



FINANCIAL STATEMENT

FINANCIAL STATEMENT (As of September 30, 2019)

Table with 2 columns: Description, Amount. Includes Special Obligation Debt Senior Lien (\$28,730,000) and Special Fund Balances Reserve (\$2,770,316).

PAYMENT RECORD

Fannin Co. Public Facility Corporation has never defaulted.

DETAILS OF OUTSTANDING DEBT

Details of Senior Lien Debt (Outstanding 9/30/2019)

Sr Lien Rev Ref Bds Taxable Ser 2014 (Detention Fac Proj)

Lien: Senior
Tax Treatment: Taxable
Original Issue Amount \$31,390,000.00
Dated Date: 08/01/2014
Sale Date: 07/21/2014
Delivery Date: 08/13/2014
Sale Type: Negotiated
Record Date: MSRB
Bond Form: BE
Denomination \$5,000
Interest pays Semi-Annually: 10/01, 04/01
1st Coupon Date: 04/01/2015

Paying Agent: U.S. Bank N.A., Dallas, TX
Bond Counsel: Fulbright & Jaworski LLP
Lead Manager: Aegis Capital Corporation
Co-Manager: Municipal Capital Markets Group, Inc.
Underwriter's Counsel: McCall Parkhurst & Horton L.L.P.

Use of Proceeds: Refunding.

Refunding Notes: This bond refunded maturities from the following issues:

Table with 5 columns: Proj Rev Bds Ser 2008, Refunded Amount, Mat Date, Coupon, Price, Sched Call. Shows two rows of refunded amounts and dates.

Table with 4 columns: Maturity, Amount, Coupon, Price/Yield. Lists bond maturities from 10/01/2019 to 10/01/2036T with corresponding amounts and rates.

Call Option: Bonds maturing on 10/01/2020 to 10/01/2024 and term bonds maturing on 10/01/2029 and 10/01/2032 and 10/01/2036 callable in whole or in part on any date beginning 10/01/2019 as follows:

Table with 2 columns: Redemption Period, Price. Shows redemption periods from 10/01/2019 to 10/01/2021 and their respective prices.

Bonds are also subject to Extraordinary Optional redemption as specified in the

authorizing resolution.

Term Call: Term bonds maturing on 10/01/2029:

Table with 2 columns: Mandatory Redemption Date, Principal Amount. Lists dates from 10/01/2025 to 10/01/2029 with principal amounts.

Term bonds maturing on 10/01/2032:

Table with 2 columns: Mandatory Redemption Date, Principal Amount. Lists dates 10/01/2030, 10/01/2031, 10/01/2032 with principal amounts.

Term bonds maturing on 10/01/2036:

Table with 2 columns: Mandatory Redemption Date, Principal Amount. Lists dates 10/01/2033, 10/01/2034, 10/01/2035, 10/01/2036 with principal amounts.

Put Option: If the Indenture is supplemented, the Bonds shall be subject to mandatory tender in whole but not in part on the date such supplemental indenture shall take effect as described in the authorizing resolution.

Grand Total =====> \$28,730,000.00

Bond Debt Service

Table with 4 columns: Period Ending, Principal, Interest, Debt Service. Shows monthly debt service from 09/30/20 to 09/30/2037, with a total of 28,730,000.00 principal, 22,828,303.75 interest, and 51,558,303.75 debt service.

COMPUTED ON BASIS OF MANDATORY REDEMPTION

Debt Amortization Rates

Table with 3 columns: Period Ending, Principal, % of Principal Retired. Shows amortization rates from 09/30/2020 to 09/30/2025, ranging from 02.84% to 19.53%.

This Texas Municipal Report ("TMR") was prepared by employees of the Municipal Advisory Council of Texas ("MAC") for informational purposes only, and is not intended to be, and should not be considered as, a recommendation, endorsement or solicitation to buy or sell any security of the issuer to which it applies.



09/30/2026	1,140,000.00	23.49%
09/30/2027	1,220,000.00	27.74%
09/30/2028	1,305,000.00	32.28%
09/30/2029	1,395,000.00	37.14%
09/30/2030	1,490,000.00	42.33%
09/30/2031	1,595,000.00	47.88%
09/30/2032	1,705,000.00	53.81%
09/30/2033	1,825,000.00	60.16%
09/30/2034	1,950,000.00	66.95%
09/30/2035	2,090,000.00	74.23%
09/30/2036	2,240,000.00	82.02%
09/30/2037	5,165,000.00	100.00%

PERTINENT PROVISIONS

SECURITY FOR THE BONDS

The Series 2014 Bonds were executed and delivered by the Fannin County Public Facility Corporation pursuant to a Trust Indenture dated as of August 1, 2014, by the Corporation and U.S. Bank National Association (Trustee).

The Project is leased to the Corporation by the County pursuant to a Ground Lease, dated as of June 1, 2008, as amended and restated as of August 1, 2014 (the "Lease"). Under the Lease, the Corporation is required to make Lease Payments, which Lease Payments will be sufficient in amount to pay the principal of and interest on the Bonds when due.

The Corporation granted a first mortgage lien on and first deed of trust title to the real property portion of the Project and assigned and pledged the Corporation's interest in the leases, rents, issues, profits, revenues, income, receipts, money, rights, and benefits of and from the Project for the use and benefit of the Trustee on behalf of the owners of the Bonds, pursuant to the Deed of Trust and Assignment of Rents and Leases, dated as of even date herewith (the "Mortgage"), and the Corporation granted to the Trustee a first priority security interest in the machinery, equipment, furnishing, or other property owned by the Corporation at any time installed or located on the Land.

The obligation of the Corporation to make lease payments is a current expense, payable solely from funds annually appropriated by the District for such use from (i) the County's monthly Rental Payment Deposits and semiannual Rental Payments the due or past due, and any amounts necessary to restore the balance in the Reserve Fund to the Reserve Requirement, for deposit to the Rental Account (ii) Operation and Maintenance costs of the Project, including fees and expenses of the Trustee, payments to the County and expenses of the Corporation and the County directly incurred in performing their duties under the Lease and the Indenture, for deposit to the Operating Account (iii) an amount equal to \$15,000 or such lesser amount as is necessary to cause the balance in the Operating Reserve/Repair/Contingency Account to equal \$350,000, for deposit to the Operating Reserve/Repair/Contingency Account (iv) any Operator Fee and (v) to the Surplus Account any remaining Project Revenues.

RESERVE FUND The Reserve Fund is established by the Indenture and is required to be funded from the proceeds of the bonds in an amount equal to \$2,766,732.50 representing the Reserve Requirements upon the issuance of the bonds. The Reserve Fund will be fully funded upon the issuance of the Series 2014 bonds.

ADDITIONAL BONDS The County may amended the Sublease to provide for additional Rental Payments for the payment of additional bonds the proceeds of which are used with respect to additional improvements to the Project upon the following conditions: (i) upon such amendment there will be deposited in the Reserve Fund the amount necessary to cause the balance therein to equal to the Reserve Requirement taking into account the additional bonds; and (ii) the proceeds of the additional bonds are used to finance improvements to the Project, additions thereto or the acquisition and installation of equipment therein, (a) the County obtains a written report from an independent consultant satisfactory to the Trustee which is qualified to study operations of prison facilities and has a reputation for skill and experience in such work stating that the estimated ratio of net Revenues to the maximum amount of Rental Payments thereafter coming due during the Sublease Term (including the proposed amendment thereto but excluding the last Rental Payment) for each of the three Fiscal Years following

the Fiscal Year in which it is estimated the improvements, additions or equipment financed are to be places in service, is expected to be not less than 1.35; or (b) the County obtains a written report of an independent certified public accounting stating ratio of Net Revenues of the Project to the maximum amount of Rental Payments thereafter coming due during the Sublease Term (not including the proposed amendment thereto) was not less than 1.25 for each of the two most recently ended Fiscal Years of the County of, if shorter, for the period since the Project was placed in service, and a written report of an independent consultant satisfactory to the Trustee which is qualified to study operations of prison facilities and has a reputation for skill and experience in such work stating that the estimated ratio of Net Revenues to the maximum amount of Rental Payments thereafter coming due during the Sublease Term (including the proposed amendment thereto, but excluding the last Rental Payment), for each of the three complete Fiscal Years of the County following the Fiscal Year in which it is estimated the improvements, additions or equipment financed are to be placed in service, is expected to be not less than 1.25.

The County may issue bonds for the purpose of financing improvements or additions to the Project or equipment for the Project without satisfying the requirements stated above.

RATE COVENANT The County covenants in the Lease to operate the Project as a detention facility and to impose and collect reasonable rates, fees and charges for the operation of the Project, including from itself for any use of the Project to house County inmates, calculated to produce Net Revenues in each Fiscal year, beginning with the second full Fiscal Year after completion of the Project, in an amount at least equal to 125% of the amount necessary to pay all Rental Payments and Rental Payment Deposits when due under the Lease and all amendments thereto payable from Project Revenues, and such Project Revenues will be pledged to the payment of Rental Payments and other amounts due under the Lease.

THE PROJECT The project consists of the development, design, construction, and equipping of a 432-bed multi-classification secure detention center on real property in Fannin County, Texas. Approximately 15 acres of the site are contained within a secure perimeter fencing. The Project is designed to meet the requirements of the Texas Commission on Jail Standards and the applicable local, state and national codes.

MATERIAL EVENTS AND OTHER FILINGS

This section contains excerpt(s) from or a summary of filings made by or on behalf of the issuer. The information below is an extract or summary only. The complete filing should be viewed on the Texas MAC website (www.mactexas.com) or the Electronic Municipal Market Access (EMMA) System of the Municipal Securities Rulemaking Board (https://emma.msrb.org/). See TMR disclaimer at the bottom of this page.

02/07/2020 - Standard & Poor's Underlying: Downgrade on 09/30/2016

"On September 13, 2016, S&P Global Ratings ("S&P") lowered its long-term rating for the above referenced debt obligation of the Issuer [Series 2014] and kept the rating on credit watch, where it was placed with negative implications on June 3, 2016."

02/07/2020 - Standard & Poor's Underlying: Withdrawn on 04/02/2019

"On April 2, 2019, the rating for the above referenced debt obligation of the Issuer, as assigned by S&P, was withdrawn, along with several other entities with revenue bonds secured by federal contract revenues. S&P issued a press release citing, in general, the inability to communicate with the federal agency that appropriates the funding and/or the operator who manages the specific facility as the rationale for the ratings withdrawal among the several issuers who were affected."

02/07/2020 - Notice of Failure to File Disclosure

"Due to an administrative oversight, the County did not provide to the Dissemination Agent for filing with EMMA certain updated quantitative financial information and operating data of the Issuer of the general type included in Appendix B to the official statement for the above referenced debt obligation of

This Texas Municipal Report ("TMR") was prepared by employees of the Municipal Advisory Council of Texas ("MAC") for informational purposes only, and is not intended to be, and should not be considered as, a recommendation, endorsement or solicitation to buy or sell any security of the issuer to which it applies. The information set forth in this TMR has been obtained from the issuer and from sources believed to be reliable, but the MAC has not independently verified such information. The MAC specifically disclaims any responsibility for, and makes no representations, warranties or guarantees about, the completeness or accuracy of such information. In this connection, this TMR reflects information as of the date referred to in the TMR, as derived from filings received by the MAC from the issuer. This TMR will be updated in the ordinary course as filings are received from the issuer, but the MAC specifically disclaims any responsibility for doing so. The reader of this TMR is advised to obtain current information from other sources before making any investment decision respecting the securities of this issuer.



the Issuer."

02/07/2020 - Notice of Failure to File Material Event - Rating Change

"Due to an administrative oversight, the County did not provide notice of these ratings changes to the Dissemination Agent for filing with EMMA."

06/03/2016 - S&P Rating Report: Federal Prison Proj Rev Bond Issues Placed on CreditWatch Negative On Assessment of Magnitude of Event Risk

"S&P Global Ratings placed its ratings on eight federal prison project revenue bond issues on CreditWatch with negative implications. The ratings from these transactions were initially placed on CreditWatch with developing implications on April 5, 2016, due to the discovery of an error in the application of our criteria.

The CreditWatch with negative implications placement reflects our view that there is at least a one-in-two likelihood that we will lower each rating on the bonds within the next 90 days."

ECONOMIC BACKGROUND

FANNIN COUNTY PUBLIC FACILITY CORPORATION (the "Issuer") is a non-profit public corporation and instrumentality of Fannin County formed on behalf of the District pursuant to the Public Facility Corporation Act and an order of the Board of Trustees of the District adopted on December 15, 1997. The Issuer was formed for the purpose of acquiring, constructing, and financing the Project. The Issuer currently has no assets other than its interest in the Project and its rights under the Lease. The Issuer is governed by a seven member Board of Directors, all of whom are members of the District's Board of Trustees.

Community Education Centers, Inc. (the Operator), a private for-profit company, headquartered in New Jersey and formed in Delaware in 1996, provides community-based residential and jail/prison treatment services for local, state and federal corrections systems in the United States. The Operator presently does business in 17 states.

COUNTY CHARACTERISTICS: Fannin County is located in north Texas, borders Oklahoma, and is traversed by U.S. Highways 69 and 82, State Highways 11, 50, 78, and 121, and eighteen farm-to-market roads. Numerous lakes and rivers, including Lake Bonham and the Bois d'Arc Creek, make water activities popular in the county.

COUNTY SEAT: Bonham

2010 census: 33,915 increasing 8.6% since 2000
2000 census: 31,242 increasing 26.0% since 1990
1990 census: 24,804

ECONOMIC BASE
Mineral: sand.

Industry: agribusiness.

Agricultural: wheat, Hunting leases, corn and beef cattle.

PARKS (Texas Parks & Wildlife)
Year Description Volume
2016 Bonham State Park 51,663 Visitors
2017 Bonham State Park 57,577 Visitors
2018 Bonham State Park 62,242 Visitors

RETAIL SALES & EFFECTIVE BUYING INCOME (The Nielsen Company)
Year 2018 2017 2016
Retail Sales \$401.1M \$362.1M \$315.6M
Effective Buying Income (EBI) \$645.5M \$622.8M \$595.5M
County Median Household Income \$43,338 \$42,066 \$40,643
State Median Household Income \$61,175 \$57,227 \$55,352
% of Households with EBI below \$25K 27.6% 28.7% 13.9%
% of Households with EBI above \$25K 65.8% 65.4% 64.9%

EMPLOYMENT DATA (Texas Workforce Commission)

Table with 6 columns: Year, Employed, Earnings for 2019, 2018, and 2017. Rows include 1st Q, 2nd Q, 3rd Q, and 4th Q data.

FINANCE CONNECTED OFFICIALS

County Judge
Randy Moore
101 E. Sam Rayburn
Suite 101
Bonham, TX 75418
Phone: 903-583-7455
Fax: 903-583-7811
rmoore@fanninco.net

County Auditor
Alicia Whipple
101 East Sam Rayburn Dr.
Ste. 303
Bonham, TX 75418
Phone: 903-583-7451
Fax: 903-640-5806
awhipple@fanninco.net

CD

This Texas Municipal Report ("TMR") was prepared by employees of the Municipal Advisory Council of Texas ("MAC") for informational purposes only, and is not intended to be, and should not be considered as, a recommendation, endorsement or solicitation to buy or sell any security of the issuer to which it applies. The information set forth in this TMR has been obtained from the issuer and from sources believed to be reliable, but the MAC has not independently verified such information. The MAC specifically disclaims any responsibility for, and makes no representations, warranties or guarantees about, the completeness or accuracy of such information. In this connection, this TMR reflects information as of the date referred to in the TMR, as derived from filings received by the MAC from the issuer. This TMR will be updated in the ordinary course as filings are received from the issuer, but the MAC specifically disclaims any responsibility for doing so. The reader of this TMR is advised to obtain current information from other sources before making any investment decision respecting the securities of this issuer.