

BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
FINANCIAL STATEMENTS
YEARS ENDED JUNE 30, 2025 AND 2024



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INDEPENDENT AUDITORS' REPORT

Beaufort-Jasper Higher Education Commission
Bluffton, South Carolina

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of the business-type activities of Beaufort-Jasper Higher Education Commission (a component unit of the University of South Carolina), as of and for the years ended June 30, 2025 and 2024, and the related notes to the financial statements, which collectively comprise Beaufort-Jasper Higher Education Commission's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the business-type activities of Beaufort-Jasper Higher Education Commission, as of June 30, 2025 and 2024, and the respective changes in financial position and, where applicable, cash flows thereof for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Beaufort-Jasper Higher Education Commission and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Beaufort-Jasper Higher Education Commission's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Beaufort-Jasper Higher Education Commission's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Beaufort-Jasper Higher Education Commission's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Management has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

CliftonLarsonAllen LLP

CliftonLarsonAllen LLP

Charlotte, North Carolina
November 11, 2025

**BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
STATEMENTS OF NET POSITION
JUNE 30, 2025 AND 2024**

	2025	2024
ASSETS		
CURRENT ASSETS		
Cash and Cash Equivalents	\$ 11,861,013	\$ 9,240,889
Restricted - Cash and Cash Equivalents	500,000	500,000
Accounts Receivable	257,173	92,489
Lease Receivable	42,137	19,758
Due from Primary Government	29,715	969,780
Prepaid Items	223,082	227,097
Total Current Assets	12,913,120	11,050,013
NONCURRENT ASSETS		
Capital Assets, Net of Accumulated Depreciation and Amortization	43,865,369	45,049,819
Nondepreciable Capital Assets	4,315,158	4,315,158
Total Noncurrent Assets	48,180,527	49,364,977
 Total Assets	 61,093,647	 60,414,990
DEFERRED OUTFLOWS OF RESOURCES		
Deferred Loss on Debt Refunding	1,030,655	1,134,585
LIABILITIES AND NET POSITION		
CURRENT LIABILITIES		
Lease Payable	184,474	1,051,175
Accrued Interest Payable	44,206	45,794
Long-Term Debt - Current Portion	1,897,990	1,858,981
Total Current Liabilities	2,126,670	2,955,950
NONCURRENT LIABILITIES		
Lease Payable	-	178,702
Long-Term Debt	23,050,465	24,947,246
Total Noncurrent Liabilities	23,050,465	25,125,948
 Total Liabilities	 25,177,135	 28,081,898
DEFERRED INFLOWS OF RESOURCES		
Deferred Inflows - Leases	35,739	18,077
Deferred Inflows - Public-Private Partnerships	4,043,400	4,298,773
Total Deferred Inflows of Resources	4,079,139	4,316,850
NET POSITION		
Net Investment in Capital Assets	20,034,853	17,030,100
Restricted for Debt Service	500,000	500,000
Unrestricted	12,333,175	11,620,727
 Total Net Position	 \$ 32,868,028	 \$ 29,150,827

See accompanying Notes to Financial Statements.

**BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
STATEMENTS OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEARS ENDED JUNE 30, 2025 AND 2024**

	2025	2024
OPERATING REVENUES		
Charges for Sales and Services:		
Housing	\$ 8,127,583	\$ 7,105,437
Dining	5,570,478	4,632,843
Other	101,581	178,014
Total Operating Revenues	13,799,642	11,916,294
OPERATING EXPENSES		
Costs of Sales and Services:		
Housing	2,555,496	2,338,908
Dining	4,837,301	4,089,478
Administration:		
Services and Supplies	676,024	803,338
Other	117,662	196,698
Amortization Expense	1,032,690	1,181,897
Depreciation Expense	1,847,173	1,956,149
Total Operating Expenses	11,066,346	10,566,468
OPERATING INCOME	2,733,296	1,349,826
NONOPERATING REVENUES (EXPENSES)		
County Appropriations	2,975,500	2,861,790
Interest Income	355,251	337,161
Miscellaneous Income	105,281	2,209,594
Interest on Capital Asset Related Debt	(652,862)	(740,665)
Support to USC Beaufort	(1,799,265)	(892,768)
Net Nonoperating Revenues (Expenses)	983,905	3,775,112
CHANGE IN NET POSITION	3,717,201	5,124,938
Net Position - Beginning of Year	29,150,827	24,025,889
NET POSITION - END OF YEAR	\$ 32,868,028	\$ 29,150,827

See accompanying Notes to Financial Statements.

**BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
STATEMENTS OF CASH FLOWS
YEARS ENDED JUNE 30, 2025 AND 2024**

	2025	2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts from Sales and Services	\$ 14,552,644	\$ 11,016,546
Payments to Suppliers	(8,182,468)	(7,549,732)
Net Cash Provided by Operating Activities	6,370,176	3,466,814
 CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES		
County Appropriations	2,975,500	2,861,790
Operating Grants from USC Beaufort	105,281	2,209,594
Support to USC Beaufort	(1,799,265)	(892,768)
Net Cash Provided by Noncapital Financing Activities	1,281,516	4,178,616
 CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES		
Purchase and Construction of Capital Assets	(1,933,124)	(3,005,515)
Principal Paid on Capital Asset Related Debt	(1,857,772)	(1,819,468)
Interest Paid on Capital Asset Related Debt	(550,520)	(639,842)
Payment on Lease Liability	(1,045,403)	(1,015,983)
Net Cash Used by Capital and Related Financing Activities	(5,386,819)	(6,480,808)
 CASH FLOWS FROM INVESTING ACTIVITIES		
Interest Income	355,251	337,161
Net Cash Provided by Investing Activities	355,251	337,161
 NET INCREASE IN CASH AND CASH EQUIVALENTS	2,620,124	1,501,783
Cash and Cash Equivalents - Beginning of Year	9,740,889	8,239,106
 CASH AND CASH EQUIVALENTS - END OF YEAR	\$ 12,361,013	\$ 9,740,889
 RECONCILIATION OF CASH AND CASH EQUIVALENTS		
Cash and Cash Equivalents	\$ 11,861,013	\$ 9,240,889
Restricted - Cash and Cash Equivalents	500,000	500,000
Total	\$ 12,361,013	\$ 9,740,889
 RECONCILIATION OF NET OPERATING INCOME TO NET CASH PROVIDED BY OPERATING ACTIVITIES		
Operating Income	\$ 2,733,296	\$ 1,349,826
Adjustments to Reconcile Operating Income to Net Cash Provided by Operating Activities:		
Amortization Expense	1,032,690	1,181,897
Depreciation Expense	1,847,173	1,956,149
Change in Current Assets and Liabilities:		
Accounts Receivable	(187,063)	(42,932)
Due from Primary Government, Net	940,065	(856,816)
Prepaid Items	4,015	1,054
Accounts Payable	-	(101,364)
Accrued Compensated Absences	-	(21,000)
Net Cash Provided by Operating Activities	\$ 6,370,176	\$ 3,466,814

See accompanying Notes to Financial Statements.

**BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The Beaufort-Jasper Higher Education Commission (the Commission) was created in 1994 by the South Carolina General Assembly. The Commission's primary purpose is to provide support and encouragement for all undertakings to improve the higher education opportunities for the benefit of the citizens and residents of Beaufort and Jasper Counties, South Carolina.

The nine members of the Commission are appointed by the Governor of the State of South Carolina. Seven members must be residents of Beaufort County and two members must be residents of Jasper County. Appointments are based on the recommendation of a majority of the respective county's legislative delegation.

The Commission serves as the liaison between the University of South Carolina Beaufort campus (USC Beaufort) and the Beaufort and Jasper communities as well as the oversight committee for campus dormitories and the student center, including the construction and management of those facilities. Management personnel of the Commission are employed by USC Beaufort and report to the University of South Carolina (the University).

GASB Codification Section 2600, Reporting Entity and Component Unit Presentation and Disclosure, provides criteria for determining whether certain organizations should be reported as component units based on the nature and significance of their relationship with a primary government and classifies reporting requirements for those organizations. Based on these criteria, in FY23 the financial statements included the Commission and its discretely presented component unit, the Beaufort-Jasper Higher Education Foundation (the Foundation). During the fiscal year ended June 30, 2024, the Commission dissolved the Foundation. In addition, the Commission is considered a discretely presented component unit of the University.

Basis of Accounting

For financial reporting purposes, the Commission is considered to be a special-purpose government engaged only in business-type activities. Accordingly, the Commission's financial statements have been presented using the economic resources measurement focus and the accrual basis of accounting. Under the accrual basis, revenues are recognized when earned and expenses are recorded when an obligation has been incurred.

The Commission distinguishes operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with the Commission's principal ongoing operations. The principal operating revenues of the Commission are housing and dining fees charged to students of USC Beaufort. Operating expenses for the Commission include cost of sales and services, administration expenses, amortization expense, and depreciation on capital assets. Cost of sales and services includes expenses related to maintenance, utilities, and contractual services. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

**BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Commission considers all highly liquid investments with an original maturity of three months or less to be cash equivalents. Restricted cash and cash equivalents are comprised of externally restricted funds.

Due from Primary Government

Due from primary government consists of amounts due from USC Beaufort for student housing and dining fees. USC Beaufort acts as an agent and collects housing and dining fees from students on behalf of the Commission. Unpaid fees are reported to the Commission and recorded net of estimated uncollectible amounts.

Management has estimated the allowance for doubtful accounts based upon actual losses experienced in prior years and evaluation of the current accounts.

Prepaid Items

Expenditures for services paid for in the current or prior fiscal years and benefiting more than one accounting period are allocated among accounting periods. Amounts reported in this asset account consist primarily of insurance premiums.

Capital Assets

Capital assets are recorded at cost at the date of acquisition or acquisition value at the date of donation in the case of gifts. All land is capitalized, regardless of cost. Qualifying improvements that rest in or on the land itself are recorded as depreciable land improvements. Major additions and renovations and other improvements that add to the usable space, prepare existing buildings for new uses, or extend the useful life of an existing building are capitalized. The Commission capitalizes movable personal property with a unit value in excess of \$5,000 and a useful life in excess of two years and depreciable land improvements and buildings and improvements costing in excess of \$100,000. Routine repairs and maintenance are charged to operating expenses in the year in which the expense was incurred.

Depreciation is computed using the straight-line method over the estimated useful lives of the assets, generally 40 years for buildings, 15 years for land improvements, and 5 to 10 years for furniture and fixtures, software, and equipment. Depreciation expense totaled \$1,847,173 and \$1,956,149 for the fiscal years ended June 30, 2025 and 2024, respectively.

BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Leases

The Commission determines if an arrangement is a lease at inception.

Agreements in which the Commission is the lessee are included capital assets, net of accumulated amortization and lease payables on the statements of net position. Leased assets represent the Commission's right to use an underlying asset for the lease term and lease liabilities represent the obligation to make lease payments arising from the lease. Leased assets and lease liabilities are recognized at commencement date based on the present value of lease payments over the lease term. Leased assets are amortized over the life of the lease. As most of the Commission's leases do not provide an implicit rate, an incremental borrowing rate based on the information available at commencement date is used in determining the present value of lease payments. The leased asset also includes any lease payments made and excludes lease incentives. Lease terms may include options to extend or terminate the lease when it is reasonably certain that those options will be exercised. Lease expenses are included in amortization expense.

Agreements in which the Commission is the lessor are included lease receivable and deferred inflow of resources on the statements of net position. The lease receivable is measured at the present value of the lease payments expected to be received during the lease term. A deferred inflow of resources is recorded at the initiation of the lease in an amount equal to the initial recording of the lease receivable. The deferred inflow of resources is amortized on a straight-line basis over the term of the lease.

Deferred Outflows and Deferred Inflows of Resources

The Commission's deferred outflows of resources consist of a deferred loss on debt refunding that occurred in 2012 and the deferred loss from the 2021 debt refunding. The original amortization period remaining from the prior refunding (June of 2035) is shorter than the life of the current year refunding (June of 2037), and therefore, the deferred loss is amortized on a straight-line basis through that date.

The Commission's deferred inflows of resources also include amounts related to Public-Private Partnerships (PPP) for food service operations and accounted for under GASB Statement No. 94.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, revenues and expenses and affect disclosure of contingent assets and liabilities at the date of the financial statements. Significant estimates used include depreciation expense. Actual results could differ from those estimates.

BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position

The Commission's net position is classified as follows:

Net Investment in Capital Assets – This represents the Commission's total investment in capital assets, net of outstanding debt obligations, retainage payable, accounts payable, and deferred losses on debt refunding related to those capital assets. To the extent debt has been incurred but not yet expended for capital assets, such amounts are not included as a component of net investment in capital assets.

Restricted – The restricted component of net position includes resources which the Commission is legally or contractually obligated to spend in accordance with restrictions imposed by external third parties.

Unrestricted – The unrestricted component of net position represents resources derived from charges for sales and services and County appropriations. These resources are used for transactions relating to the general operations of the Commission and may be used at the discretion of the governing board to meet current expenses for any purpose.

The Commission's policy for applying expenses that can be used for both restricted and unrestricted resources is to first apply the expense to restricted resources then to unrestricted resources.

Income Taxes

The Commission is a special purpose government of the State of South Carolina and is, therefore, generally exempt from federal and state income taxes under applicable federal and state statutes and regulations on related income. Certain activities of the Commission may be subject to taxation as unrelated business income.

Subsequent Events

In preparing these financial statements, the Commission's management has evaluated events and transactions for potential recognition or disclosure through November 11, 2025, the date these financial statements were available for issuance.

NOTE 2 DEPOSITS AND INVESTMENTS

Deposits

Deposits include cash and cash equivalents on deposit in banks. At June 30, 2025, the carrying amount of the Commission's deposits was \$9,299,152 and the bank balance was \$9,334,973. At June 30, 2024, the carrying amount of the Commission's deposits was \$6,800,798 and the bank balance was \$7,154,933.

**BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024**

NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)

Custodial Credit Risk - Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Commission's deposits may not be returned to it. The total cash balances are insured by the Federal Deposit Insurance Corporation (FDIC) up to \$250,000 per bank. The Commission's policy with respect to custodial credit risk is that all of the Commission's deposits in excess of amounts insured by the FDIC are collateralized. At June 30, 2025 and 2024, all of the Commission's deposits were insured or collateralized.

The following reconciles deposits and investments to the statement of net position amounts and June 30:

	<u>2025</u>	<u>2024</u>
Cash and Cash Equivalents	\$ 11,861,013	\$ 9,240,889
Restricted - Cash and Cash Equivalents	500,000	500,000
Total	<u>\$ 12,361,013</u>	<u>\$ 9,740,889</u>
Demand Deposits	\$ 9,299,152	\$ 6,800,798
Repurchase Agreements	3,061,861	2,940,091
Total	<u>\$ 12,361,013</u>	<u>\$ 9,740,889</u>

Investments

All of the Commission's investments are presented at fair value. Investment income consists of realized and unrealized appreciation (depreciation) in the fair value of investments and interest income earned. As of June 30, 2025 and 2024, the Commission's investments consisted of repurchase agreements with a fair value of \$3,061,861 and \$2,940,091, respectively, and an original maturity of three months or less, which are classified as cash and cash equivalents on the statements of net position.

The Commission's investments measured and reported at fair value are classified according to the following hierarchy:

Level 1 – Investments reflect prices quoted in active markets for identical assets.

Level 2 – Investments reflect prices that are based on similar significant observable assets either directly or indirectly, which may include inputs in markets that are not considered to be active.

Level 3 – Investments reflect prices based upon significant unobservable sources.

BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)

Investments (Continued)

The categorization of investments within the hierarchy is based upon the pricing transparency of the instrument and should not be perceived as the particular investment's risk.

The following table presents the Commission's fair value hierarchy for those assets (and liabilities) measured at fair value as of June 30:

	Fair Value Measurements			
	Total	Level 1	Level 2	Level 3
<u>2025</u>				
Investments by Fair Value Level:				
Repurchase Agreements	\$ 3,061,861	\$ -	\$ 3,061,861	\$ -
Total Investments Held in the Commission's Name	<u>\$ 3,061,861</u>	<u>\$ -</u>	<u>\$ 3,061,861</u>	<u>\$ -</u>
<u>2024</u>				
Investments by Fair Value Level:				
Repurchase Agreements	\$ 2,940,091	\$ -	\$ 2,940,091	\$ -
Total Investments Held in the Commission's Name	<u>\$ 2,940,091</u>	<u>\$ -</u>	<u>\$ 2,940,091</u>	<u>\$ -</u>

Custodial Credit Risk - Investments

Custodial credit risk for investments is the risk that in the event of a failure of the counterparty to a transaction, the Commission will not be able to recover the value of investments or collateral securities that are in possession of an outside party. The Commission's policy with respect to custodial credit risk is that all of the Commission's investments in excess of \$250,000, the amount insured by the Federal Deposit Insurance Corporation (FDIC), are collateralized. As of June 30, 2025 and 2024, all of the Commission's investments in excess of \$250,000 were insured or collateralized.

Interest Rate Risk

Interest rate risk is the risk that changes in the interest rates will adversely affect the fair value of an investment. The Commission's respective maturity dates are as noted above. The Commission does not have a formal policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk

Credit risk is the risk that an issuer or other counterparty to an investment will not fulfill its obligations to the Commission. The Commission has no investment policy that would limit its investment choices. As of June 30, 2025 and 2024, the securities underlying the Commission's investment in the repurchase agreements were with governmental agencies and were not rated.

**BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024**

NOTE 2 DEPOSITS AND INVESTMENTS (CONTINUED)

Concentration of Credit Risk

Concentration of credit risk is the risk of loss attributed to the magnitude of the Commission's investments in a single issuer. The Commission places no limit on the amount the Commission may invest in any one issuer.

NOTE 3 DUE FROM PRIMARY GOVERNMENT, NET

Due from primary government, net consisted of the following at June 30:

	2025	2024
Housing and Dining Fees	\$ 48,725	\$ 988,790
Less: Allowance for Doubtful Accounts	(19,010)	(19,010)
Due from Primary Government, Net	\$ 29,715	\$ 969,780

NOTE 4 LEASE OBLIGATIONS

The Commission, as a lessee, recognizes a lease asset and lease liability at the commencement of the lease term, with certain exceptions for short-term leases and leases that transfer ownership of the underlying asset. As lessee, the right-of-use asset is measured at the amount of the initial measurement of the lease liability, plus any payments made to the lessor at or before the commencement of the lease term and certain direct costs. The lease liability is recorded as a deferred outflow of resources and is measured at the present value of the lease payments expected to be made during the lease term.

For the purpose of GASB No. 87 implementation, the Commission's leases have been categorized as follows:

1. Included
2. Excluded - Short-Term
3. Excluded - Cancellable

Included Leases

As of June 30, 2025, the Commission is reporting Lessee assets of \$179, net of accumulated amortization in the amount of \$84, the net book value of which is \$95. As of June 30, 2024, the Commission is reporting Lessee assets of \$4,130,598, net of accumulated amortization in the amount of \$3,097,814, the net book value of which is \$1,032,874. The leases held by the Commission do not have an implicit rate of return, therefore, the Commission used their incremental borrowing rate of 2.85% to discount the lease liability to the net present value.

**BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
 NOTES TO FINANCIAL STATEMENTS
 JUNE 30, 2025 AND 2024**

NOTE 4 LEASE OBLIGATIONS (CONTINUED)

The GASB No. 87 Included leases are summarized as follows:

Building

The Commission leases buildings and space located in Beaufort, South Carolina for terms that range from 1-3 years. The terms of the buildings and space leases included a fixed expense component based on square footage. The terms of these lease agreements do not include a variable expense component.

Minimum future lease payments for the next fiscal year:

<u>Year Ending June 30,</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$ 184,474	\$ 219	\$ 184,693

Excluded – Short-Term Leases

In accordance with GASB No. 87, the Commission does not recognize a lease right of use asset and a deferred outflow of resources for short-term leases. Short-term leases are certain leases that have a maximum possible term under the lease contract of 12 months (or less), including any options to extend, regardless of their probability of being exercised.

Excluded - Cancelable Leases

In accordance with GASB No. 87, the Commission does not recognize a lease right of use asset and a deferred outflow of resources for leases that are cancelable by either party. Cancelable leases are certain leases in which both the lessee and the lessor have the option to terminate the lease without permission from the other party.

BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

NOTE 5 CAPITAL ASSETS

Capital assets consisted of the following at June 30, 2025 and 2024:

	July 1, 2024	Additions	Reductions	Transfers	June 30, 2025
Capital Assets not Being Depreciated:					
Land	\$ 4,315,158	\$ -	\$ -	\$ -	\$ 4,315,158
Construction in Progress	-	1,695,413	-	(1,695,413)	-
Total Capital Assets not Being Depreciated	4,315,158	1,695,413	-	(1,695,413)	4,315,158
Other Capital Assets:					
Land Improvements	3,498,500	-	-	-	3,498,500
Buildings	59,086,461	-	-	1,695,413	60,781,874
Furniture and Fixtures	1,842,839	-	-	-	1,842,839
Software	148,631	-	-	-	148,631
Equipment	979,024	-	-	-	979,024
Leased Buildings	4,130,598	-	(4,130,419)	-	179
Total Capital Assets at Historical Cost	69,686,053	-	(4,130,419)	1,695,413	67,251,047
Less: Accumulated Depreciation	(21,538,420)	(1,847,173)	-	-	(23,385,593)
Less: Accumulated Amortization for Leased Assets	(3,097,814)	(1,032,690)	4,130,419	-	(85)
Other Capital Assets, Net	45,049,819	(2,879,863)	-	1,695,413	43,865,369
Capital Assets, Net	<u>\$ 49,364,977</u>	<u>\$ (1,184,450)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 48,180,527</u>
	July 1, 2023	Additions	Reductions	Transfers	June 30, 2024
Capital Assets not Being Depreciated:					
Land	\$ 4,315,158	\$ -	\$ -	\$ -	\$ 4,315,158
Construction in Progress	350,191	-	-	(350,191)	-
Total Capital Assets not Being Depreciated	4,665,349	-	-	(350,191)	4,315,158
Other Capital Assets:					
Land Improvements	3,498,500	-	-	-	3,498,500
Buildings	51,961,907	6,774,363	-	350,191	59,086,461
Furniture and Fixtures	1,842,839	-	-	-	1,842,839
Software	148,631	-	-	-	148,631
Equipment	979,024	-	-	-	979,024
Leased Buildings	5,839,949	-	(1,709,351)	-	4,130,598
Total Capital Assets at Historical Cost	64,270,850	6,774,363	(1,709,351)	350,191	69,686,053
Less: Accumulated Depreciation	(19,582,271)	(1,956,149)	-	-	(21,538,420)
Less: Accumulated Amortization for Leased Assets	(3,625,268)	(1,181,897)	1,709,351	-	(3,097,814)
Other Capital Assets, Net	41,063,311	3,636,317	-	350,191	45,049,819
Capital Assets, Net	<u>\$ 45,728,660</u>	<u>\$ 3,636,317</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 49,364,977</u>

Depreciation expense totaled \$1,847,173 and \$1,956,149 for the years ended June 30, 2025 and 2024, respectively.

BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

NOTE 6 LONG-TERM LIABILITIES

The following is a summary of the changes in long-term liabilities for the fiscal years ended June 30, 2025 and 2024:

	July 1, 2024	Additions	Reductions	June 30, 2025	Due Within One Year
Revenue Note	\$ 26,806,227	\$ -	\$ (1,857,772)	\$ 24,948,455	\$ 1,897,990
Lease Liability	1,229,877	-	(1,045,403)	184,474	184,474
Total	<u>\$ 28,036,104</u>	<u>\$ -</u>	<u>\$ (2,903,175)</u>	<u>\$ 25,132,929</u>	<u>\$ 2,082,464</u>

	July 1, 2023	Additions	Reductions	June 30, 2024	Due Within One Year
Revenue Note	\$ 28,625,695	\$ -	\$ (1,819,468)	\$ 26,806,227	\$ 1,858,981
Lease Liability	2,245,860	-	(1,015,983)	1,229,877	1,051,175
Total	<u>\$ 30,871,555</u>	<u>\$ -</u>	<u>\$ (2,835,451)</u>	<u>\$ 28,036,104</u>	<u>\$ 2,910,156</u>

NOTE 7 LONG-TERM DEBT

Long-term debt consisted of the following at June 30, 2025:

Debt	Interest Rate	Maturity Date	Balance
Student Housing Revenue Refunding Note (2022)	2.05 %	6/1/37	<u>\$ 24,948,455</u>

The scheduled maturities of the revenue notes are as follows for the years ending June 30:

Year Ending June 30,	Principal	Interest	Total
2026	\$ 1,897,990	\$ 493,666	\$ 2,391,656
2027	1,937,817	454,384	2,392,201
2028	1,977,309	414,283	2,391,592
2029	2,019,971	373,354	2,393,325
2030	2,062,358	331,547	2,393,905
2031-2035	10,978,643	999,321	11,977,964
2036-2037	4,074,367	76,201	4,150,568
Total	<u>\$ 24,948,455</u>	<u>\$ 3,142,756</u>	<u>\$ 28,091,211</u>

The Commission's outstanding revenue notes include certain events of default, which upon occurrence, could result in all outstanding principal and accrued interest becoming immediately due and payable. Such events include (but are not limited to) failure to pay any principal or interest installment, or failure to perform or observe any other covenant, agreement, warranty or representation contained in the loan agreement. The Commission's outstanding revenue notes are secured with collateral of buildings, personal property, and revenues.

BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024

NOTE 7 LONG-TERM DEBT (CONTINUED)

The Commission's outstanding revenue note is subject to covenants requiring that revenue generated from fees charged for usage of the asset be pledged for repayment of the note. In the event these revenues are not adequate for repayment, no transfer may be made to USC Beaufort until it is assured such amounts are not needed to provide for the timely repayment of the notes. The revenue note also contains restrictive covenants pertaining to certain reporting and financial requirements.

In addition to the covenants listed above, the Commission is required to maintain a minimum cash balance with one of its financial institutions. At June 30, 2025 and 2024, the Commission had cash held for debt service at this financial institution totaling \$500,000. Management is not aware of any covenant violations as of June 30, 2025 and 2024.

The Commission has no unused lines of credit.

NOTE 8 REVENUES FROM MAJOR SOURCES

A significant amount of the Commission's revenues for the years ended June 30, 2025 and 2024 were from Beaufort County. The amounts received from Beaufort County totaled \$2,975,500 and \$2,861,790, respectively. These amounts represent approximately 17% and 16% of total revenues for the fiscal years ended June 30, 2025 and 2024, respectively.

The Commission is exposed to various risks of loss and maintains commercial insurance coverage for each of those risks. Management believes such coverage is sufficient to preclude any significant uninsured losses for the covered risks. There were no significant reductions in insurance coverage from the prior year. The costs of settled claims and claim losses have not exceeded this coverage in any of the past three years. The Commission pays insurance premiums to certain commercial insurers to cover risks that occur in normal operations. The insurers promise to pay to or on behalf of the insured for covered economic losses sustained during the policy period in accordance with insurance policy and benefit program limits. In management's opinion, claim losses in excess of insurance coverage are unlikely, and, if incurred, would be insignificant to the Commission's financial position. Furthermore, there is no evidence of asset impairment or other information to indicate that a loss expenditure and liability should be recorded at June 30, 2025 or 2024.

**BEAUFORT-JASPER HIGHER EDUCATION COMMISSION
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2025 AND 2024**

NOTE 9 RELATED PARTY TRANSACTIONS

During the fiscal year ended June 30, 2025, a total of \$1,799,265 was paid from the Commission to USC Beaufort. Of this amount, \$1,799,265 was support for general operating purposes and scholarships.

During the fiscal year ended June 30, 2024, a total of \$892,768 was paid from the Commission to USC Beaufort. Of this amount, \$832,768 was support for general operating purposes and scholarships.

Salary expense is allocated to the Commission based on time spent by the individuals attributable to the Commission and is charged directly through housing expenses. All employee benefits for Commission employees are paid by USC Beaufort; therefore, no retirement or other postemployment benefits are recorded in the financial statements of the Commission. USC Beaufort processes and distributes payroll for the Commission; therefore, the pension liability also remains with USC Beaufort as the primary government.



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