

FANNIN COUNTY PUBLIC FACILITY CORPORATION

Compiled Financial Statements

September 30, 2024

**McClanahan and Holmes, LLP**  
CERTIFIED PUBLIC ACCOUNTANTS

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Board of Directors  
Fannin County Public Facility Corporation  
Bonham, Texas

Management is responsible for the accompanying financial statements of Fannin County Public Facility Corporation (a non-profit organization), which comprise the statement of financial position as of September 30, 2024, and the related statement of activities for the quarter and year then ended in accordance with accounting principles generally accepted in the United States of America. 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 financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. We do not express an opinion, a conclusion, nor provide any assurance on these financial statements.

Management has elected to omit substantially all the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Organization's financial position, changes in net assets, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Fannin County Public Facility Corporation.

*McClanahan and Holmes, LLP*  
Certified Public Accountants

Bonham, Texas  
November 26, 2024

## FANNIN COUNTY PUBLIC FACILITY CORPORATION

## Statement of Financial Position

September 30, 2024

ASSETS

## Current Assets

Cash - Bond Fund	\$ 2,144,315.02
Cash - Operator Fee Account	145.11
Cash - Project Fund	1,739,427.32
Cash - Operating Trustee Account	91.02
Accounts Receivable	<u>1,537,604.87</u>
Total Current Assets	<u>5,421,583.34</u>

## Restricted Assets

Cash - Operating Reserve	350,000.00
Cash - Reserve Fund	2,766,557.50
Cash - Surplus Account	<u>178,457.55</u>
Total Restricted Assets	<u>3,295,015.05</u>

## Fixed Assets

Land, Buildings, Equipment and Vehicles	22,731,597.55
Less Accumulated Depreciation	<u>(8,556,536.49)</u>
Net Fixed Assets	<u>14,175,061.06</u>

Total Assets	<u><u>\$ 22,891,659.45</u></u>
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LIABILITIES AND NET ASSETS

## Current Liabilities

Accounts Payable	\$ 2,664,978.76
Accrued Interest	845,778.75
Current Portion of Bond Payable	<u>1,075,000.00</u>
Total Current Liabilities	<u>4,585,757.51</u>

## Long-Term Liabilities

Bond Payable	24,195,000.00
Capitalized Bond Issue Cost, Net of Amortization of \$794,197.35	(1,257,842.00)
Less Current Portion of Bond Payable	<u>(1,075,000.00)</u>
Total Long-Term Liabilities	<u>21,862,158.00</u>

Total Liabilities	<u>26,447,915.51</u>
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## Net Assets

Net Assets Without Donor Restrictions	<u>(3,556,256.06)</u>
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Total Liabilities and Net Assets	<u><u>\$ 22,891,659.45</u></u>
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See Accountants' Compilation Report

FANNIN COUNTY PUBLIC FACILITY CORPORATION  
Statement of Activities  
Quarter and Year Ended September 30, 2024

	Quarter Ended September 30, 2024	Year Ended September 30, 2024
Revenues		
Federal Inmate Revenue		
Housing - USMS - East	\$ 4,134,696.36	\$ 16,613,964.32
Housing - USMS - North	2,522.74	27,207.02
Transport - USMS - East	120,889.49	396,304.64
Transport - USMS - North	-	2,412.48
	<u>4,258,108.59</u>	<u>17,039,888.46</u>
County Inmate Revenue		
Housing - Fannin County Main Jail	170,162.66	859,015.81
Housing - Fannin County South Annex	346,082.65	1,261,555.01
Transport - Fannin County	37,131.29	172,504.88
	<u>553,376.60</u>	<u>2,293,075.70</u>
Dividends	<u>61,283.49</u>	<u>253,666.49</u>
Total Revenues	<u>4,872,768.68</u>	<u>19,586,630.65</u>
Program Costs		
Operator Fees	3,626,053.84	14,460,693.88
Operator Facility Renovation	380,331.00	1,527,363.00
Depreciation Expense	148,266.00	593,066.00
Total Program Costs	<u>4,154,650.84</u>	<u>16,581,122.88</u>
Management and General Costs		
Administrative Fees	105,187.50	422,450.50
Amortization Expense	17,924.00	71,696.00
Audit and Accounting	1,991.00	10,941.00
Bond Interest Expense	422,889.37	1,691,557.50
Legal Fees	17,991.66	53,581.88
Trustee Fees	7,920.00	10,238.00
Total Management and General Costs	<u>573,903.53</u>	<u>2,260,464.88</u>
Total Costs	<u>4,728,554.37</u>	<u>18,841,587.76</u>
Increase (Decrease) in Net Assets Without Donor Restrictions	144,214.31	745,042.89
Net Assets Without Donor Restrictions at Beginning of Period	(3,700,470.37)	(4,301,298.95)
Net Assets Without Donor Restrictions at End of Period	<u>\$ (3,556,256.06)</u>	<u>\$ (3,556,256.06)</u>

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