, reviewed and approved by the ACC – Environmental Protection Deposit has been received.

Additional request to build a fence – the fence will be constructed using black wire deer fence with cedar rails. Plans have been reviewed by the ACC and approved – Environmental Protection Deposit has been received.

Kolos of 1474 Fox Hollow. Max Kolos wants to build a home at 1474 Fox Hollow. t will be 1947 sq. ft. The roof will be a Ne-Ray Metals metal roof, Matte Black in color, with an SRI of 26. This is equivalent to an LRV of 5. Project approved by ACC, Environmental Deposit received

Fiorello of 615 Doe Run. Dale & Linda Fiorillo want to build a single-story home of 3112 sq. ft. The garage will be 874 sq. ft. The structure will have a Decra Metal Shake roof. This project has been approved by the ACC. Environmental Protection Deposit received. (November, 2025).

Jarpe of 622 Fox Hollow. Geoffry Jarpe & Victoria Etterer want to build a single-story home of 1511 sq ft. The garage will be 700 sq ft with 210 sq ft decks. The structure will have a Deca Metal Shake with a max height of 27.5 ft. The Environmental Protection Deposit received January, 2026.

Dreher of 622 Doe Run. Preliminary drawing received – nothing final to report at this time

Hines of XX Owls Nest is looking to begin driveway construction. Environmental Deposit has been received – March 2026

Duffy Of 73 Ravens Ridge is looking to build a storage shed. The siding will be Hardie Plank with Monier concrete tile to match the house – Environmental Deposit has been received but this has not been approved by the AC as of this date

ATTACHMENT B: DRAINAGE REPORT

HHMC Drainage Report: June 2026

New Business

1. Drainage Project: SE Corner Doe Run/Covey Run (1232 Doe Run): Attached is a proposal from C&J Excavation to restore the ditch drainage flow and eliminate ponding. The cost is \$5,244 labor and materials. Tax is \$451 for a total of \$5,695.

Consultant Support

We have contacted Zenovic and Associates in Pt Angeles to provide drainage basin inspection and a report as required annually by the City of Sequim. They are reviewing are 2025 Drainage Basin Report prior to an on-site visit to discuss the feasibility of their firm providing these services for HHMC.

Ditch and Basin Mowing

Ditch and Basin mowing contract is approved and mowing has started.

Ditch Restoration Projects

See New Business Item 1.

Culvert Maintenance

All the culverts have been visually inspected and there is more evaluation that needs to be done to determine scope and the priority. We will most likely need to hire a contractor that does culvert inspection to help with this effort.

Annual Basin Inspection

We are currently seeking a new consultant to replace Raven Engineering as they have retired.

C & J Excavating, Inc.

P.O. Box 430
Carlsborg, WA 98324-0430

Contractors Registration # CJEXCI*099PC

Telephone (360) 683-7741
Fax (360) 681-3165

Proposal

March 16, 2026

Habib Boozari
1232 Doe Run Rd
Sequim, WA 98382
hboozari@gmail.com
1-661-775-9707

Job Location: Same as above

Job Description: Mobilization, Equipment, Labor and Materials for items 1-3

1. Clearing (3) trees in drainage path. Haul off and disposal is included for up to (2) loads.

2. Grading to create a swale for drainage from the existing ponding point to the existing ditch line.

3. Deliver and install 30 yds³ of Lawn Mix from Cascade Bark. Actual quantity delivered will be billed at **\$ 55.13/ yd³**.

Total for items 1-3: **\$ 5,244.00** (Five thousand two hundred forty-four dollars and 00 cents.)~ Sales Tax **Not** Included

* Erosion control or grass seed is excluded but can be installed for additional costs.

Exclusions:

1. Sales tax
2. Repairs to unknown utilities
3. Permits

Price is good for 30 days

Thank You

Justin Dunavant
26S064

ATTACHMENT C: TRAFFIC REPORT

HHMC Radar Sign Report: June 2026

This report is for uphill traffic (northbound) in the vicinity of 1850 Doe Run Rd, for the last four weeks, from Sunday 5/10 through Saturday 6/6.

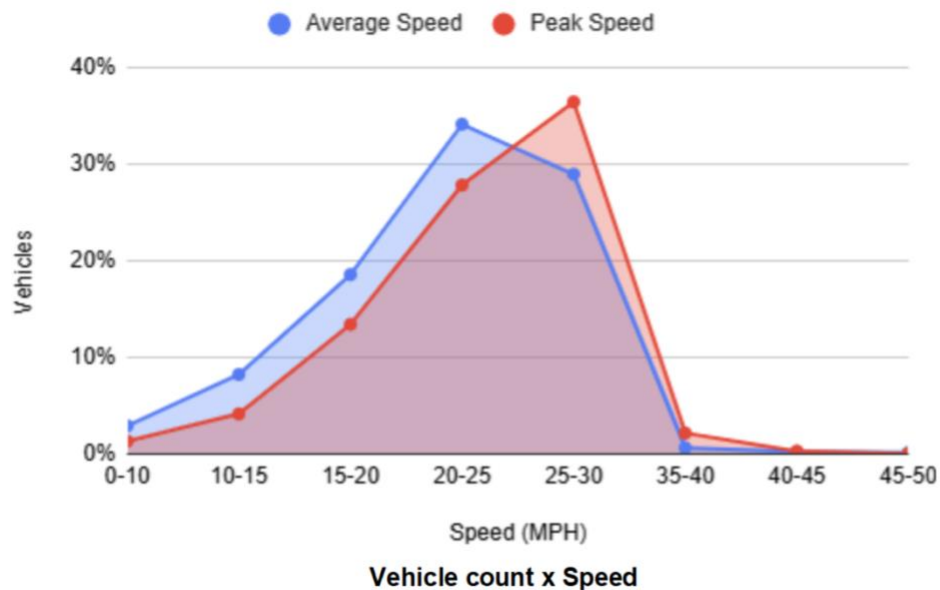
1850 Doe Run Rd, Northbound

5/10/26 - 6/6/26

28 days

	Averages		
	Daily	Weekdays (20)	Weekends (8)
# Vehicles	137	146	114
Avr Speed	23.3	23.5	22.8
# Speeders	50	53	41
% Speeders	36%	37%	36%

Daily average traffic count and speeds



Average vs Peak speed

The radar sign tracks the speed of each vehicle as it approaches. When it passes it records it's average and fastest ("peak") speeds. The "average speed" shown in the table above is the average of all vehicles' average speed.

The chart shows how much the traffic speeds vary, and how they are distributed, grouped into 5 MPH ranges from 5 to 50 MPH. For example, while a total of about 3700 vehicles passed going between 20 and 25MPH, only about 33 (0.9%). The blue line is based on each vehicle's average speed, while red represents their fastest speeds as they passed.

If you have any questions about these reports or the radar sign I would be very happy to answer them. Please feel free to email me at earp.doug@gmail.com.

ATTACHMENT D: PROPERTY TRANSACTIONS REPORT

HIGHLAND HILLS PROPERTY TRANSACTIONS REPORT 6/10/26

<u>For Sale:</u>		<u>For Rent:</u>
Residences	9 (3 pending)	Residences
Lots:	<u>13</u>	
Total:	22	Total

DOE RUN

For Sale	R	412 , P9,L2 (Augustini)	\$1,499,950.	1.01 ac.
For Sale	L	623, P11,L2-2 (Hutchison)	\$ 350,000	1.21 ac.
For Sale	L	P12,L4 (Salmons) Acr. fr. 21 Elk Pass	\$ 350,000	1.66 ac.
For Sale	L	P18,L4 (Whittal) Next to 1353	\$ 185,000	1.01 ac.
Pending	R	1393, P19,L3 (Davidson)	\$1,400,000	1.00 ac.
For Sale	R	1993, P72,L4, (Estate of Stahl)	\$ 699,000	2.00 ac.
For Sale	R	2154, P44,L4 (Jorgensen)	\$1,080,000	1.00 ac.

ELK PASS

For Sale	L	P12,L3 (Salmons) Next to 51	\$_____?	1.14 ac.
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FOX HOLLOW

For Sale	L	P6,L4 (Crosby) Next to 72	\$ 98,500	1.04 ac.
For Sale by Auction	R	811, P54,L1&2 (Loan Depot)	\$1,396,000	2.82 ac.
For Sale	R	823, P53,L2 (Baron)	\$ 978,000	1.17 ac.
For Sale	L	1051, P51,LL4 (Ellis)	\$ 165,000	1.04 ac.
For Sale	L	P69,L2 (Newman) Next to Witt	\$ 195,000	1.00 ac.
For Sale	L	P77,L1 (Mannisto) 1 st right acr fr 1145	\$_____?	1.13 ac.
Pending	R	1185, P50,L1 (Saknit)	\$ 899,000	1.35 ac.
(Under Contract)				

OWLS NEST

For Sale	L	P59,L3 (Howard) Next to 423	\$ 165,000	1.00 ac.
For Sale	L	P64,L1 (Chandler) Next to 352	\$ 129,950	1.00 ac.
For Sale	L	P64,L4-2 (Chandler) Next to P64,L1	\$ 129,950	1.00 ac.
For Sale	L	P65,L4A (Hayman) Next to 232	\$ 265,000	1.00 ac.

QUAILS ROOST

For Sale	R	315, P21,L2 (Harborstone Homes)	\$1,250,000	1.22 ac.
Pending	R	465, P20,L3 (Hoffman)	\$1,025,000	1.00 ac.

RAVENS RIDGE

For Sale	L	P61,L3 (Lehtola) Across from 403	\$ 155,000	1.25 ac.
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ATTACHMENT E: TREASURER'S REPORT

Highland Hills Maintenance Commission

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

July 2025 - May 2026

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Income			
301 Assessment Revenues			
301.1 Maintenance Assessments	222,811.65	221,693.00	1,118.65
301.2 Mowing / Roadside Vegetation Assessments	1,275.60	0.00	1,275.60
301.4 Bell Gates Assessments	1,600.00	1,600.00	0.00
Total 301 Assessment Revenues	225,687.25	223,293.00	2,394.25
316 Fines-Late Charg-Member Interst - Fees	4,503.11	500.00	4,003.11
317 Investment Income	4,386.25	600.00	3,786.25
318 Interest Earned Edward Jones	53,229.85	52,500.00	729.85
320 Other Income	5.00	0.00	5.00
Total Income	\$287,811.46	\$276,893.00	\$10,918.46
GROSS PROFIT	\$287,811.46	\$276,893.00	\$10,918.46
Expenses			
400 Maintenance & Replacement			
401 Basins			
401.1 Routine Maintenance & Tree Clear		5,000.00	-5,000.00
401.4 Annual Sequim Inspection	4,500.00	5,500.00	-1,000.00
401.6 Annual Basin Mowing/Clearing		9,000.00	-9,000.00
Total 401 Basins	4,500.00	19,500.00	-15,000.00
405 Culverts			
405.5 Routine Culvert Inspection		5,000.00	-5,000.00
Total 405 Culverts		5,000.00	-5,000.00
410 Ditches			
410.1 Routine Repairs		5,000.00	-5,000.00
410.3 Management	9,605.34	0.00	9,605.34
410.4 Mowing	16,526.92	18,000.00	-1,473.08
Total 410 Ditches	26,132.26	23,000.00	3,132.26
420 Roads			
420.1 Repairs	55.44	25,000.00	-24,944.56
420.15 Crack Sealing		15,000.00	-15,000.00
420.2 Cleaning		3,000.00	-3,000.00
420.5 Striping & Reflectors	4,818.83	5,000.00	-181.17
420.6 Signage/Painting	226.98	500.00	-273.02
420.7 Snow Removal	3,776.57	15,000.00	-11,223.43
Total 420 Roads	8,877.82	63,500.00	-54,622.18
Total 400 Maintenance & Replacement	39,510.08	111,000.00	-71,489.92
600 Overhead Costs			
601 Accounting & Legal Services			
601.1 Bookkeeping	11,354.01	6,720.00	4,634.01
601.2 Filing & Document Fees	3,338.50	1,500.00	1,838.50
601.3 Legal Services	2,480.00	1,000.00	1,480.00
601.4 Audit	3,000.00	3,000.00	0.00

Cash Basis Saturday, June 6, 2026 12:21 PM GMT-07:00

1/2

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
Total 601 Accounting & Legal Services	20,172.51	12,220.00	7,952.51
610 Committee Expenses			
610.1 Annual Meeting	510.74	700.00	-189.26
610.3 Landscape & Beautification	322.41	200.00	122.41
610.4 Annual Picnic	484.14	800.00	-315.86
610.5 Safety & Awareness		1,000.00	-1,000.00
610.6 Welcoming Committee	944.27	950.00	-5.73
610.7 President's Discretionary Fund	168.00	300.00	-132.00
610.8 Mowing		10.00	-10.00
Total 610 Committee Expenses	2,429.56	3,960.00	-1,530.44
620 Office Administration			
620.1 Misc Office Supplies & Copying	504.40	500.00	4.40
620.2 Office & Computer Equip	1,220.61	500.00	720.61
620.4 Postage	519.94	332.00	187.94
620.5 Rent	5,720.00	6,240.00	-520.00
620.6 Utilities	711.24	770.00	-58.76
Total 620 Office Administration	8,676.19	8,342.00	334.19
630 Other Overhead Costs			
630.1 Bank Charges	10.00	50.00	-40.00
630.4 Insurance	11,789.00	11,400.00	389.00
630.5 Website	311.88	100.00	211.88
630.6 Unmowed Lot/Roadside Vegetation Control Costs	1,248.60	1,200.00	48.60
630.7 Merchant Fees	0.05	0.00	0.05
Total 630 Other Overhead Costs	13,359.53	12,750.00	609.53
Total 600 Overhead Costs	44,637.79	37,272.00	7,365.79
Total Expenses	\$84,147.87	\$148,272.00	\$ -64,124.13
NET OPERATING INCOME	\$203,663.59	\$128,621.00	\$75,042.59
Other Income			
750 Transfer out of Reserves			
750.3 Road Striping Reserve Cash Withdrawal		5,000.00	-5,000.00
Total 750 Transfer out of Reserves		5,000.00	-5,000.00
Total Other Income	\$0.00	\$5,000.00	\$ -5,000.00
Other Expenses			
701 Transfer into Reserves			
701.1 Overlay Transfer from interest	41,443.35	45,000.00	-3,556.65
701.25 Emergency Reserve Interest	15,494.47	7,875.00	7,619.47
701.3 Transfer to Road Striping Reserve	9,929.80	0.00	9,929.80
701.35 Road Striping Reserve Interest	1,657.92	425.00	1,232.92
701.4 Transfer to Drainage Reserve	18,980.85	17,500.00	1,480.85
701.45 Drainage Reserve Interest	3,069.47	2,813.00	256.47
701.5 Transfer to Road Overlay Reserve	85,000.00	85,000.00	0.00
Total 701 Transfer into Reserves	175,575.86	158,613.00	16,962.86
Total Other Expenses	\$175,575.86	\$158,613.00	\$16,962.86
NET OTHER INCOME	\$ -175,575.86	\$ -153,613.00	\$ -21,962.86
NET INCOME	\$28,087.73	\$ -24,992.00	\$53,079.73

Highland Hills Maintenance Commission

Balance Sheet

As of May 31, 2026

	TOTAL		
	AS OF MAY 31, 2026	AS OF APR 30, 2026 (PP)	\$ CHANGE (PP)
Assets			
Current Assets			
Bank Accounts			
108 1st First Security			
110 First Security Checking	52,851.41	60,706.44	-7,855.03
111 1st Security 11 Month CD - 7060 (Emergency Reserve)	57,420.73	57,245.72	175.01
112 First Security CD #3200 3.88% 10-24-25 (Drainage Reserve)	59,342.30	59,151.73	190.57
114 1st Security business non profit savings	\$0.00	\$0.00	\$0.00
114.1 1st Security Savings Non-Committed Funds	21,166.78	21,132.65	34.13
114.6 1st Security Savings Construction Deposits	27,000.00	24,000.00	3,000.00
Total for 114 1st Security business non profit savings	\$48,166.78	\$45,132.65	\$3,034.13
Total for 108 1st First Security	\$217,781.22	\$222,236.54	-\$4,455.32
160 Edward Jones	\$0.00	\$0.00	\$0.00
161 EJ 89623961 Overlay Reserve	\$0.00	\$0.00	\$0.00
161.10 EJ Overlay Reserve CD - Morgan Stanley 4.09% 05-17-2027	126,000.00	126,000.00	0.00
161.12 EJ Overlay CD - Buy Bank Amer 5.00% 5-18-2025	127,000.00	127,000.00	0.00
161.13 EJ Overlay Reserve CD - State Bk India 4.95% 06-25-26	225,000.00	225,000.00	0.00
161.16 EJ Overlay Reserve - Bk Hapoalim 3.80% Due 09-18-29	76,000.00	76,000.00	0.00
161.17 EJ Overlay Reserve CD Bank of Hapoalim BM NY 4.05% Mat 10-30-2026	144,000.00	144,000.00	0.00
161.18 EJ Overlay Reserve CD 3.70% 3-02-2026	85,000.00	85,000.00	0.00
161.1 EJ Overlay Reserve Insured Deposit Account	41,319.23	29,315.71	12,003.52
161.2 EJ Overlay Reserve CD UBS Bank 4.01% due 04/02/2030	75,000.00	75,000.00	0.00
161.4 EJ Overlay Reserve CD 4.30% due 04/01/2027	13,000.00	13,000.00	0.00
161.5 EJ Overlay Reserve CD Morgan Stanley 4.05% 01-09-2026	203,000.00	203,000.00	0.00
161.6 EJ Overlay Reserve CD American Express 3.90% 10/30/2029	131,000.00	131,000.00	0.00
161.7 EJ Overlay Reserve CD JP Morgan Chase 4.00% 07/15/26	100,000.00	100,000.00	0.00
161.99 Unrealized Gain/Loss (EJ)	-5,369.04	-419.82	-4,949.22
Total for 161 EJ 89623961 Overlay Reserve	\$1,340,950.19	\$1,333,895.89	\$7,054.30
162 EJ Emergency Reserve 89623962	\$0.00	\$0.00	\$0.00
162.1 EJ Emergency Reserve Insured Deposit Account	6,231.85	4,518.75	1,713.10
162.3 Washington St Bk Iowa 5.00% 10-09-25	14,000.00	14,000.00	0.00
162.4 Charles Schwab Bk 4.20% Mat 10-23-25	90,000.00	90,000.00	0.00
162.6 EJ Emergency Reserves CD 3.80% 9-15-2026	58,000.00	58,000.00	0.00
162.99 Unrealized Gain/Loss (EJ)	-659.64	-499.26	-160.38



Highland Hills Maintenance Commission

Balance Sheet

As of May 31, 2026

	TOTAL		
	AS OF MAY 31, 2026	AS OF APR 30, 2026 (PP)	\$ CHANGE (PP)
Total for 162 EJ Emergency Reserve 89623962	\$167,572.21	\$166,019.49	\$1,552.72
163 EJ Drainage Reserve 89623963	\$0.00	\$0.00	\$0.00
163.1 EJ Drainage Reserve Insured Deposit Account	1,032.63	1,011.21	21.42
163.4 EJ Drainage Reserve CD Ally Bk 3.90% due 09-20-2027	13,000.00	13,000.00	0.00
163.5 EJ Drainage Reserve CD UBS Bank 4.01% Due 05/02/2025	6,000.00	6,000.00	0.00
163.6 EJ Drainage Reserve CD - Goldman Sachs 3.70% 03-02-2026	18,000.00	18,000.00	0.00
163.99 Unrealized Gain/Loss (EJ)	-309.95	-176.67	-133.28
Total for 163 EJ Drainage Reserve 89623963	\$37,722.68	\$37,834.54	-\$111.86
164 EJ Striping Reserve 5658	\$0.00	\$0.00	\$0.00
164.1 EJ Striping Reserve Insured Deposit Account	1,628.47	1,628.47	0.00
164.3 EJ Striping Reserves CD Goldman Sach 3.75% 9-9-2030	49,000.00	49,000.00	0.00
164.99 Unrealized Gain/Loss	-927.14	-601.20	-325.94
Total for 164 EJ Striping Reserve 5658	\$49,701.33	\$50,027.27	-\$325.94
Total for 160 Edward Jones	\$1,595,946.41	\$1,587,777.19	\$8,169.22
Total for Bank Accounts	\$1,813,727.63	\$1,810,013.73	\$3,713.90
Total for Current Assets	\$1,813,727.63	\$1,810,013.73	\$3,713.90
Total for Assets	\$1,813,727.63	\$1,810,013.73	\$3,713.90
Liabilities and Equity			
Liabilities			
Current Liabilities			
Other Current Liabilities			
220 Construction Deposits Rec.	27,000.00	24,000.00	3,000.00
Total for Other Current Liabilities	\$27,000.00	\$24,000.00	\$3,000.00
Total for Current Liabilities	\$27,000.00	\$24,000.00	\$3,000.00
Long-term Liabilities			
250 Reserve Accounts			
250.1 Emergency Reserve Funds	224,992.94	223,265.21	1,727.73
250.2 Striping Reserve Funds	49,701.33	50,027.27	-325.94
250.3 Overlay Reserve Funds	1,340,950.19	1,333,895.89	7,054.30
250.4 Drainage Reserve Funds	97,064.98	96,986.27	78.71
Total for 250 Reserve Accounts	\$1,712,709.44	\$1,704,174.64	\$8,534.80
Total for Long-term Liabilities	\$1,712,709.44	\$1,704,174.64	\$8,534.80
Total for Liabilities	\$1,739,709.44	\$1,728,174.64	\$11,534.80
Equity			
291 Balance - Beginning of Year	45,930.46	45,930.46	0.00
Net Income	28,087.73	35,908.63	-7,820.90
Total for Equity	\$74,018.19	\$81,839.09	-\$7,820.90
Total for Liabilities and Equity	\$1,813,727.63	\$1,810,013.73	\$3,713.90

Highland Hills Maintenance Commission

Profit and Loss YTD Comparison

May 2026

	TOTAL	
	MAY 2026	JUL 1 2025 - MAY 31 2026 (YTD)
Income		
301 Assessment Revenues		
301.1 Maintenance Assessments		222,811.65
301.2 Mowing / Roadside Vegetation Assessments		1,275.60
301.4 Bell Gates Assessments		1,600.00
Total for 301 Assessment Revenues		\$225,687.25
316 Fines-Late Charg-Member Interst - Fees		4,503.11
317 Investment Income	399.71	4,386.25
318 Interest Earned Edward Jones	13,738.04	53,229.85
320 Other Income	5.00	5.00
Total for Income	\$14,142.75	\$287,811.46
Gross Profit	\$14,142.75	\$287,811.46
Expenses		
400 Maintenance & Replacement		
401 Basins		
401.4 Annual Sequim Inspection		4,500.00
Total for 401 Basins		\$4,500.00
410 Ditches		
410.3 Management		9,605.34
410.4 Mowing		16,526.92
Total for 410 Ditches		\$26,132.26
420 Roads		
420.1 Repairs		55.44
420.5 Striping & Reflectors		4,818.83
420.6 Signage/Painting	139.66	226.98
420.7 Snow Removal		3,776.57
Total for 420 Roads	\$139.66	\$8,877.82
Total for 400 Maintenance & Replacement	\$139.66	\$39,510.08
600 Overhead Costs		
601 Accounting & Legal Services		
601.1 Bookkeeping	2,621.71	11,354.01
601.2 Filing & Document Fees	1,821.00	3,338.50
601.3 Legal Services	1,040.00	2,480.00
601.4 Audit		3,000.00
Total for 601 Accounting & Legal Services	\$5,482.71	\$20,172.51
610 Committee Expenses		
610.1 Annual Meeting	431.02	510.74
610.3 Landscape & Beautification	125.00	322.41
610.4 Annual Picnic	535.00	484.14
610.6 Welcoming Committee		944.27
610.7 President's Discretionary Fund		168.00
Total for 610 Committee Expenses	\$1,091.02	\$2,429.56

Highland Hills Maintenance Commission

Profit and Loss YTD Comparison

May 2026

	TOTAL	
	MAY 2026	JUL 1 2025 - MAY 31 2026 (YTD)
620 Office Administration		
620.1 Misc Office Supplies & Copying	35.84	504.40
620.2 Office & Computer Equip	185.02	1,220.61
620.4 Postage	31.20	519.94
620.5 Rent	520.00	5,720.00
620.6 Utilities	62.65	711.24
Total for 620 Office Administration	\$834.71	\$8,676.19
630 Other Overhead Costs		
630.1 Bank Charges		10.00
630.4 Insurance		11,789.00
630.5 Website	311.88	311.88
630.6 Unmowed Lot/Roadside Vegetation Control Costs		1,248.60
630.7 Merchant Fees	0.05	0.05
Total for 630 Other Overhead Costs	\$311.93	\$13,359.53
Total for 600 Overhead Costs	\$7,720.37	\$44,637.79
Total for Expenses	\$7,860.03	\$84,147.87
Net Operating Income	\$6,282.72	\$203,663.59
Other Expenses		
701 Transfer into Reserves		
701.1 Overlay Transfer from interest	12,003.52	41,443.35
701.25 Emergency Reserve Interest	1,888.11	15,494.47
701.3 Transfer to Road Striping Reserve		9,929.80
701.35 Road Striping Reserve Interest		1,657.92
701.4 Transfer to Drainage Reserve	190.57	18,980.85
701.45 Drainage Reserve Interest	21.42	3,069.47
701.5 Transfer to Road Overlay Reserve		85,000.00
Total for 701 Transfer into Reserves	\$14,103.62	\$175,575.86
Total for Other Expenses	\$14,103.62	\$175,575.86
Net Other Income	-\$14,103.62	-\$175,575.86
Net Income	-\$7,820.90	\$28,087.73

