

Inverness at New Braunfels Timeshare Plan SPECIAL ASSESSMENT NOVEMBER 2025 (Does not include any 2026 expenses)
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EXPENSES

Comal County Tax Collector

*Includes unpaid 2023,2024 past due RE taxes including, late penalties,
interest, and collection fees*

39,876.00

2025 Taxes published Nov 10,2025

27,016.78

Subtotal of Taxes

66,892.78

Inveness Condominium Associaiton, Inc

Past Due 2023 - Sept 2025 Dues including late fees and legal expenses

77,000.00

October - December 2025

5,460.00

Subtotal COA

82,460.00

Aquity Management Fees for TS related activity 2023-2025

15,000.00

Property, Utilities, Deep Clean, Re-key, and related expenses

6,536.00

Total Deficit for Timeshare Plan to end 2025

170,888.78

Allowance for Bad Debt

154,134.98

	Amount to be collected	# Units	# Intervals	Probability To Pay
	170,888.78	4	204	
Intervals owned by Current Owners (including 2025 MF)			2	100%
Intervals owned by vested owners that only owe 2025 MF			22	60%
Intervals of Owners that owe more than 2025 MF			78	5%
Intervals owned by COA			102	0%
Total Owners			204	20

Direct Expenses per Interval

837.69

Anticipated Intervals to NOT PAY

184

Uncollectable Special Assessment

154,134.98

Assessment per Probable Paying Owner

8,544.44