

**SUN 'N LAKE  
IMPROVEMENT  
DISTRICT  
GOLF FUND**

**COMPILED STATEMENTS  
OF OPERATIONS**

**September 30, 2016 and 2015**

**INDEPENDENT ACCOUNTANT'S COMPILATION REPORT**

*Sun 'n Lake of Sebring Improvement District*  
Sebring, Florida

Management is responsible for the accompanying special-purpose statements of operations of the Golf Fund of Sun 'N Lake of Sebring Improvement District for the years ended September 30, 2016 and 2015 and for determining that the contractual basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the special-purpose financial statements nor were we required to perform any procedures to verify the accuracy or the completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these special-purpose financial statements.

The accompanying special-purpose statements of operations were prepared for the purpose of complying with the management agreement between Sun 'N Lake of Sebring Improvement District and Billy Casper Golf, LLC and the contractual basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

Management has elected to omit substantially all of the disclosures required by the contractual basis of accounting. If the omitted disclosures were included in the special-purpose financial statements, they might influence the user's conclusions about the Golf Fund's results of operations. Accordingly, the special-purpose financial statements are not designed for those who are not informed about such matters.

This report is intended solely for the information and use of the Board of Supervisors and management of Sun 'n Lake of Sebring Improvement District and the owners and management of Billy Casper Golf, LLC and is not intended to be, and should not be, used by anyone other than these specified parties.

*MCDIRMIT DAVIS & COMPANY, LLC*

Orlando, Florida  
April 18, 2017

MCDIRMIT DAVIS & COMPANY, LLC  
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SUN 'N LAKE IMPROVEMENT DISTRICT  
GOLF FUND

**STATEMENTS OF OPERATIONS**

Years Ended September 30, 2016 and 2015

	<u>2016</u>	<u>2015</u>
Gross Revenues		
Golf memberships and course fees	\$ 1,997,798	\$ 1,964,282
Pro shop sales	309,207	317,772
Food and beverage	1,286,408	1,283,649
Miscellaneous	61,702	75,640
Total gross revenues	<u>3,655,115</u>	<u>3,641,343</u>
Cost of Sales	<u>661,838</u>	<u>699,064</u>
Gross margin	<u>2,993,277</u>	<u>2,942,279</u>
Operating Expenses		
Payroll and benefits	1,858,211	1,783,014
Golf operations	75,965	67,017
General and administrative	451,812	470,650
Golf course maintenance	671,948	562,168
Food and beverage	145,442	139,317
Amenities	23,567	33,000
Sales and marketing	109,643	109,480
Operating leases and other	15,942	56,772
Total operating expenses	<u>3,352,530</u>	<u>3,221,418</u>
Net Operating Loss	(359,253)	(279,139)
Other Income		
Recreational assessment	430,953	1,087,842
Gain (loss) on equipment disposal	1,800	144,000
Total other income	<u>432,753</u>	<u>1,231,842</u>
Other Expense		
Depreciation	503,648	459,794
Capital outlay	45,150	-
Management incentive	30,000	-
Total other expense	<u>578,798</u>	<u>459,794</u>
Net Income (Loss)	(505,298)	492,909
Fund Balance - beginning of year	<u>4,304,944</u>	<u>3,812,035</u>
Fund Balance - end of year	<u>\$ 3,799,646</u>	<u>\$ 4,304,944</u>

See Independent Accountant's Compilation Report  
Restricted for Management's Use Only