

May 30, 2018

Dear MVC Trust Owner:

Per the Association Bylaws, the Board of Directors of MVC Trust Owners Association, Inc. has determined it would be in the best interest of the Association and the Beneficial Interest Owners to provide a copy of the 2017 Audit Summary to each Owner.

Should you wish to receive a copy of the full Audited Financial Report or if you have any questions, please send an email to mvctoa@vacationclub.com or you may send an inquiry via postal mail to:

MVC Trust Owners Association Board
Attention: Director of Finance
6649 Westwood Boulevard
Orlando, Florida 32821

Sincerely,

Tom McCormack
Operations Manager
MVC Trust Owners Association, Inc.

MVC Trust Owners Association, Inc.
Summary Report on Audit of Financial Statements
Fiscal Years Ended December 31, 2017 and December 30, 2016

Balance Sheet

Assets:	Operating Fund	Property Tax Fund	2017 Total	2016 Total
Cash and cash equivalents	\$1,706,658	\$2,869,371	\$4,576,029	\$1,531,635
Investments			-	1,396,000
Prepaid Expenses ⁽¹⁾	206,091,431	71	206,091,502	166,872,550
Other Assets	5,765,654	388,401	6,154,055	3,733,488
Total Assets	<u>\$213,563,743</u>	<u>\$3,257,843</u>	<u>\$216,821,586</u>	<u>\$173,533,673</u>
Liabilities and Fund Balances:				
Accrued Expenses	\$16,861	\$0	\$16,861	\$8,124
Due to Exchange Company ⁽²⁾	20,955,550		20,955,550	17,799,696
Unearned Assessment Fees ⁽²⁾	190,420,884	2,423,373	192,844,257	152,876,543
Other Liabilities	8,605	-	8,605	27,774
Fund Balances	2,161,843	834,470	2,996,313	2,821,536
Total Liabilities and Fund Balances	<u>\$213,563,743</u>	<u>\$3,257,843</u>	<u>\$216,821,586</u>	<u>\$173,533,673</u>

Operating Fund - Income Statement

	2017 Total	2016 Total
Total Revenues	\$227,884,788	\$189,755,000
Total Expenses	(227,923,705)	(189,509,829)
Excess (deficiency) of Revenue over expenses	(38,917)	245,171
Fund Balance - Beginning of Year	2,200,760	1,955,589
Fund Balance - End of Year	<u>\$2,161,843</u>	<u>\$2,200,760</u>

Property Tax Fund - Income Statement

	2017 Total	2016 Total
Total Revenues	\$2,770,267	\$2,058,104
Total Expenses	(2,556,573)	(2,238,644)
Deficit of Revenues over Expenses	213,694	(180,540)
Fund Balance - Beginning of Year	620,776	801,316
Fund Balance - End of Year	<u>\$834,470</u>	<u>\$620,776</u>

Footnote:

⁽¹⁾. Represents payments made by the MVC Trust Association to the Component Sites in 2017 for 2018 maintenance fee assessments.

⁽²⁾. Represents cash payments received from Trust owners in 2017 for their 2018 Exchange Club dues and maintenance fee assessments.