



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

November 19, 2025

Inverness at New Braunfels Owners
C/O: Lemonjuice Solutions
401 W. Lincoln Street
New Braunfels, TX 78130

Dear Inverness at New Braunfels timeshare owners,

As discussed in prior communications, Lemonjuice Solutions (LJS) has assumed management of your Timeshare Regime to resolve the outstanding liabilities owed by the Regime, prevent foreclosures, and protect any remaining assets; and ultimately, sell the timeshare condominiums while acting in the fiduciary responsibility required as a Managing Agent. It is essential to note that, according to your governing documents, the Timeshare Regime is not a separate association.

There is no satisfaction in delivering this message. Unfortunately, as a management company that specializes in legacy timeshare resorts, it is LJS' opinion that:

1. Timeshare owners have been misinformed about the probability and possibility of retention of your Timeshare Regime and the process thereof.
2. Inverness at New Braunfels' Timeshare Regime is both unsustainable and insolvent.

The expenses to complete 2025 are now known and exceed \$170,889. Included in that amount are 2025 real estate taxes, which are billed in arrears, and \$27,017 is owed.

Many owners have already surrendered their ownership back to the Condominium Association, which alleviates any responsibility of paying the outstanding expenses. For protection against foreclosure, Lemonjuice has advanced all past-due funds to Comal County, the Condominium Owners' Association (COA), and its management company, Aquity. The advanced funds are still common expenses owed by the Timeshare Regime. There are 204 intervals in the Timeshare Regime, of which 189 are either non-dues-paying delinquent owners or weeks that have been transferred to the COA (which is not required to pay maintenance fees).

Enclosed with this letter is the Special Assessment Invoice (INVOICE) being billed to all vested owners responsible for paying fees. If an owner has additional unpaid expenses, those are listed too. The Invoice shows what expenses the funds are for. A demonstration of calculating the Bad Debt allowance is available on the owner information website listed below. Reasonably, it is not expected that more than fifteen people will pay their special assessment. Sadly, this causes the special assessment billed to all owners to be \$8,544 plus any other fees owed (if any).

What does this mean to all timeshare owners? **The amount shown on your Invoice is due upon receipt and delinquent after 30 days of being mailed.** After that date, any owned intervals with unpaid balances



will have a lien placed against them and subject to foreclosure. Additional costs related to collection and foreclosure will be billed to owner accounts. In the event of foreclosure, a deficiency judgment may result in additional collection activity.

It is understood this message is not welcomed by anyone. However, this is not a threat to “pay or be foreclosed upon,” **there is a no-cost, no-risk solution available to all owners**. Also included in this mailing is a deed transferring one’s ownership to the COA without any obligation to pay anything now or in the future. It also means that a claim to distribution rights (if any) is forfeited. To be clear, returning the signed, notarized deed before the due date of the Invoice will prevent any lien from being recorded against you and avoid additional costs. Anyone unable or unwilling to pay the Invoice is encouraged to return their deed and resolve their ownership now. This action benefits those who do pay by avoiding additional expenses incurred in pursuing foreclosure against those who do not.

Each week (or interval) is entitled to 1/51st of the net sales proceeds from their unit, less any amount owed to the Timeshare Regime. Initially, Lemonjuice Solutions attempted to preserve this value for those owners who remained active. However, the financial situation is too dire. It is not anticipated that the net sales proceeds will exceed the Invoice Amount. Please note that if there is a shortfall in payments for the Invoice, an additional Special Assessment must be levied against those who do pay. Conversely, in the unlikely event that a surplus of special assessment is collected, those revenues would offset the 2026 carrying cost of the timeshare condominiums.

It is Lemonjuice’s intent to expeditiously work with the condominium association to amend the governing documents and terminate the Timeshare Regime. This action requires at least 67% Affirmative vote by condominium owners (not timeshare owners). To reiterate from a prior letter. There is currently no valid way to sell any timeshare condominium units. It is only practical to terminate Timeshare Regime and return the condominiums to “whole” ownership.

You may submit questions, or intentions via email to invernessreimagined@lemonjuice.biz. For regular updates, please visit the owner information website: <https://invernessreimagined.info>

Upon receipt of your documents, our title company will conduct a second quality control review to ensure all information is compliant for recordation. Once approved, the documents will be recorded at the county register. This process typically takes 7 to 10 days.

After recording, a copy of the recorded deed will be sent for your records.

Sincerely,

Jeff Ingram

Jeff Ingram

Senior Vice President and Managing Agent Representative
Lemonjuice Solutions