



7380 W. Sand Lake Road
Suite 130
Orlando, FL 32819
LemonjuiceSolutions.com

October 10, 2025

Dear Inverness NB Timeshare Owners,

After speaking with a few owners individually, and hopefully more soon, it is desired to provide a more comprehensive explanation of the financial and operational challenges facing the Timeshare Plan.

After being engaged as the Managing Agent in late August, Lemonjuice has conducted a title examination of all public records for Comal County related to the four timeshare units. These reflect all transactions recorded since the original developer created the condominium and registered the timeshare units for sale. Included are the failure of the developer, the subsequent takeover by their lender, and, sadly, the failure of the lender as part of the Savings and Loan crisis of the 1980s, which led to it being turned over to the Resolution Trust Corporation, run by the US government.

The Timeshare Plan is insolvent and, as such, deemed unsustainable/obsolete. According to the financial information received, the number of vested owners who paid their 2025 Maintenance Fees was less than 40. Many of those owners have already voluntarily surrendered their deeds to the condo association. Records indicate that only 28 vested (deeded) owners who paid in 2025 are still owners; there are dozens of owners across all four units who are still vested but have abandoned their ownership over the years. The belief that 105 and 108 were ready to be sold was inaccurate. There is currently no established path that allows these units to be legally sold and qualify for title insurance. The governing documents, along with Texas statutes, must outline the procedures for terminating and selling a timeshare unit. A valid path will be followed to resolve the issue with selling, but it will apply to all four units, not just two.

The agreement between the Condominium Association and Lemonjuice (LJ) grants LJ either the distribution rights or, if requested, to be deeded any timeshare property owned by the Association, along with all delinquent funds recovered from intervals that have not paid. Therefore, any remaining timeshare owners' distribution value will be limited to their 1/51st interest in their condominium, less any outstanding fees owed to the Timeshare Plan. This methodology was chosen to avoid the full burden of expenses necessary to clear all 204 titles, legally terminate the timeshare plan, and secure title insurance, ensuring that the full market value can be achieved. Those expenses would have fully consumed net revenue beyond the 1/51st interests.

Lemonjuice has loaned the Timeshare Plan the funds needed to bring the accounts payable owed to the Condo Association and Aquity Management up to date. Additionally, a commitment to keep those ongoing monthly assessments current until the sale of all units is accomplished. Lemonjuice has also reset and restarted the payment plan with Comal County tax collectors' office, avoiding



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the October 1st initiation of foreclosure proceedings. Both the Association and the Tax office could have foreclosed and removed any potential value to the timeshare owners.

For those unaware, Lemonjuice proposed our services in 2022, but obviously, that did not occur. No one knows what would have happened if we had been chosen then, but our expertise in the timeshare industry is designed to protect the value of owners. The last three years have not been fruitful for the Timeshare Plan, but there is an end in sight. All funds already advanced or to be advanced by Lemonjuice are still considered common expenses of the Timeshare Plan. 2025 property taxes will also be received within the next 30 days. The total amount of past-due expenses, soon-to-be-owed real estate taxes, and condo assessments is estimated at \$139,600, representing common expenses owed by the 28 remaining owners. This total is intended to close out expenses through the calendar year of 2025. This does not include any expenses for 2026. To resolve the amounts owed, a special assessment of \$4,985 would be necessary from all 28 timeshare owners. However, pragmatically, it is reasonable to believe that not all owners will pay. If only 75% is expected to pay, the amount would increase to \$6,650 per interval. It is understood that this is an unwelcome message; the years of underbilling, coupled with the attrition of dues-paying owners, have created this egregious liability. As one owner said to me, "So if I pay the assessment, I may or may not get my money back when the property is sold." Sadly, that statement appears to be accurate."

Any timeshare owners who are unwilling or unable to pay the special assessment may surrender their deed to the Condominium Association. This will benefit the timeline for those who do pay. As a sign of good faith, any **currently** vested timeshare owner who can prove they have paid their 2025 maintenance fees for the intervals owned will receive \$1,000.00 per interval as an incentive to surrender their deed if the executed deed is received by November 14, 2025. Only timeshare owners who are currently vested as of October 1, 2025, qualify for the incentive. For clarification, Lemonjuice is advancing the funds to provide this incentive, but is not purchasing weeks from individual owners. Anyone who surrenders their timeshare ownership will not be obligated to pay any outstanding balances, special assessments, and/or future expenses incurred related to the four units. Remaining vested owners will have all outstanding obligations deducted from the sales proceeds related to their 1/51st interest in their respective units before any distribution of funds occurs. Be advised that any delinquency is subject to lien and foreclosure as described in the governing documents.

To initiate the deed surrender actions or submit any other questions, please send an email to invernessreimagined@lemonjuice.biz. Owners must print, sign/execute, and return the notarized documents as indicated on the forms once received.



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Upcoming Virtual Town Hall – Submit Questions in Advance

A Virtual Town Hall will take place on **Thursday, October 23, 2025, at 5:00 p.m. Central Time, 6:00 p.m. Eastern Time**, to provide key updates and respond to owner questions related to the ongoing process.

To ensure the session addresses the most important topics, **please submit your questions in advance by emailing invernessreimagined@lemonjuice.biz by October 21, 2025.**

Zoom Details:

Date: October 23, 2025, **Time:** 5 PM CST, 6 PM EST.

<https://us06web.zoom.us/j/85665130274?pwd=VeP17ozdWCwcDBbpwElQRRaCsSDN87.1>

Phone one-tap: 1-305-224-1968

Webinar ID: 856 6513 0274

Passcode: 261517

For those unable to attend, the session will be recorded, and a summary will be posted on the owner's website: <https://invernessreimagined.info>

The website also includes recorded documents, previous communications, and updated FAQs for reference throughout the process.

Questions: For questions about Inverness NB, please visit the Info-Site, where FAQs are updated regularly. If you don't find the answer you need, email invernessreimagined@lemonjuice.biz and include your contact information if you'd like a follow-up. You can also call Lemonjuice's Owner Support Line at (407) 326-3018.

Together, we are building a brighter future for Inverness NB.

Respectfully,

A handwritten signature in blue ink, appearing to read "Jeffrey Ingram", with a long horizontal line extending to the right.

Jeffrey Ingram
Senior Vice President and Managing Agent Representative