

**FANNIN COUNTY PUBLIC
FACILITY CORPORATION**

FINANCIAL REPORT

**SEVENTEEN MONTH PERIOD
ENDED SEPTEMBER 30, 2009**

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**FANNIN COUNTY PUBLIC FACILITY CORPORATION
STATEMENTS OF FINANCIAL POSITION
SEVENTEEN MONTH PERIOD ENDED SEPTEMBER 30, 2009**

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INDEPENDENT AUDITOR'S REPORT

To the Directors of Trustees
Fannin County Public Facility Corporation

We have audited the accompanying statement of financial position of Fannin County Public Facility Corporation (a nonprofit organization) as of September 30, 2009, and the related statements of activities and cash flows for the seventeen month period then ended. These financial statements are the responsibility of the Organization's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Fannin County Public Facility Corporation as of September 30, 2009, and the changes in its net assets and its cash flows for the seventeen month period then ended in conformity with accounting principles generally accepted in the United States of America.

January 22, 2010
Greenville, Texas

FINANCIAL STATEMENTS

FANNIN COUNTY PUBLIC FACILITY CORPORATION
STATEMENT OF FINANCIAL POSITION
SEPTEMBER 30, 2009

ASSETS

Current Assets:	
Cash and Investments	\$ 1,557,009
Accounts Receivable	39,680
Restricted Assets:	
Restricted to pay Long-term Debt	958,863
Restricted to comply with Reserve Covenants	2,901,456
Non-Current Assets:	
Capitalized Bond and Other Debt Issuance Costs, Net	2,172,816
Buildings and Improvements, Net	22,398,893
Vehicles, Net	79,373
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Total Assets	\$ 30,108,090

LIABILITIES

Current Liabilities:	
Accounts Payable	\$ 1,539,255
Interest Payable	601,191
Noncurrent Liabilities:	
Bonds Payable	30,780,000
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Total Liabilities	\$ 32,920,446

NET ASSETS

Unrestricted	\$ (2,812,355)
Temporarily Restricted	-
Permanently Restricted	-
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Total Net Assets	\$ (2,812,355)

The accompanying notes are an integral part of this statement.

FANNIN COUNTY PUBLIC FACILITY CORPORATION
STATEMENT OF ACTIVITIES
SEVENTEEN MONTH PERIOD ENDED SEPTEMBER 30, 2009

UNRESTRICTED NET ASSETS

Net Assets Released from Restrictions:	
Restrictions Satisfied by Payment	\$ 392,511
Total Unrestricted Revenues, Gains, and Other Support	<u>\$ 392,511</u>
Expenses:	
Supporting Services	
Management and General	\$ 3,204,866
Total Expenses	<u>\$ 3,204,866</u>
Increase (Decrease) in Unrestricted Net Assets	<u>\$ (2,812,355)</u>

TEMPORARILY RESTRICTED NET ASSETS

Temporarily Restricted Revenues and Gains:	
County Inmate Revenue	\$ 21,760
Federal Inmate Revenue	17,920
Interest Revenue	<u>352,831</u>
Total Temporarily Restricted Revenues and Gains	<u>\$ 392,511</u>
Net Assets Released from Restrictions:	
Restrictions Satisfied by Payment	<u>\$ 392,511</u>
Increase (Decrease) in Temporarily Restricted Net Assets	<u>\$ -</u>
Increase (Decrease) in Net Assets	\$ (2,812,355)
Net Assets at Beginning of Period (April 29, 2008)	<u>-</u>
Net Assets at End of Period (September 30, 2009)	<u><u>\$ (2,812,355)</u></u>

The accompanying notes are an integral part of this statement.

FANNIN COUNTY PUBLIC FACILITY CORPORATION
 STATEMENTS OF CASH FLOWS
 SEVENTEEN MONTH PERIOD ENDED SEPTEMBER 30, 2009

Cash Flows from Operating Activities:	
Increase (Decrease) in Net Assets	\$ (2,812,355)
Adjustments to Reconcile Increase (Decrease) in Net Assets to Net	
Cash Provided by Operating Activities:	
Depreciation	1,936
Amortization	116,817
(Increase) Decrease in Operating Assets	
Accounts Receivable	(39,680)
Increase (Decrease) in Operating Liabilities	
Interest Payable	601,191
Accounts Payable	<u>1,539,255</u>
Net Cash Provided by Operating Activities	<u>\$ (592,836)</u>
Cash Flows from Investing Activities:	
Payments for Property and Equipment	<u>\$ (22,480,202)</u>
Net Cash Used by Investing Activities	<u>\$ (22,480,202)</u>
Cash Flows from Financing Activities	
Proceeds from Bond Issuance	\$ 30,780,000
Payments representing Bond Issuance Costs	<u>(2,289,634)</u>
Net Cash Used by Financing Activities	<u>\$ 28,490,366</u>
Net Increase (Decrease) in Cash and Investments	\$ 5,417,328
Beginning Cash and Investments (April 28, 2008)	<u>-</u>
Ending Cash and Investments (September 30, 2009)	<u><u>\$ 5,417,328</u></u>

The accompanying notes are an integral part of this statement.

FANNIN COUNTY PUBLIC FACILITY CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
SEVENTEEN MONTH PERIOD ENDED SEPTEMBER 30, 2009

A. Nature of Activities and Significant Accounting Policies

1. Nature of Activities

Fannin County Public Facility Corporation (the Corporation) was formed on April 28, 2008 for the purpose of acting on behalf of Fannin County, Texas to finance, refinance or provide the costs of public facilities of the County pursuant to the provisions of the *Texas Public Facility Corporation Act*, Chapter 202 of the Local Government Code. The Corporation is authorized to issue bonds on behalf of the County for the purposes of Section 102, Internal Revenue Code of 1986, as amended. The Corporation is supported primarily through investment earnings and revenues received from imprisoning and housing inmates.

2. Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

3. Property and Equipment

It is the Corporation's policy to capitalize property and equipment over \$ 5,000. Lesser amounts are expenses. Purchased property and equipment is capitalized at cost. Donations of property and equipment are recorded as contributions at their estimated fair value. Such donations are reported as unrestricted contributions unless the donor has restricted the donated asset to a specific purpose. Assets donated with explicit restrictions regarding their use and contributions of cash that must be used to acquire property and equipment are reported as restricted contributions. Absent donor stipulations regarding how long those donated assets must be maintained, the Corporation reports expirations of donor restrictions when the donated or acquired assets are placed in service as instructed by the donor. The Corporation reclassifies temporarily restricted net assets to unrestricted net assets at that time. Property and equipment are depreciated using the straight-line method.

4. Financial Statement Presentation

The Corporation is required to report information regarding its financial position and activities according to three classes of net assets: unrestricted net assets, temporarily restricted net assets, and permanently restricted net assets.

- a. Unrestricted Net Assets – Net assets not subject to bond covenant imposed stipulations.
- b. Temporarily Restricted Net Assets – Net assets subject to bond covenant imposed stipulations that may or will be met, either by actions of the Corporation and/or the passage of time. When a restriction expires, temporarily restricted net assets are reclassified to unrestricted net assets and reported in the statement of activities as net assets released from restrictions.
- c. Permanently Restricted Net Assets – Net assets subject to bond covenant imposed stipulations that they be maintained permanently by the Corporation. Generally, the donors of these assets permit the Corporation to cause all or part of the income earned or any related investments for general or specific purposed.

FANNIN COUNTY PUBLIC FACILITY CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
SEVENTEEN MONTH PERIOD ENDED SEPTEMBER 30, 2009

A. Nature of Activities and Significant Accounting Policies (Continued)

5. Contributions

Contributions received are recorded as unrestricted, temporarily restricted, or permanently restricted net assets depending on the existence or nature of any donor restrictions.

6. Income Taxes

The Corporation is a not-for-profit organization that is exempt from income taxes under Section 501(c)(3) of the Internal Revenue Code and classified by the Internal Revenue Service as other than a private foundation.

7. Cash and Investments

For the purpose of the statements of cash flows, the Corporation considers highly liquid investments available for current use with an initial maturity of three months or less to be cash and investments.

8. Investments

Investments in marketable securities with readily determinable fair values and all investments in debt securities are reported at their fair value in the statement of financial position. Unrealized gains and losses are included in the change in net assets. Investments income and gains restricted by a donor are reported as increases in unrestricted net assets if the restrictions are met (either by passage of time or by use) in the reporting period in which the income and gains are recognized.

B. Restrictions of Net Assets

The Corporation did not report any temporarily or permanently restricted net assets at September 30, 2009.

C. Concentration of Credit Risk

The Corporation maintains its cash in bank deposit accounts and certificates of deposit at a banking depository. The risk of deposit loss is waived only to the extent of FDIC insurance coverage. Additional deposits may be secured only by pledged collateral. During the year, the Corporation's total deposits exceeded FDIC insurance coverage and a portion of the total deposits was unsecured.

FANNIN COUNTY PUBLIC FACILITY CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
SEVENTEEN MONTH PERIOD ENDED SEPTEMBER 30, 2009

D. Marketable Securities

The Corporation maintained marketable securities during the year. These investments are stated at fair values. Fair values and unrealized appreciation at September 30, 2009 for the Corporation's marketable securities are as follows:

Description	Interest Rate	Maturity Date	September 30, 2009		Unrealized Gain (Loss)
			Cost	Fair Value	
First American Government Obligation Fund CI D 31846V401	3.54%	1/4/2010	\$ 1,557,009	\$ 1,557,009	\$ -
U.S. Bank N.A. - Certificate of Deposit 0350095980	4.81%	7/1/2013	2,901,456	2,901,456	-
First American Government Obligation Fund CI D 31846V401	3.54%	1/4/2010	1,000	1,000	-
U.S. Bank N.A. - Certificate of Deposit 0296086931	3.54%	1/4/2010	957,863	957,863	-
Totals			<u>\$ 5,417,328</u>	<u>\$ 5,417,328</u>	<u>\$ -</u>

E. Long-term Obligations

Long-term obligation activities during the period ended September 30, 2009 were as follows:

	Beginning Balance	Increases	Decreases	Ending Balance	Amounts Due Within One Year
Special Obligation Bonds	\$ -	\$ 30,780,000	\$ -	\$ 30,780,000	\$ -
Totals	\$ -	\$ 30,780,000	\$ -	\$ 30,780,000	\$ -

Bonds

On June 19, 2008, the Corporation issued "Fannin County Public Facility Corporation Project Revenue Bonds, Series 2008," totaling \$ 30,780,000. The proceeds from the bond issuance will be used to construct a detention facility for Fannin County. The bonds require annual principal payments with semi-annual interest payments with an average interest cost over the life of the bonds of approximately 7.88%. The bonds will fully mature in 2033.

Bonded debt outstanding at September 30, 2009 is as follows:

Description	Interest Rate	Original Amount	Outstanding Balance
Fannin County Public Facility Corporation Project Revenue Bonds - Series 2008	7.88%	\$ 30,780,000	\$ 30,780,000

FANNIN COUNTY PUBLIC FACILITY CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
SEVENTEEN MONTH PERIOD ENDED SEPTEMBER 30, 2009

E. Long-term Obligations (Continued)

Maturity requirements on bonded debt at September 30, 2009 are as follows:

<u>Periods Ending September 30</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Requirements</u>
2010	\$ -	\$ 2,404,763	\$ 2,404,763
2011	495,000	2,388,675	2,883,675
2012	525,000	2,355,525	2,880,525
2013	560,000	2,320,263	2,880,263
2014	595,000	2,282,725	2,877,725
2015-2019	3,700,000	10,653,181	14,353,181
2020-2024	5,350,000	8,937,950	14,287,950
2025-2029	7,825,000	6,353,000	14,178,000
2030-2033	11,730,000	2,292,800	14,022,800
Totals	<u>\$ 30,780,000</u>	<u>\$ 39,988,882</u>	<u>\$ 70,768,882</u>

Bond Covenant Requirements/Restrictions

Paragraph 30

In accordance with bond covenants set forth in the issuance agreement, the Corporation is required to maintain a Reserve Fund with deposits equal to or greater than the maximum amount of principal and interest to come due within one year. The purpose of the Reserve Fund is to ensure debt service payments in the event of a deficiency in the Bond Fund. Bond covenant requirements are as follows:

Maximum amount of principal and interest due within one year	\$ 2,901,456
Balance in Reserve Fund at year end	<u>(2,901,456)</u>
Excess (Deficiency)	<u>\$ -</u>

Paragraph 34

In accordance with bond covenants set forth in the issuance agreement, the Corporation is required to maintain a Bond Fund with deposits sufficient enough to pay maturing principal and interest payments during the year. The Bond Fund may carryover a reasonable amount not to exceed the greater of one year's earnings on the fund or one-twelfth of average annual debt service on the bonds. Bond covenant restrictions are as follows:

One-twelfth of average annual debt service	\$ 2,930,152
Balance carried forward at year end	<u>958,863</u>
Excess (Deficiency)	<u>\$ 1,971,289</u>

FANNIN COUNTY PUBLIC FACILITY CORPORATION
 NOTES TO THE FINANCIAL STATEMENTS
 SEVENTEEN MONTH PERIOD ENDED SEPTEMBER 30, 2009

F. Property and Equipment

Property and equipment activities during the period ended September 30, 2009 were as follows:

	Beginning Balances	Increases	Decreases	Ending Balances
Buildings and Improvements	\$ -	\$ 22,398,893	\$ -	\$ 22,398,893
Vehicles	-	81,309	-	81,309
Totals at Historical Cost	\$ -	\$ 22,480,202	\$ -	\$ 22,480,202
Less Accumulated Depreciation for:				
Buildings and Improvements	\$ -	\$ -	\$ -	\$ -
Vehicles	-	1,936	-	1,936
Total Accumulated Depreciation	\$ -	\$ 1,936	\$ -	\$ 1,936
Property and Equipment, Net	\$ -	\$ 22,478,266	\$ -	\$ 22,478,266

G. Investments Earnings

Investments earnings earned by the Corporation during the period consisted of interest earned on certificates of deposit and other investments maintained by the Corporation during the period. Interest earned is reported as temporary restricted assets until payment of debt service requirements is made. Investments earnings received by the Corporation during the period consisted of the following:

Interest Income \$ 352,831