

PTVO OWNERS ASSOCIATION, INC.

**FINANCIAL STATEMENTS AND
SUPPLEMENTARY INFORMATION**

YEAR ENDED DECEMBER 31, 2025



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INDEPENDENT AUDITORS' REPORT

Board of Directors
PTVO Owners Association, Inc.
Las Vegas, Nevada

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of PTVO Owners Association, Inc., which comprise the balance sheet as of December 31, 2025, and the related statements of revenues, expenses, and changes in fund balance, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of PTVO Owners Association, Inc. as of December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of PTVO Owners Association, Inc. and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about PTVO Owners Association, Inc.'s ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of PTVO Owners Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about PTVO Owners Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Disclaimer of Opinion on Supplementary Information

Accounting principles generally accepted in the United States of America require that the accompanying schedule of future major repairs and replacements on page 14 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.



CliftonLarsonAllen LLP

Las Vegas, Nevada
April 14, 2026

PTVO OWNERS ASSOCIATION, INC.
BALANCE SHEET
DECEMBER 31, 2025

	Operating Fund	Replacement Fund	Total All Funds
ASSETS			
Cash and Cash Equivalents	\$ 14,253,364	\$ 9,871,149	\$ 24,124,513
Investments	-	34,151,478	34,151,478
Assessments Receivable, Net of Allowance	9,811,970	-	9,811,970
Net Receivable from Related Parties	5,575,260	-	5,575,260
Prepaid Expenses and Other	49,577,353	57,146	49,634,499
Due from Operating Fund	-	831,700	831,700
	<u>\$ 79,217,947</u>	<u>\$ 44,911,473</u>	<u>\$ 124,129,420</u>
Total Assets			
LIABILITIES AND FUND BALANCE			
LIABILITIES			
Maintenance Fees Payable	\$ 20,009,282	\$ -	\$ 20,009,282
Other Accrued Expenses	3,938,979	-	3,938,979
Due to Replacement Fund	831,700	-	831,700
Total Liabilities	<u>24,779,961</u>	<u>-</u>	<u>24,779,961</u>
FUND BALANCE	<u>54,437,986</u>	<u>44,911,473</u>	<u>99,349,459</u>
Total Liabilities and Fund Balance	<u>\$ 79,217,947</u>	<u>\$ 44,911,473</u>	<u>\$ 124,129,420</u>

See accompanying Notes to Financial Statements.

**PTVO OWNERS ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND BALANCE
YEAR ENDED DECEMBER 31, 2025**

	Operating Fund	Replacement Fund	Total All Funds
REVENUES			
Maintenance Fee Assessments	\$ 407,723,636	\$ 12,783,631	\$ 420,507,267
Interest Income	961,239	1,822,497	2,783,736
Other Revenue	2,062,149	-	2,062,149
Total Revenues	410,747,024	14,606,128	425,353,152
EXPENSES			
Maintenance Fees	333,619,108	-	333,619,108
Unit Expenses	41,882,968	9,677,050	51,560,018
Bad Debt	27,751,347	-	27,751,347
Management Fees	3,217,327	-	3,217,327
Collections	1,554,546	-	1,554,546
Accounting	771,741	-	771,741
Taxes, Insurance, and Trustee Fees	454,406	-	454,406
Administrative Fees	361,705	150	361,855
Total Expenses	409,613,148	9,677,200	419,290,348
EXCESS OF REVENUES OVER EXPENSES BEFORE INCOME TAX EXPENSE	1,133,876	4,928,928	6,062,804
INCOME TAX EXPENSE	272,362	468,393	740,755
EXCESS OF REVENUES OVER EXPENSES	861,514	4,460,535	5,322,049
Fund Balance - Beginning of Year	55,576,472	38,450,938	94,027,410
Interfund Transfer	(2,000,000)	2,000,000	-
FUND BALANCE - END OF YEAR	\$ 54,437,986	\$ 44,911,473	\$ 99,349,459

See accompanying Notes to Financial Statements.

PTVO OWNERS ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2025

	Operating Fund	Replacement Fund	Total All Funds
CASH FLOWS FROM OPERATING ACTIVITIES			
Excess of Revenues Over Expenses	\$ 861,514	\$ 4,460,535	\$ 5,322,049
Adjustments to Reconcile Excess of Revenues Over Expenses to Net Cash Provided by Operating Activities:			
Bad Debt	27,751,347	-	27,751,347
Changes in Operating Assets and Liabilities:			
Assessments Receivable	(29,160,193)	-	(29,160,193)
Net of Receivable from Related Parties	3,795,891	-	3,795,891
Prepaid Expenses and Other	4,083,928	728,570	4,812,498
Maintenance Fees Payable	971,341	-	971,341
Other Accrued Expenses	(754,898)	-	(754,898)
Due to/from Operating/Replacement Fund	(1,864,280)	1,864,280	-
Net Cash Provided by Operating Activities	5,684,650	7,053,385	12,738,035
CASH FLOWS FROM INVESTING ACTIVITIES			
Net Purchases of Investments	-	(2,933,821)	(2,933,821)
Net Cash Used in Investing Activities	-	(2,933,821)	(2,933,821)
CASH FLOWS FROM FINANCING ACTIVITIES			
Interfund Transfer	(2,000,000)	2,000,000	-
Net Cash Provided by (Used in) Finance Activities	(2,000,000)	2,000,000	-
NET INCREASE IN CASH AND CASH EQUIVALENTS	3,684,650	6,119,564	9,804,214
Cash and Cash Equivalents - Beginning of Year	10,568,714	3,751,585	14,320,299
CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 14,253,364	\$ 9,871,149	\$ 24,124,513

See accompanying Notes to Financial Statements.

PTVO OWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations

PTVO Owners Association, Inc. (the Association) is a nonstock, nonprofit corporation, organized and existing under the laws of the state of Delaware for the purpose of administering the property that is subject to the Declaration of Covenants, Conditions and Restrictions, and Grant and Reservation of Easements for the Club Wyndham Access (CWA) Vacation Ownership Club (the Club) dated January 3, 2008. The Association is a perpetual club-based timeshare association that was created to represent the membership interests in the resort inventory. Travel + Leisure Resort Development, Inc. (TNL or the Developer) is the developer of the Club and deeds resort inventory into the Club in exchange for points that represent ownership in the deeds and membership interest in the Association. The Developer may either deed in fractional timeshare inventory or whole unit accommodations not subject to a timeshare regime. As of December 31, 2025, the Developer had deeded a total of 782 units into the Association. The property in the Club is held by the Association. The points represent a membership interest in the Association, which includes the perpetual right to participate in the Club and related timeshare property. Members in the Association purchase an allotment of CWA points from TNL. The Club allows members advance reservation priority at multiple Travel + Leisure Resort Development, Inc. that are a part of the Club. As of December 31, 2025, the property in the Club held by the Association equaled a point value of 51,717,450,949 of which TNL owned 6,404,104,681; the other points had been sold to other members. The Association has an affiliation agreement with the Fairshare Vacation Plan Use Management Trust (the Trust) to provide billing, collection, and reservation services on behalf of the Association.

Fund Accounting

To ensure and facilitate the fiduciary responsibility required of the Association regarding restrictions placed on the use of resources available to it, the accounts are maintained in accordance with the principles of fund accounting. The purpose of the various funds and the restrictions on the use of their assets are as follows:

Operating Fund – This fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund – This fund represents funds collected by the Association from the members to fund future replacement, major repairs, and purchases of commonly owned assets.

Cash and Cash Equivalents

The Association considers all highly liquid investments with an original maturity of one to three months when purchased to be cash equivalents.

PTVO OWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Investments

The investment account reflects certificates of deposit and U.S. Treasury bills with a maturity of one to 24 months.

Methodology Used to Determine Allowance for Credit Losses

The Association uses a combination of historical loss experience, current economic conditions, and forward-looking information to estimate credit losses for financial assets. The Association considers various factors such as borrower creditworthiness and projections of removal of delinquent accounts from the Association to estimate credit losses.

Fair Value of Financial Instruments

The carrying amounts of the Association's financial instruments, including cash, cash equivalents, receivables, prepaid expenses, accounts payable and accrued expenses, approximate fair value due to the immediate or short-term maturity of these instruments.

Property and Equipment

In conformity with industry practice, the Association's policy for recognizing common property as assets in its balance sheet is to recognize: (a) common personal property and (b) real property to which it has title and that it can dispose of for cash while retaining the proceeds or that is anticipated to generate significant cash flows from members on the basis of usage or from nonmembers. The Association defines as common property, property where the title or other evidence of ownership is held directly by a common interest realty association. All timeshare property is held by the Association because the Developer transfers the real and personal property directly to the Association when it is placed in service.

The primary purpose of the timeshare property is for use by members. The timeshare property is not held for sale by the Association, nor does it generate significant cash flows on the basis of usage for the Association.

Accordingly, timeshare property transferred from the Developer, and the related furnishings, are not recorded in the financial statements because of the restrictions imposed by the bylaws related to disposal of common properties. The bylaws specify that the board of directors may exchange a timeshare property for another provided that the properties are comparable and there is no dilution of members' rights.

Revenue Recognition

The Association collects maintenance fees from each member to fund the operations of the Association. Fees are recognized ratably over the assessment period. Any amounts received in advance of the due date are deferred until due. The Financial Accounting Standards Board issued Accounting Standards Code 606 requiring deferral of the recognition of income until the services are rendered. The Association has determined ASC 606 does not apply to the Association as no customer relationship exists as it is defined by the Code. The Association does not defer the recognition of any portion of revenue as a contract liability.

PTVO OWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue Recognition (Continued)

Other Revenue consists mainly of housekeeping income and is recognized as the related performance obligation is satisfied. The Association's performance obligation related to its housekeeping income, which is to provide additional cleaning services in a given week for lodging accommodations, is satisfied over time and revenue is recognized on a daily basis as the accommodations are occupied. As compensation for providing additional housekeeping services, the Association receives a cleaning fee which is received after checkout of the guest.

Maintenance Fees

The Association is responsible for paying all maintenance fees and assessments to the property owners associations (POA) that represent the real estate interests deeded to the Association as part of CWA. The Association pays these maintenance fees and assessments as they become due to the POA. All maintenance fees are expensed and paid monthly, except for maintenance fees for fixed week inventory where the fees are paid annually and amortized over the period of available property use.

Income Taxes

The Association files as a homeowners' association in accordance with Internal Revenue Code (IRC) Section 528, using Form 1120-H. Under that Section, the Association excludes from taxation exempt function income, which generally consists of revenue from uniform assessments to owners. The Association's nonexempt income was subject to tax.

Additional Developer Assessments

TNL deeds fixed week timeshare resort inventory into the Club during the year in exchange for points that represent membership interests in the Association. Once the points are issued a monthly membership based on 1/12th of the annual maintenance fee is billed to the owner of the inventory. The Club has a year-to-year agreement with TNL that provides that TNL will pay a conversion fee to the Association upon conversion from fixed week timeshare inventory to points that is intended to supplement the cash needed to pay the next annual maintenance fee to the POA when it comes due. The conversion fee is determined by approximating the difference between the subsequent year maintenance fee cost, on such fixed week timeshare units transferred to the Club, and the membership assessments that will be paid to the Association for the remainder of the year in which the inventory is deeded. The Association recognizes the fee charged to TNL under this agreement as a Developer conversion fee within revenues in the accompanying statement of revenues, expenses, and changes in fund balance.

The Association's performance obligation related to Developer conversion fees is satisfied as the expense related to the next annual maintenance fee to the underlying POA comes due. No revenues were recognized for the year ended December 31, 2025 as no inventory was converted from fixed week timeshare inventory to points during 2024.

PTVO OWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires us to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from these estimates.

NOTE 2 FAIR VALUE OF FINANCIAL INSTRUMENTS

As defined by accounting principles generally accepted in the United States of America, fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Based on the observability of the inputs used in the valuation techniques, the Association is required to provide the following information according to the fair value hierarchy. The fair value hierarchy ranks the quality and reliability of the information used to determine fair values. Financial assets and liabilities carried at fair value will be classified and disclosed in one of the following three categories:

Level 1 – Valuations for assets and liabilities traded in active exchange markets, such as the New York Stock Exchange. Level 1 also includes U.S. Treasury and federal agency securities and federal agency mortgage-backed securities, which are traded by dealers or brokers in active markets. Valuations are obtained from readily available pricing sources for market transactions involving identical assets or liabilities. The certificates of deposit and U.S. Treasury bills held by the Association are Level 1.

Level 2 – Valuations for assets and liabilities traded in less active dealer or broker markets. Valuations are obtained from third-party pricing services for identical or similar assets or liabilities. The Association has no Level 2 assets or liabilities.

Level 3 – Valuations for assets and liabilities that are derived from other valuation methodologies, including option pricing models, discounted cash flow models and similar techniques, and not based on market exchange, dealer, or broker-traded transactions. The Association has no Level 3 assets or liabilities.

**PTVO OWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025**

NOTE 2 FAIR VALUE OF FINANCIAL INSTRUMENTS (CONTINUED)

The Association holds investments in multiple certificates of deposit at various banks throughout the United States as well as U.S. Treasury bonds. Rates of return range from 0% to 5.0% during the year ended December 31, 2025. The fair value of investments included in the balance sheet at December 31, 2025 is summarized as follows:

Certificates of Deposit and U.S. Treasury Bonds:	
Maturities 1 to 3 Months	\$ 2,321,465
Maturities 4 to 12 Months	15,935,740
Maturities 13 to 24 Months	15,894,273
Total	<u>\$ 34,151,478</u>

NOTE 3 ASSESSMENTS RECEIVABLE AND ALLOWANCE FOR CREDIT LOSSES

Assessments receivable consist primarily of noninterest-bearing amounts due from members for member assessments and other fees for services. The Association does not permit a member to make a reservation if their account is delinquent. A valuation allowance is provided for all receivables for the amount the Association does not expect to collect based on expected credit losses. The Association uses historical loss information based on aging of receivables as the basis to determine expected credit losses for receivables. Management believes the composition of receivables at year-end is consistent with historical conditions as credit terms and quality, practices and the customer base has not changed significantly. During 2025, management reviewed and removed delinquent accounts from the Association. Additionally, management has reviewed projections for future delinquent account removals. Based on these reviews, management did not adjust the credit loss percentages to calculate the valuation allowance as there is no significant change in expected delinquent account activity. The allowance for credit losses as of December 31, 2025 is summarized as follows:

Allowance - Beginning of Year	\$ 29,791,529
Bad Debt	27,751,347
Receivables Charged Off	<u>(21,417,485)</u>
Allowance - End of Year	<u>\$ 36,125,391</u>

NOTE 4 RELATED PARTY TRANSACTIONS

The Developer serves as the Club manager and provides accounting and other administrative services for the Association. The Association recorded expenses of \$8,740,209 related to these services during the year ended December 31, 2025.

The Association bills the Developer a member's assessment on any CWA points that are unsold each month at the same rate as any other member. The Association recognized revenue of \$56,208,928 related to these assessments during the year ended December 31, 2025.

PTVO OWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 4 RELATED PARTY TRANSACTIONS (CONTINUED)

The Fairshare Vacation Plan Use Management Trust (the Trust), an affiliate of TNL, provides collection and reservation services for the Association. During the year ended December 31, 2025, the Association recorded net expenses of \$1,554,546 related to these services.

The net due from related parties as of December 31, 2025 consisted of the following:

Payable to Related Parties:	
Payable to Developer - Unit Expenses	\$ (29,849)
Receivable from Related Parties:	
Receivable from Developer - Maintenance Fees	4,369,263
Assessments on Delinquent Inventory	572,281
Receivable from Trust - Maintenance Fees	663,565
Total Net Receivable from Related Parties	<u>\$ 5,575,260</u>

NOTE 5 INCOME TAXES

The Association has elected to take advantage of the tax benefits provided by IRC Section 528 by filing as a Homeowners Association for the year ended December 31, 2025. As a result of the 2025 filing election, no income tax provision or benefit has been recognized during the year ended December 31, 2025.

The Association did not have any material unrecognized tax benefits under ASC 740, *Income Taxes*, as of December 31, 2025. The Association does not anticipate any material change in the total amount of unrecognized tax benefits to occur within the next 12 months.

NOTE 6 CONCENTRATIONS

Cash and cash equivalents are maintained at various financial institutions which are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per institution. The Association places its funds with high credit quality financial institutions and does not believe it is exposed to any significant credit risk on cash and cash equivalents.

PTVO OWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 7 REPLACEMENT FUND

The Association's replacement fund is utilized to accumulate funds for future major repairs and replacements, by an allocation of the assessment charged to each member and specifically designated for the fund in the annual budget. The Association uses the cash flow method to develop its reserve funding plan. Deductions from the fund are recorded at cost, as incurred, which are determined by the board of directors to meet the objective for which the fund was established. The Association's policy is to retain the investment income earned on such funds in the replacement fund. The 2026 proposed budgeted funding is \$11,622,140. The components' actual replacement costs, useful lives, and investment income may vary from the estimated amounts and the variation may be material. Therefore, the Association's replacement fund may not be adequate to meet all future needs for major repairs and replacements. If additional funds are needed, the Association has the right to increase regular assessments, pass special assessments, or delay major repairs and replacements until funds are available. The internal analysis shown in the unaudited supplementary information was prepared by management as of March 1, 2026.

NOTE 8 SUBSEQUENT EVENTS

The Club has evaluated subsequent events through April 14, 2026, the date the financial statements were available to be issued. There were no subsequent events that required recognition or disclosure.

PTVO OWNERS ASSOCIATION, INC.
FUTURE MAJOR REPAIRS AND REPLACEMENTS
DECEMBER 31, 2025
(UNAUDITED)
(SEE INDEPENDENT AUDITORS' REPORT)

During 2025, the Board of Directors commissioned studies by an independent consulting firm to estimate the remaining useful lives and the replacement costs of the components of common property for Reunion, Anaheim, Angels Camp, Bison Ranch, Grand Lake, Indio, Lake of the Ozarks, Las Vegas Tropicana, Pinetop, Taos, Rancho Vistoso, Galena, Steamboat Springs, Austin, Portland, Desert Blue, Tamaracks VII, Kestrel, and Owls III. The estimates were based on current replacement costs. These studies were internally updated in 2025. Funding requirements consider an annual inflation rate of 3% and an interest rate of 2% and no provision for income taxes. The studies include an assessment of the present condition of all components; estimated replacement costs relying upon published date, contractor's or engineer's estimates, and previously paid amounts; and estimated remaining lives, relying upon consultants or published data. Funding has been provided using a pooled calculation.

The following table is based on the study and presents significant information about the components of common elements and unit interiors at December 31, 2025:

Component	Estimated Remaining Useful Lives	Estimated Current Replacement Cost
Capital Improvement	6 Years	\$ 5,601,438
Interior	8 Years	97,780,577
Painting	6 Years	8,453,435
Pavement	10 Years	63,446
Roofing	10 Years	1,007,855
Total		\$ 112,906,751
Replacement Fund Balance at December 31, 2025		\$ 44,911,473



CLA (CliftonLarsonAllen LLP) is a network member of CLA Global. See CLAGlobal.com/disclaimer. Investment advisory services are offered through CliftonLarsonAllen Wealth Advisors, LLC, an SEC-registered investment advisor.