

MINUTES
Highland Hills Maintenance Commission
Board of Trustees Regular Meeting
Wednesday May 13,2026

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 May 13, 2026 Board Meeting.

Participants in this exchange were:

Trustees:

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

Committee Chairs: Ernylee Chamlee

Guests: Habib Boozari, Scott Alair, Norm Pedersen

ADDITIONS OR CHANGES TO THE AGENDA:

No changes or additions

AUDIENCE COMMENTS ON CURRENT LISTED AGENDA ITEMS:

No audience comments

APPROVAL OF THE MINUTES OF THE April 08, 2026 MEETING: Motion to approve:

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

AUDIENCE PARTICIPATION:

No audience participation

COMMITTEE REPORTS:

ARCHITECTURAL CONTROL: Carole Pedersen

Receive and file the April 2026 Architectural Control Committee report as: Attachment A

ROADS: Russ Napier

No report – Chairman Napier excused from attendance

DRAINAGE: Russ Stepp

HHMC needs a W-9 form from Jardin Pur Vida in order to commence with ditch and basin mowing. Russ Stepp to follow up.

Receive and file Drainage Report as: Attachment B

SAFETY AND AWARENESS: Fritz Langenbacher

Receive and file Safety and awareness Report as: Attachment C

TRAFFIC: Doug Earp

Receive and file Traffic Report as: Attachment D

GOVERNMENT LIAISON: Fritz Langenbacher

No current updates

MOWING COMMITTEE: Jeff & Jean Gurnee

All emails and notices sent out for another mowing season.

SNOW REMOVAL: Jeff Gurnee

No snow during this reporting period

HIGHLANDER: Ernylee Chamlee

No current updates

SUMMER PICNIC: Jean Gurnee

Date is set for 4:30 PM on August 30 at the Sequim Prairie Garden Club facility.
The theme this year is 250 Years.

WELCOMING COMMITTEE: Claire Savage

HHMC WELCOMING COMMITTEE REPORT May 13, 2026

The Welcoming Committee hosted a successful Welcome Party on April 12, 2026.
Two new lot owners will be welcomed by mail since they are remote owners.
There have been no new residence owners to welcome.

Claire Savage, Chair

PROPERTY TRANSACTIONS – Claire Savage

Receive and file Property Transactions Report as: Attachment E

OTHER:

Discussion on the defunct E-Alert system. No action taken

TREASURER’S REPORT: Kitty Boozari

Receive and file April 2026 Treasurer’s Report as: Attachment F

M /S /C: Earp / Gurnee / All Aye

Update: Salmon/Tang Lien: **Motion to forgive remaining debt from Salmon/Tang foreclosure process.**

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

Update: Petersen/The Loan Depot Lien: Disposition in progress

Update: Online Payment Process :

Coordinating with Timberline accounting, HHMC has developed the ability for online payments. Verbiage placed on the assessment invoices will allow property owners to pay their assessment fees online. This is a major step in assisting property owners to submit payment for their annual assessments.

Maturing CD's in May:

We have two maturing CD's in May

1st Security Bank

<u>Matures</u>	<u>Account</u>	<u>Term</u>	<u>Principal</u>	<u>Interest</u>
05/12/26	Emergency	6 month	\$56,275.62	3.76%

Recommend Renew for 6 months @ 3.60%. Best they have with relationship at 1st Security Bank.

Motion to reinvest the Emergency CD for six months @ 3.60%

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

Edward Jones

<u>Matures</u>	<u>Account</u>	<u>Term</u>	<u>Principal</u>	<u>Interest</u>
05/18/26	Overlay	2-Year	\$127,000	5%

As of 05/08/26 – Edward Jones - 18 month, 2 year and 3 year are around 4% not going higher.

The Board will need to consider a reinvestment plan for these CD at the BOT meeting.

Motion to reinvest the maturing Overlay CD and funds in the Insured Overlay account for 4 years @ 4.1%, or best available rate.

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

UNFINISHED BUSINESS:

Work continues on updating the HHMC data base with Timberline Accounting.

NEW BUSINESS:

No new business discussed.

OPEN FORUM

Ernylee Chamlee will set up Zoom for the June 10, 2026 meeting

MEETING ADJOURNED AT 1712 Hrs (5:12 PM)

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

Next meeting is scheduled for 4:00 PM on Wednesday June 10, 2026

Respectfully Submitted:

Duane Chamlee
Secretary, HHMC
May 14, 2026

ATTACHMENT A: ARCHITECTURAL CONTROL COMMITTEE RE[PORT

ACC Report for April 2026

Tree(s) removal:

Boyer – UNK Doe Run

Wregget – 851 Doe Run

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

Bender of 83 Fawn Lane are looking to replace their roof. Their specifications have been sent to the ACC team for review and have been accepted. Environmental Deposit has been received – March 2026

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

ATTACHMENT B: DRAINAGE REPORT

HHMC Drainage Report: May 2026

New Business – no new business.

1. The resident at 412 Doe Run was concerned about “ponding” of water at the outlet side of the Ravens Ridge replaced culvert located at the Ravens Ridge – Doe Run intersection. The water is ponding in this location and Jamestown Construction has been contacted to address the issue. We are still waiting for Jamestown Excavating to repair Ravens Ridge Road patch and resolve the ponding issue.
2. 1232, 1272 & 1312 Doe Run. 20 Covey Lane: There is no formal drainage on the northside of Doe Run from Qualis Roost to past Covey Run. These four addresses listed have contacted us regarding drainage issues with their property that is caused by the run-off from the centerline of Doe Run Rd north. Obviously, the original developer decided it was not needed but unfortunately is causing issues along this area. We need to determine an approach to this drainage concerns. *Interestingly, we have a similar problem along Doe Run just west of Quails Roost. At this location there is an old 12-inch culvert left over from when the roads were logging roads. We plan on blocking the end of the culvert to eliminate drainage across the road. We are currently looking for a contractor to do the work. We will investigate if this is a similar issue at this location.*
3. We have contacted C&J to look at these issues and develop a proposal to resolve these on a case-by-case basis.

Consultant Support

Annually Raven Engineering has provided drainage basin inspection services and support for our culvert renovations. He has decided to retire, and we need to hire a new consultant to replace his services. We will be researching possible replacements during the next few months.

Ditch and Basin Mowing

Ditch and Basin mowing contract will be submitted for approval at today’s meeting.

Ditch Restoration Projects

We are currently negotiating a ditch restoration project with C&J Excavation near the intersection of Doe Run and Covey Run. It will be submitted for approval at the June meeting.

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

Raven Engineering, Steve Miller has been contracted to do the 2025 Annual Basin Inspection. *The Annual Drainage Inspection report has been drafted and submitted to the HHMC Drainage Committee for review. We contacted the City of Sequim to determine the appropriated department to submit the report. As of today, we have not heard back from the City.*

ATTACHMENT C: SAFETY AND AWARENESS REPORT

Safety and Awareness Committee Report for the May HHMC BOT Meeting Reported by Fritz Langenbacher, Safety and Awareness Committee Chair

Fire Safety and Awareness

We received an inquiry about fire preparedness in Highland Hills. We are researching community wildfire protection plans and the condition of the fire hydrants in Highland Hills. A fire safety and awareness article is being prepared for the May Highlander.

Incident Calls

We received an inquiry about fraud or harassment events concerning addresses in Highland Hills. There was a request to publicize events occurring in Highland Hills when they appear in the Sequim Gazette Responder Blotter. I reviewed a few editions of the blotter and found a few responder calls for addresses in Highland Hills. I did not find details of any calls.

The weekly blotter includes calls in the City of Sequim and in unincorporated Clallam County in the Sequim-Dungeness Valley area.

These appear to be simply reports of calls received by responders, with no further explanation or follow up.

I don't think any of these call reports warrant HHMC notifying Highland Hills residents. I think notifications should be limited to verified incidents of concern to HH residents or possibly reported reports that may indicate a trend.

ATTACHMENT D: TRAFFIC REPORT



HHMC Radar Sign Report: May 2026

This report is for uphill traffic (northbound) in the vicinity of 1850 Doe Run Rd, from Sunday 4/5 through Saturday 5/9.

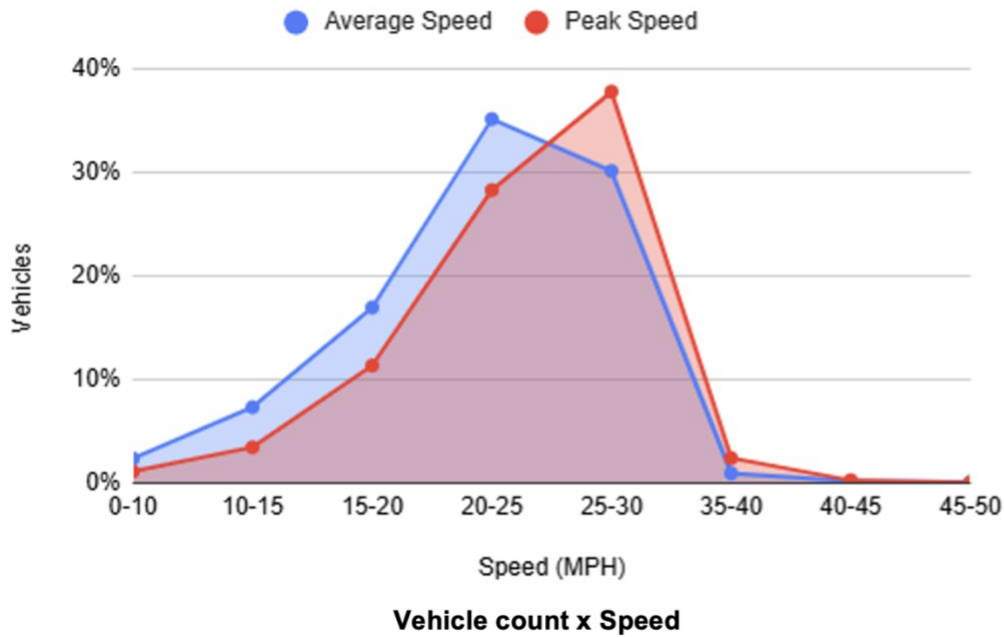
1850 Doe Run Rd, Northbound

4/5/26 - 5/9/26

35 days

	Averages		
	Daily	Weekdays (25)	Weekends (10)
# Vehicles	137	150	104
Avr Speed	23.8	24.0	23.2
# Speeders	52	58	40
% Speeders	38%	39%	38%

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 its 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 E: PROPERTY TRANSACTIONS REPORT

HIGHLAND HILLS PROPERTY TRANSACTIONS REPORT
5/13/26

<p>For Sale: Residences 4 Lots: 11 (1 pending) Total: 15</p>	<p>For Rent: Residences Total</p>
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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	R	1993, P__L__, (_____?)	\$ 699,000	_____?

ELK PASS

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

Pending	L	P37,L4-B (McAleer) Next to 283	\$ 325,000	1.00 ac.
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FOX HOLLOW

For Sale	L	P6,L4 (Crosby) Next to 72	\$ 98,500	1.04 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.
For Sale	R	1185, P50,L1 (Saknit)	\$ 935,000	1.35 ac.

OWLS NEST

For Sale	L	P59,L3 (Howard) Next to 423	\$ 165,000	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)	\$1,100,000	1.22 ac.
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RAVENS RIDGE

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

Highland Hills Maintenance Commission

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

July 2025 - April 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	3,986.54	600.00	3,386.54
318 Interest Earned Edward Jones	39,491.81	52,500.00	-13,008.19
Total Income	\$273,668.71	\$276,893.00	\$ -3,224.29
GROSS PROFIT	\$273,668.71	\$276,893.00	\$ -3,224.29
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	87.32	500.00	-412.68
420.7 Snow Removal	3,776.57	15,000.00	-11,223.43
Total 420 Roads	8,738.16	63,500.00	-54,761.84
Total 400 Maintenance & Replacement	39,370.42	111,000.00	-71,629.58
600 Overhead Costs			
601 Accounting & Legal Services			
601.1 Bookkeeping	8,732.30	6,720.00	2,012.30
601.2 Filing & Document Fees	1,517.50	1,500.00	17.50
601.3 Legal Services	1,440.00	1,000.00	440.00
601.4 Audit	3,000.00	3,000.00	0.00
Total 601 Accounting & Legal Services	14,689.80	12,220.00	2,469.80

	TOTAL		
	ACTUAL	BUDGET	OVER BUDGET
610 Committee Expenses			
610.1 Annual Meeting	79.72	700.00	-620.28
610.3 Landscape & Beautification	197.41	200.00	-2.59
610.4 Annual Picnic	-50.86	800.00	-850.86
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	1,338.54	3,960.00	-2,621.46
620 Office Administration			
620.1 Misc Office Supplies & Copying	468.56	500.00	-31.44
620.2 Office & Computer Equip	1,035.59	500.00	535.59
620.4 Postage	488.74	332.00	156.74
620.5 Rent	5,200.00	6,240.00	-1,040.00
620.6 Utilities	648.59	770.00	-121.41
Total 620 Office Administration	7,841.48	8,342.00	-500.52
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		100.00	-100.00
630.6 Unmowed Lot/Roadside Vegetation Control Costs	1,248.60	1,200.00	48.60
Total 630 Other Overhead Costs	13,047.60	12,750.00	297.60
Total 600 Overhead Costs	36,917.42	37,272.00	-354.58
Total Expenses	\$76,287.84	\$148,272.00	\$ -71,984.16
NET OPERATING INCOME	\$197,380.87	\$128,621.00	\$68,759.87
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	29,439.83	45,000.00	-15,560.17
701.25 Emergency Reserve Interest	13,606.36	7,875.00	5,731.36
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	18,790.28	17,500.00	1,290.28
701.45 Drainage Reserve Interest	3,048.05	2,813.00	235.05
701.5 Transfer to Road Overlay Reserve	85,000.00	85,000.00	0.00
Total 701 Transfer into Reserves	161,472.24	158,613.00	2,859.24
Total Other Expenses	\$161,472.24	\$158,613.00	\$2,859.24
NET OTHER INCOME	\$ -161,472.24	\$ -153,613.00	\$ -7,859.24
NET INCOME	\$35,908.63	\$ -24,992.00	\$60,900.63

Highland Hills Maintenance Commission

Balance Sheet

As of Apr 30, 2026

	TOTAL		
	AS OF APR 30, 2026	AS OF MAR 31, 2026 (PP)	\$ CHANGE (PP)
Assets			
Current Assets			
Bank Accounts			
108 First Security			
110 First Security Checking	60,706.44	58,505.59	2,200.85
111 1st Security 11 Month CD - 7060 (Emergency Reserve)	57,245.72	57,072.31	173.41
112 First Security CD #3200 3.88% 10-24-25 (Drainage Reserve)	59,151.73	58,967.88	183.85
114 1st Security business non profit savings	\$0.00	\$0.00	\$0.00
114.1 1st Security Savings Non-Committed Funds	21,132.65	21,099.85	32.80
114.6 1st Security Savings Construction Deposits	24,000.00	26,000.00	-2,000.00
Total for 114 1st Security business non profit savings	\$45,132.65	\$47,099.85	-\$1,967.20
Total for 108 First Security	\$222,236.54	\$221,645.63	\$590.91
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	29,315.71	28,758.57	557.14
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)	-419.82	812.59	-1,232.41
Total for 161 EJ 89623961 Overlay Reserve	\$1,333,895.89	\$1,334,571.16	-\$675.27
162 EJ Emergency Reserve 89623962	\$0.00	\$0.00	\$0.00
162.1 EJ Emergency Reserve Insured Deposit Account	4,518.75	4,267.52	251.23
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)	-499.26	-478.16	-21.10

Highland Hills Maintenance Commission

Balance Sheet

As of Apr 30, 2026

	TOTAL		
	AS OF APR 30, 2026	AS OF MAR 31, 2026 (PP)	\$ CHANGE (PP)
Total for 162 EJ Emergency Reserve 89623962	\$166,019.49	\$165,789.36	\$230.13
163 EJ Drainage Reserve 89623963	\$0.00	\$0.00	\$0.00
163.1 EJ Drainage Reserve Insured Deposit Account	1,011.21	990.14	21.07
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)	-176.67	-408.14	231.47
Total for 163 EJ Drainage Reserve 89623963	\$37,834.54	\$37,582.00	\$252.54
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	-601.20	-512.05	-89.15
Total for 164 EJ Striping Reserve 5658	\$50,027.27	\$50,116.42	-\$89.15
Total for 160 Edward Jones	\$1,587,777.19	\$1,588,058.94	-\$281.75
Total for Bank Accounts	\$1,810,013.73	\$1,809,704.57	\$309.16
Total for Current Assets	\$1,810,013.73	\$1,809,704.57	\$309.16
Total for Assets	\$1,810,013.73	\$1,809,704.57	\$309.16
Liabilities and Equity			
Liabilities			
Current Liabilities			
Other Current Liabilities			
220 Construction Deposits Rec.	24,000.00	26,000.00	-2,000.00
Total for Other Current Liabilities	\$24,000.00	\$26,000.00	-\$2,000.00
Total for Current Liabilities	\$24,000.00	\$26,000.00	-\$2,000.00
Long-term Liabilities			
250 Reserve Accounts			
250.1 Emergency Reserve Funds	223,265.21	222,861.67	403.54
250.2 Striping Reserve Funds	50,027.27	50,116.42	-89.15
250.3 Overlay Reserve Funds	1,333,895.89	1,334,571.16	-675.27
250.4 Drainage Reserve Funds	96,986.27	96,549.88	436.39
Total for 250 Reserve Accounts	\$1,704,174.64	\$1,704,099.13	\$75.51
Total for Long-term Liabilities	\$1,704,174.64	\$1,704,099.13	\$75.51
Total for Liabilities	\$1,728,174.64	\$1,730,099.13	-\$1,924.49
Equity			
291 Balance - Beginning of Year	45,930.46	45,930.46	0.00
Net Income	35,908.63	33,674.98	2,233.65
Total for Equity	\$81,839.09	\$79,605.44	\$2,233.65
Total for Liabilities and Equity	\$1,810,013.73	\$1,809,704.57	\$309.16

Highland Hills Maintenance Commission

Profit and Loss YTD Comparison

April 2026

	TOTAL	
	APR 2026	JUL 1 2025 - APR 30 2026 (YTD)
Income		
301 Assessment Revenues		
301.1 Maintenance Assessments	2,097.60	222,811.65
301.2 Mowing / Roadside Vegetation Assessments		1,275.60
301.4 Bell Gates Assessments	1,600.00	1,600.00
Total for 301 Assessment Revenues	\$3,697.60	\$225,687.25
316 Fines-Late Charg-Member Interst - Fees	2,165.82	4,503.11
317 Investment Income	390.06	3,986.54
318 Interest Earned Edward Jones	829.44	39,491.81
Services		0.00
Unapplied Cash Payment Income		0.00
Total for Income	\$7,082.92	\$273,668.71
Gross Profit	\$7,082.92	\$273,668.71
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		87.32
420.7 Snow Removal		3,776.57
Total for 420 Roads		\$8,738.16
Total for 400 Maintenance & Replacement		\$39,370.42
600 Overhead Costs		
601 Accounting & Legal Services		
601.1 Bookkeeping	720.46	8,732.30
601.2 Filing & Document Fees		1,517.50
601.3 Legal Services	1,440.00	1,440.00
601.4 Audit		3,000.00
Total for 601 Accounting & Legal Services	\$2,160.46	\$14,689.80

Highland Hills Maintenance Commission

Profit and Loss YTD Comparison

April 2026

	TOTAL	
	APR 2026	JUL 1 2025 - APR 30 2026 (YTD)
610 Committee Expenses		
610.1 Annual Meeting	79.72	79.72
610.3 Landscape & Beautification		197.41
610.4 Annual Picnic		-50.86
610.6 Welcoming Committee	404.39	944.27
610.7 President's Discretionary Fund		168.00
Total for 610 Committee Expenses	\$484.11	\$1,338.54
620 Office Administration		
620.1 Misc Office Supplies & Copying		468.56
620.2 Office & Computer Equip	435.59	1,035.59
620.4 Postage		488.74
620.5 Rent	520.00	5,200.00
620.6 Utilities	62.41	648.59
Total for 620 Office Administration	\$1,018.00	\$7,841.48
630 Other Overhead Costs		
630.1 Bank Charges		10.00
630.4 Insurance		11,789.00
630.6 Unmowed Lot/Roadside Vegetation Control Costs		1,248.60
Total for 630 Other Overhead Costs		\$13,047.60
Total for 600 Overhead Costs	\$3,662.57	\$36,917.42
Total for Expenses	\$3,662.57	\$76,287.84
Net Operating Income	\$3,420.35	\$197,380.87
Other Expenses		
701 Transfer into Reserves		
701.1 Overlay Transfer from interest	557.14	29,439.83
701.25 Emergency Reserve Interest	424.64	13,606.36
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	183.85	18,790.28
701.45 Drainage Reserve Interest	21.07	3,048.05
701.5 Transfer to Road Overlay Reserve		85,000.00
Total for 701 Transfer into Reserves	\$1,186.70	\$161,472.24
Total for Other Expenses	\$1,186.70	\$161,472.24
Net Other Income	-\$1,186.70	-\$161,472.24
Net Income	\$2,233.65	\$35,908.63

