

FANNIN COUNTY PUBLIC FACILITY CORPORATION

Compiled Financial Statements

December 31, 2025



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AND
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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 December 31, 2025, and the related statement of activities for the quarter 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
March 11, 2026

FANNIN COUNTY PUBLIC FACILITY CORPORATION
Statement of Financial Position
December 31, 2025

ASSETS

Current Assets	
Cash - Bond Fund	\$ 1,380,651.04
Cash - Operator Fee Account	152.30
Cash - Project Fund	4,031,553.47
Cash - Operating Trustee Account	2,160.28
Cash - Operating Account	36,086.99
Accounts Receivable	2,787,893.62
Total Current Assets	8,238,497.70
Restricted Assets	
Cash - Capital Improvements	44.09
Cash - Operating Reserve	3,253.15
Cash - Reserve Fund	2,766,557.50
Cash - Surplus Account	520.33
Total Restricted Assets	2,770,375.07
Fixed Assets	
Land, Buildings, Equipment and Vehicles	23,897,197.55
Less Accumulated Depreciation	(9,440,384.49)
Net Fixed Assets	14,456,813.06
Total Assets	\$ 25,465,685.83

LIABILITIES AND NET ASSETS

Current Liabilities	
Accounts Payable	\$ 5,829,034.88
Accrued Interest	386,158.75
Current Portion of Bond Payable	1,220,000.00
Total Current Liabilities	7,435,193.63
Long-Term Liabilities	
Bond Payable	21,980,000.00
Capitalized Bond Issue Cost, Net of Amortization of \$883,817.35	(1,168,222.00)
Less Current Portion of Bond Payable	(1,220,000.00)
Total Long-Term Liabilities	19,591,778.00
Total Liabilities	27,026,971.63
Net Assets	
Net Assets Without Donor Restrictions	(1,561,285.80)
Total Liabilities and Net Assets	\$ 25,465,685.83

FANNIN COUNTY PUBLIC FACILITY CORPORATION
Statement of Activities
Quarter and Three Months Ended December 31, 2025

	Quarter and Three Months Ended December 31, 2025
Changes in Net Assets Without Donor Restrictions	
Revenues	
Federal Inmate Revenue	
Housing - USMS - East	\$ 5,602,605.00
Housing - USMS - North	83,385.00
Transport - USMS - East	170,836.36
Transport - USMS - North	6,112.05
	5,862,938.41
County Inmate Revenue	
Housing - Fannin County Main Jail	595,192.32
Housing - Fannin County South Annex	96,922.80
Housing - Grayson County	67,512.00
Transport - Fannin County	7,799.28
	767,426.40
Interest Revenue	45,475.86
Total Revenues Without Donor Restrictions	6,675,840.67
Program Costs	
Operator Fees	5,682,979.93
Depreciation Expense	190,600.00
Repairs and Maintenance	8,244.50
Total Program Costs	5,881,824.43
Management and General Costs	
Administrative Fees	111,490.00
Amortization Expense	17,924.00
Bond Interest Expense	386,158.75
Legal Fees	58,226.35
Total Management and General Costs	573,799.10
Total Costs	6,455,623.53
Increase (Decrease) in Net Assets Without Donor Restrictions	220,217.14
Increase (Decrease) in Net Assets	220,217.14
Net Assets at Beginning of Period	(1,781,502.94)
Net Assets at End of Period	\$ (1,561,285.80)