



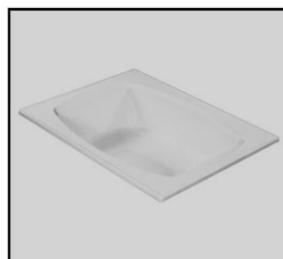
HARBOR RIDGE
PO BOX 725
SOUTHWEST HARBOR ME 04679

Yard Sale

The Harbor Ridge Condominium Association will hold a yard sale on Friday and Saturday, May 8 and 9 beginning at 8:00 am at the Clubhouse. This yard sale will include lost and found items, as well as night stands, headboards, light fixtures, ceiling fans, pictures, a Jacuzzi, a shower stall, screen doors, linens,



towels, clearance gift shop items, and other unutilized items found hanging around the resort. No item can be placed on reserve—everything will be sold as first-come, first-serve. You will need to be able to take all purchased items with you. The resort will not store purchased items for later pickup.



The yard sale will be held rain or shine.

 <p>Did you get a telephone call or a notice to attend a presentation to get out of your maintenance fee dues?</p>	 <p>Yes, I did. I called Harbor Ridge and they told me it did not come from them. It generally comes from a company that wants you to pay them a fee up to \$3500 to take your deed.</p>	 <p>Wow! That's a lot of money. I noticed that the notification did not mention Harbor Ridge specifically.</p>
 <p>Harbor Ridge said to ignore the notification, as it is probably from a fraudulent company.</p>	 <p>When owners transfer weeks to these companies, they do not pay any maintenance fees.</p>	 <p>Then the resort must foreclose on them. Should an owner want to list their week for sale, please complete a resale listing form for Harbor Ridge.</p>

View from the Top

A HARBOR RIDGE PUBLICATION

www.harborridge.com ~ info@harborridge.com ~ 207-244-7000



Volume 23

Number 1

April 2015

Highlights:

Profit and Loss Report Pg 2

Check-in Dates Pg 2

Yard Sale Pg 4

Accountant Review Letter Pg 3



Owners of Weeks 27-52 with a due date of July 1 can make their maintenance fee payments in three installments: \$175 by May 1, \$175 by June 1, and the balance by July 1. Owners should call prior to the due date to make other payment arrangements to avoid late fees. Payment by check is greatly appreciated.

Yard Sale will be held May 8 and 9.



Acadia National Park News and 2015 Fee Increases

To view Acadia National Park and all of its beauty, visitors must pay an entrance fee to the Park from May through October. To continue maintaining the opportunity for Americans to explore America's natural beauty, rich history and culture, there will be fee increases to help offset rising expenses for the Park, which had an estimated 2.5 million visitors in 2014, the highest such estimate in 15 years, per the Bangor Daily News.

Seven-day passes will increase from \$20 to \$25 for each vehicle. Starting this year, motorcyclists will be issued separate passes that will cost \$20. Weeklong passes for visitors, who enter on foot or by bicycle, will increase from \$5 to \$12. The park does not sell passes for less than a week.

People who buy annual passes that are good for the entire season (May 1 thru Oct. 31) will face an increase from \$40 to \$50.

Visitors to Acadia National Park will have the opportunity to enjoy two car-free mornings on the Park Loop Road in 2015. The National Park Service will close the Park Loop Road on Mount Desert Island to private vehicles from midnight to noon on Saturday, May 16, and Saturday, September 26. The National Park Service will also waive the park entrance fee for all visitors during the car-free morning on May 16, and offer a fee-free day in celebration of National Public Lands Day on September 26.

Current and recent improvement projects include reconstructing the viewing area of Thunder Hole (closed until May 22), ditching of the Seal Cove Road, bridge repairs, adding a new Schoodic Peninsula bike trail and new Island Explorer bus stop facilities.

Manager's Update

Summer is nearly upon us and the resort grounds are slowly taking shape, as the snow continues to melt. Two years ago, it was the government shutdown that prevented the opening of the Acadia National Park Loop Road, and this year, it is Mother Nature. As of the writing of the newsletter, the Park headquarters would not commit to an opening date due to the road maintenance that is still necessary to safely open the road to our tourists. The Hulls Cove Visitor Center did open on April 15, which was extremely welcomed. The traffic on the island is increasing, so we know summer is near.

Our year-end profit and loss report for 2014 is on Page 2, and it shows that we made many improvements last year. Our contractors are currently replacing the windows, doors, and siding for Units 55—58. We just finished repainting the cathedral area of the Great Room in our Clubhouse. We've renovated and installed bamboo flooring in our gift shop, and it looks phenomenal. We plan to replace some more beds and televisions this spring and get some exterior painting done.



Heat pumps have been installed in all units, and overall, guests have been pleased with the heat in the living rooms. As with anything new, there have been some minor problems, which we are working on with our general contractor and the heat pump specialists. It is still early to give accurate reports on cost savings; however, we do feel that there were savings. The condo association has also signed a three-year agreement with a third party electrical supplier to control electrical utility costs.

Profit & Loss Year End 2014 for Harbor Ridge

Income—Accrual Basis	
Bonus Week Income	\$7458.00
Gift Shop Non-Taxable	1432.14
Gift Shop Taxable	9905.32
HR Rental	22,753.17
HR Rental Commission	24,408.31
HR Resale Commission	9,143.30
HR Resale HOA Owned	3,338.92
Interest	1,564.61
Internet	9,866.82
Late Fee	16,775.00
Legal Fees	11,797.82
Maintenance Fees	932,280.00
Miscellaneous Income	0.00
Owner Charges	7,491.84
Phone Revenue	7.00
Rental Income - Long Term	8,560.00
Sale of Used Property	770.00
State Corp Inc Tax Refund	3,304.00
Vending Machine Revenue	1,701.80
Total Income	\$1,072,558.05
Expenses	
Advertising	\$2,047.09
Automobile	4,710.67
Bad Debt Expense	52,683.44
Bank Charges	18,327.55
Computer	540.44
Contracts	16,985.35
Contributions	75.00
Dues, Fees, Licenses, Permits	490.00
Employee Expenses	2,119.78
Gift Shop	6,053.00
Insurances	86,251.86
Owner Expenses	12,114.72
Payroll Expenses	386,907.15
Professional Fees	4,250.00
Property Tax Expense	87.53
Miscellaneous Exp. & Reconciliation Discrepancies	.29
Registry Expense	3,559.50
Repairs and Supplies	170,946.83
Seminars and Training	876.36
Supplies & furniture	84,824.28
Utilities	205,812.57
Total Expenses	\$1,059,663.41

Have You Double-Checked Your 2015 Dates?

	Saturday	Sunday
14	4/4-11	4/5-12
15	4/11-18	4/12-19
16	4/18-25	4/19-26
17	4/25-5/2	4/26-5/3
18	5/2-9	5/3-10
19	5/9-16	5/10-17
20	5/16-23	5/17-24
21	5/23-30	5/24-31
22	5/30-6/6	5/31-6/7
23	6/6-13	6/7-14
24	6/13-20	6/14-21
25	6/20-27	6/21-28
26	6/27-7/4	6/28-7/5
27	7/4-11	7/5-12
28	7/11-18	7/12-19
29	7/18-25	7/19-26
30	7/25-8/1	7/26-8/2
31	8/1-8	8/2-9
32	8/8-15	8/9-16
33	8/15-22	8/16-23
34	8/22-29	8/23-30
35	8/29-9/5	8/30-9/6
36	9/5-12	9/6-13
37	9/12-19	9/13-20
38	9/19-26	9/20-27
39	9/26-10/3	9/27-10/4
40	10/3-10	10/4-11
41	10/10-17	10/11-18
42	10/17-24	10/18-25
43	10/24-31	10/25-11/1
44	10/31-11/7	11/1-8
45	11/7-14	11/8-15
46	11/14-21	11/15-22
47	11/21-28	11/22-29
48	11/28-12/5	11/29-12/6
49	12/5-12	12/6-13
50	12/12-19	12/13-20
51	12/19-26	12/20-27
52	12/26-1/2	12/27-1/3

Do You Think Your Vacation is Important?

Dale Atkins, PhD and Diamond Resorts International "Vacation Doctor" says "a study from Diamond Resorts supports the idea that vacations should not be considered a luxury – they are a must for our happiness and health in an increasingly stressful world."

Here are Dr. Atkins' top five reasons for taking a vacation, based on the survey results:

1. Vacations can make you feel sexier – 80% of people who vacation yearly report that "romance is alive in their relationship" compared to 56% of non-vacationers.

2. Vacations can make you feel happier – 76% of yearly vacationers report feeling "happy" or "extremely happy" compared to just 43% of non-vacationers.

3. Vacations can make you feel energized – 72% of yearly vacationers report feeling "energized and full of life all the time" compared to just 34% of those who never take a vacation.

4. Vacations can make you feel better about your job – 71% of yearly vacationers report feeling "satisfied to very satisfied with their job" compared to just 46% of non-vacationers.

5. Vacations can make you feel healthier – 56% of yearly vacationers describe their health as "very good" or "excellent" compared to 28% of non-vacationers.

Owner Reminders

Thank you to all owners who have already paid their maintenance fees that are due on July 1. If you need to make payment arrangements, please call Harbor Ridge prior to July 1 to avoid late charges. Harbor Ridge prides itself for working with its owners, but owners need to communicate with the staff at Harbor Ridge.

Float owners are reminded to contact Harbor Ridge to get their weeks deposited for 2015. Interval International memberships must be valid thru December 31.

It is imperative that owners deposit their weeks with Interval International more than 60 days in advance for a regular deposit without restrictions. You cannot get on a waiting list with a short-notice deposit.

Owners are reminded to check their occupancy dates on their invoices. Owners may also check the calendar dates on our website, www.harborridge.com. Harbor Ridge charges an internal exchange fee of \$89.00 should an owner need to be accommodated on a different week or should an owner request an upgrade from a one-bedroom unit to a two-bedroom unit.

Local owners are reminded that there is a \$5 guest fee when they bring guests other than their immediate family members. Immediate family members include those in the owner's household, their children, and their grandchildren.

Owners may utilize the great room for special events. The usage fee is \$3 per person or a maximum of \$75.



LEE W BROWN INC.
150 OAK POINT ROAD
TRENTON ME 04605
207-667-1227

April 16, 2015

Harbor Ridge Condominium Association
PO Box 725
Southwest Harbor, ME 04679

Dear Board of Directors and Owners:

We have reviewed the accompanying balance sheet of Harbor Ridge Condominium Association as of December 31, 2014, and the related statements of operations, retained earnings, and cash flows for the year ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the reviews in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on our review, we are not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America.

Sincerely,

Lee W. Brown

Lee W. Brown, EA