2027 Budget

Income:	
Bonus Week Income	$ 15,000.00
Club Interval Gold	1,430.00
Gift Shop	10,000.00
HR Rental	30,000.00
HR Rental Commission	55,000.00
HR Resale Commission	12,500.00
HR Resale HOA Owned	2,000.00
Interest	10,000.00
Late Fees	12,000.00
Legal Fees	20,000.00
Maintenance Fees (2040 weeks @ $745)	1,519,800.00
Owner Charges	11,000.00
Property Tax Revenue	79,137.89
Rental Income—Long Term	3,000.00
Sale of Used Property	2,500.00
Vending Machine Revenue	1,300.00
Total Income	**$1,784,667.89**
Expenses	
Advertising	$ 5,970.00
Automobile—Fuel, Repairs, etc.	10,200.00
Bad Debt Expense	30,000.00
Bank Charges	25,050.00
Computer	6,6928.88
Contracts	37,612.88
Contributions	100.00
Dues, Fees, Licenses, Permits	745.00
Employee Expenses	2,800.00
Gift Shop	4,200.00
Insurances	135,314.00
Miscellaneous Expense	100.00
Owner Expenses	6,500.00
Payroll Expenses	679,864.24
Professional Fees	8,740.00
Property Tax Expense	79,137.89
Registry Expense	5,000.00
Repairs and Supplies	266,025.00
Reserves[1]	106,386.00
Seminars and Training	625.00
Supplies	95,990.00
Utilities	277,379.00
Total Expenses	**$1,784,667.89**

[1]Seven percent of the assessment total is set aside in a reserve account for maintenance, repair and replacement on a periodic basis of common elements, limited common elements and limited common property for which the Association is responsible and to cover deductible amounts for any insurance policies maintained by the Association.

Book Your Holiday Parties at Harbor Ridge!

Local Owners...looking for a space for your Christmas party. Reserve your date soon for the Great Room! It's just $100! You bring the food and the people! We provide the space!

Harbor Ridge Condominium Association Special Meeting Agenda December 5, 2026—10:00 a.m.

1. Call to Order
2. Roll Call of Officers
3. Consideration of ratification of proposed annual budget
4. Transaction of such business as may properly come before the meeting
5. Adjournment

NOTE: The budget has been prepared based upon what Harbor Ridge believes to be the best current estimates of future costs currently available, such as current and past operation and maintenance costs of the property or of similar properties. In preparing the budget, Harbor Ridge has assumed that all the units will be occupied during the one-year period which the budget covers and that there will be a nominal inflation rate. These estimates are not intended, nor should they be considered, as guarantees or warranties of any kind whatsoever.

Call or email us to reserve your spot for virtual attendance at the annual meeting. Zoom details will be forwarded by request.



Return Your Proxy!

It is vital to the association to have proxies returned with your vote for the budget. Twenty percent (408 owners) of the owners constitutes a quorum. Please mail in your proxy by **December 2** to ensure its arrival at the office prior to the meeting.

EVERY YEAR OWNERSHIP ANNUAL ASSESSMENT				
WEEKS	**2027 MF**	**2027 TAX**	**ARDA-ROC**	**TOTAL**
1-6	745.00	22.38	3.00	770.38
7-17	745.00	28.95	3.00	776.95
18-42	745.00	48.68	3.00	796.68
43-47	745.00	28.95	3.00	776.95
48-50	745.00	22.38	3.00	770.38
51-52	75.00	29.28	3.00	777.28
ALTERNATE YEAR OWNERSHIP				
1-6	745.00	29.72	3.00	777.72
7-17	745.00	31.60	3.00	779.60
18-42	745.00	50.39	3.00	798.39
43-47	745.00	31.60	3.00	779.60
48-50	745.00	29.72	3.00	777.72
51-52	745.00	32.35	3.00	780.35

What's New with Exchange at Interval International…LOTS!!!

Interval International has been busy with lots of changes involving vacation exchanges and getaways. We are human...change can be hard! Ultimately, Interval's goal is to expand options for all members, but there is a cost for more options. Interval is leveling the exchange field amongst the deed week owners within the network. For those owners who activated a Club Interval Gold (CIG) points-based membership, you are ahead of the curve.

Harbor Ridge staff found out about these changes at the same time that our owner base found out, so we are learning just as our owners are learning. As sung in the Sound of Music, "Let's start at the very beginning." Well, somewhere at the beginning with the beneficial changes for our owners.

Getaways have previously been completely non-refundable...now they can be purchased with a refundable rate or a non-refundable rate. If a refundable getaway is selected, it will be refundable up to a specified date (usually three weeks prior to the reserved check-in date).

Some Getaways Have a Refundable Rate Option

Interval is now offering **Uptrade**. Uptrade is an exchange to a higher-value stay and offers more availability. This new exchange feature applies to weeks-owning members only, allowing them to explore more unit sizes, travel dates, and destinations. Each unit week is assigned a Trading Power value based on resort quality (as reflected by Resort Recognition tier), unit size, travel season, demand, and the date that the unit week is deposited with Interval. Each unit available for booking is assigned an Exchange Value also based on resort quality, unit size, travel season, and demand. If the week you want has a higher Exchange Value than the Trading Power of your deposited week, you can Uptrade by paying the Exchange Uptrade Fee. If there are only two people travelling, it will be beneficial to accept a one-bedroom unit, as the Exchange Uptrade fee may be less or non-applicable.

Exchange Uptrade Tiers
Up to +2 No Add'l Fee
From +3 to +5 $99
From +6 to +8 $199
From +9 to +11 $399
+12 and Higher $599

Traditionally, many off-peak Harbor Ridge owners exchange to Orlando throughout the winter months. Unfortunately, our owners may have to pay uptrade fees now for the premiere and elite resorts that they have regularly exchanged to previously. Luckily, there is a way to avoid the new uptrade fee. **Use short stays for Orlando**! Owners will need to activate a gold membership for $64, and then book two 6-night stays for $199 each. So instead of 7 nights, you'll get 12 nights.

How can owners increase the value of their deposited weeks? Depositing weeks well in advance will increase your trading power.

Days from Check-in	Trading Power
181+	100%
91-180	95%
61-90	90%
31-60	85%
7-30	80%

Harbor Ridge will be depositing float weeks at least 61 days in advance, just as we have in the past. Owners can prepay their annual assessments early, so they can have the highest trading power possible. Hopefully, systemwide, we'll see owners pay their maintenance fees earlier, so they can deposit earlier, and then other owners can book earlier too!

Interval now allows an owner to deposit their week as a regular deposit up to 31 days prior to check-in. This allows an owner to place a pending request further in advance. A late deposit (flexchange) is now 14-30 days prior to check-in. A confirmation made through Flexchange does not incur an Exchange Uptrade Fee.

Late deposits are now 30 days, not 60 days

The basic exchange fee is now $264. When browsing for inventory at XYZ Resort, you may see exchange fees of $399+. Interval is now listing the total amount due: the exchange fee of $264 due immediately to Interval and the mandatory resort fee of $135+ that will be due to the resort at check-in. Why did Interval change the way they are listing these fees? Owners were not reading the fine print regarding mandatory fees during the online confirmation booking session.

Exchange Fee Per Week $264

Interval International is offering greater discounts on getaways more often than previously. So this may encourage some owners to enjoy their ownership at Harbor Ridge and then purchase a getaway for other travel abroad or domestically.

Club Interval Gold (CIG) membership owners are seeing fewer changes to the exchange options except in areas that Interval has modified the Travel Demand Index (TDI). CIG members do not spend as many points for affiliate and select resort tier affiliations and smaller units.

Hope this has helped summarize the new changes! Remember, when you do the math, there is still significant value in vacation ownership! And when you are on vacation, you are with the ones you love!!!!

HARBOR RIDGE
PO BOX 725
SOUTHWEST HARBOR ME 04679

Need Another Week?

Many Harbor Ridge owners and their friends own at multiple resorts. If anyone has relinquished a timeshare due to high maintenance fees or resort repurposing, and you are looking for another more affordable resort week for exchange purposes,

We have many great deals available, even in peak shoulder seasons.

Bonus Week Fee ~ $500
Internal Exchange Fee ~ $149
Fee required at time of confirmation.

Need a Retreat?

Uninterrupted time needed! Enjoyment! Lots of projects! Friendship! Time away! Winter blahs! What do these words and phrases bring to mind? The need for winter retreat getaways at Harbor Ridge! It may be a church retreat, a sewing retreat, a scrapbooking retreat, or a family reunion! Bring "your people" to Harbor Ridge! The Great Room is an excellent area equipped with large tables to spread out, while enjoying the awe-inspiring views of the water and listening to the fireplace crackle! If this is something that you would enjoy with your family and friends, please contact the resort to set aside your units for January, February, and March… of course not available during school vacation weeks. Both weekends and weekdays would be available!

PROXY ~ Must be signed and dated to be officially counted!!!

KNOW BY ALL BY THESE PRESENTS that I, _____, a member of the Harbor Ridge Condominium Association, do hereby appoint the Secretary of the Harbor Ridge Condominium Association, a Maine Corporation, my true and lawful attorney and Proxy with the power of substitution for me and in my name to vote as my proxy, at the Annual/Special Meeting of said Association, to be held at the Harbor Ridge Condominium Reception Center and via the Zoom online platform on the 5th day of December, 2026 at 10:00 am, or at any adjournment thereof, with all the powers which I should possess if personally present.

WITNESS my hand and seal, this _____day of_____, 2026.

Member's Signature: _____

Printed Name: _____ **Unit(s):** _____ **Week(s):** _____

To all Members of the Harbor Ridge Condominium Association:
If you wish to appoint a person or entity other than the secretary of the Harbor Ridge Condominium Association to vote on your behalf at the Association's meeting, you may do so by crossing out the words of "the Secretary of the Harbor Ridge Condominium Association, a Maine Corporation" and inserting that person's or entity's name. Please note, however, the person or entity must be another Harbor Ridge time-share estate owner. **THE PROXY MUST BE DATED AND SIGNED TO BE VALID.**

Email proxy to info@harborridge.com or fax it to 207-244-4500 or snail mail it prior to December 1, 2026 to Harbor Ridge Resort, PO Box 725, Southwest Harbor, ME 04679

View from the Top

A HARBOR RIDGE PUBLICATION

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

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Newsletter Highlights:

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The Homeowner's Annual Meeting will be virtual & in person this December 5th!

Send us an email to get your Zoom link to attend! The link will be on our website too!

Harbor Ridge Owner Getaway Rates (tax included):

$199 for two nights
$249 for three nights
$50 for additional nights

Based upon availability from December 1 to April 1. Not valid school vacations or holiday weeks.

Must book less than 10 days away from check-in.

A two-night minimum is required to cover costs.

Manager's Update

What a colorful fall we are experiencing here on MDI! The yellows just sparkle brilliantly in the sun! The air has been crisp, but nothing that an L.L. Bean fleece can't take care of! It's been an extremely busy fall here on MDI, and the season keeps extending longer each year. Our island is special, and the word is spreading!

Our long awaited Clubhouse roof project was completed this summer. It took longer than we anticipated; but it is done, and it looks great!! With each major capital project, we are making things more maintenance free and water resistant. The carpenters removed the dormer windows and installed vinyl siding and wrapped all trim with metal. We look forward to the day that we can restain the clapboards and give it a finished exterior look, as monies allow in another couple of years.

Owners have seen some new faces on our Front Desk...some seasonal and some year round. We are excited to have them on our team! Give them a warm Harbor Ridge welcome while you are here! With the new Front Desk staff and many owners requesting its return, Wine and Cheese has returned this fall! This evening social hour is family-friendly. It's a great time to meet new friends and learn about travel experiences from other guests! We kindly ask that owners sign up at the Front Desk to curb rising food costs.

You requested, and our pie lady now offers cream pies, fruit pies, in addition to Maine's traditional blueberry pie! Have pie for dessert, pie for breakfast, or pie for a late night snack! Take your pick!! What deliciousness to enjoy on your vacation!!!

Managing a hospitality organization is challenging, and our team may request that you relocate units. As more owners and rental guests stay for multiple weeks, it is extremely beneficial to the guest experience and to our bottom line financially and operationally speaking to keep them in the same unit. When we ask, your cooperation is greatly appreciated!

Our HOA Budget...What's In It?

While many resorts charge special assessments, Harbor Ridge's management and board is making annual modest increases, so our owners are not burdened with a large special assessment. Of course, our budget includes staffing, property taxes, grounds, and routine maintenance. It also includes the necessary evil...utilities. Just like you, we will need to be more cautious with our dollars due to the severe spike in oil prices. This will require us to "close down a building" this winter, which will mean that owners will be moved to a comparable unit.

We hope that we can renovate one of the locker rooms; however, the most important capital improvement is replacing the dehumidification system (Dectron) for the swimming pool area, which is close to $100,000. We have made many repairs to the Dectron this past year, and when it was down for 10 days, we knew how important this equipment was!

We will be purchasing more deck chairs for your enjoyment. Kitchen improvements and guest bathroom renovations will continue. Of course, we will be painting, painting, and painting some more! There are three Ms in all organizations to keep them operational. In our case, Maintenance Fees, Materials, and Manpower! Thank you for your on-going support with your words and finances, so that our team can purchase the materials and willingly perk up your vacation home!!!!