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# GASB Statements No.'s 103 and 104

Implementation Considerations for Higher Education

May 27, 2026



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# Speakers



Michael Johns, CPA  
Principal



Liz Cook, CPA  
Principal



# *Session CPE Requirements*

- You need to attend 50 minutes to receive the full 1 CPE credit.
- There will be 4 polling questions throughout the presentation. You must respond to a minimum of 3 to receive the full 1 CPE credit.
- **\*\*Both requirements must be met to receive CPE credit.\*\***



# *Learning Objectives*

- Identify key changes introduced by GASB Statements No. 103 and 104 that impact financial statements of institutions of higher education
- Discuss practical approaches and considerations for developing an implementation plan
- Identify planning considerations related to the draft of the related implementation guide



# Polling Question

How favorable are current U.S. economic conditions for your organization?

1. Very favorable
2. Favorable
3. Neutral
4. Unfavorable
5. Very unfavorable



# Background

## GASB Statement No. 103, *Financial Reporting Model Improvements*

Effective years  
beginning after June  
15, 2025


Enhance its  
effectiveness in  
providing information  
that is essential for  
decision making and  
assessing a  
government's  
accountability

## GASB Statement No. 104, *Disclosure of Certain Capital Assets*

Effective years  
beginning after June  
15, 2025

Provide users of  
government financial  
statements with  
essential information  
about certain types of  
capital assets





# Question and answer

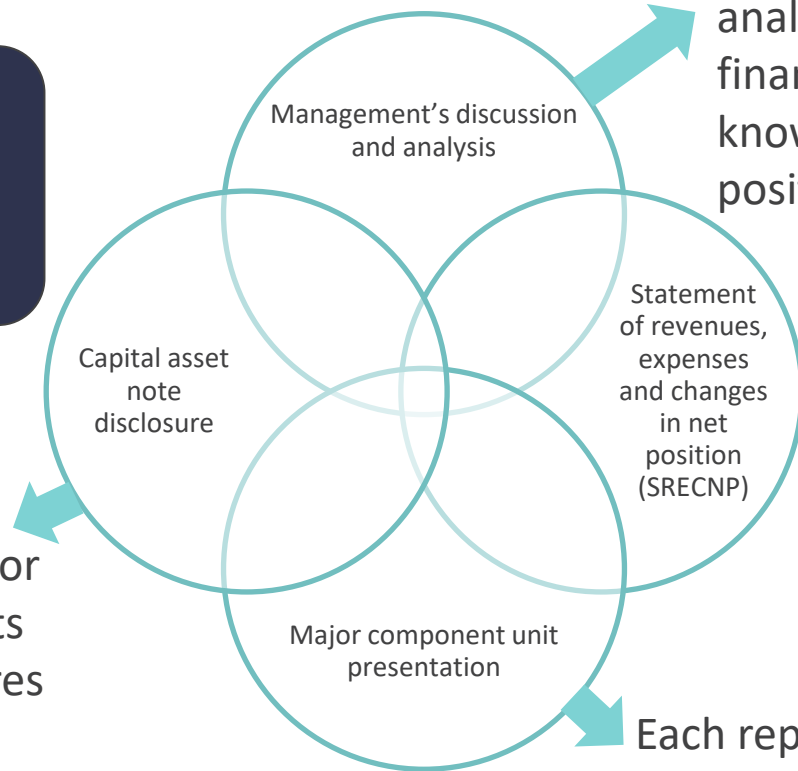


Can you give me a quick summary the biggest impact on my financial statements?



# Biggest Impacts (Potentially)

Impact will depend on how you currently prepare your financial statements



Limited to 1) FS overview, 2) financial summary, 3) detailed analysis, 4) cap asset and LT financing activity, 5) currently know facts impacting net position

Classification of outflows and inflows as operating, nonoperating, and noncapital subsidies (new)

Separate disclosure for Lease, P3, SBITA, by major class of underlying assets in capital asset disclosures

Each reported separately on the statements of net position and SRECNP.



Is management's discussion and analysis required to only contain the five defined topics, and does it need to be in that exact order?



# Management's Discussion and Analysis

Yes

GASB 103, paragraph eight (in part) states “the information presented (in the MD&A) should be confined to the topics discussed in the five sections” (overview of financial statements, financial summary, detailed analysis, significant capital asset and long-term financing activity, and currently known facts, decisions or conditions).



# Management's Discussion and Analysis

No

There are no provisions of GASB 103 that state what order the required topic must be in.

Does GASB 103 further define what type of information should be included in the five required topics?



# Management's Discussion and Analysis

Yes

- ***Overview of the financial statements*** – an overview of the basic financial statements, including the relationships of the statements to each other with a focus on the significant differences in the types of information.
- ***Financial summary*** – condensed financial information derived from the government-wide financial statements comparing the current year to the prior year. GASB 103, paragraph eight, subsection two outlines what this condensed information should contain.



# Management's Discussion and Analysis

- ***Detailed analysis***
  - Financial position and results of operations
    - Summarize significant changes
    - Refer to analysis of significant capital asset and L-T debt (not duplicate)
    - Explain **why** changes from the prior year occurred and magnitude
    - Facts, conditions or decisions the reader may not be aware of
- ***Significant capital asset and L-T debt financing activity***
  - Capital assets
    - Include intangible assets
    - Significant additions and disposals
    - Changes to commitments



# Management's Discussion and Analysis

- ***Significant capital asset and L-T debt financing activity (continued)***
  - L-T Financing
    - Include debt, leases, P3s, SBITAs
    - Agreements entered into, changes in credit ratings or debt limits
    - Policy changes and economic factors relevant to financing activity



# Management's Discussion and Analysis

- ***Currently known facts, decisions, or conditions***
  - Expected to have a significant effect on net position or produce differences from current year operations
    - Trends in economic and demographic data
    - Factors used to prepared subsequent budget
    - Changes in budgetary net position
    - Actions taken by government related to,
      - Pension/OPEB plans, capital asset improvement plans, lease, P3, SBITA liabilities, other L-T financing
    - Actions taken by other parties
      - New legislation
      - New regulations



GASB 103 states that when comparing information to the prior year, the analysis should assist users in understanding why there are changes rather than presenting amounts or percentages. Do you have an example?



# Analysis

Maybe not

Operating revenue increased by \$6M in 2026 due to increase in tuition revenue of \$5.7M or 10%. Tuition revenue makes up 75% of operating revenue.

Better

The University had an increase in net tuition revenue of \$5.7M in 2026 compared to 2025. Tuition revenue increased as the Board of Trustees approved a 5% increase in tuition rates in 2026 along with the University having an increase in enrolment from approximately 4,000 full time equivalents in 2025 to 4,500 in 2026.



# Polling Question

Which of the following statements is true regarding provisions of GASB 103 as it relates to the MD&A?

- Significant fluctuations in capital assets should be discussed in the detailed analysis and significant capital assets activity sections.
- Significant changes should be highlighted by discussion them multiple times in the MD&A.
- The currently known facts, decisions or conditions section of the MD&A has not changed from the requirements under the old standards.
- The MD&A is required to have the five required topics as defined in GASB 103.



Do you have any suggestions on how to start on the 2026 MD&A?



# Suggestions



Start with the prior year MD&A, compare to the five required topics, remove areas not required



Remove duplicative sections



Avoid copying and pasting capital asset and debt notes or roll-forwards (focus on explaining significant activity)



Read example MD&A contained within GASB 103, appendix C



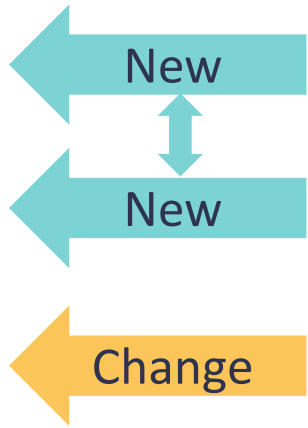
For financial analysis, always explain the “why”

Start early – currently known facts section could require significant additional detail

Do you have an example of what the SRECNP would look like after the adoption of GASB 103?



	2026
<b>Operating Revenues</b>	
Tuition and Fees	\$ 65,000,000
Less Scholarship Allowances	(15,000,000)
Net Tuition and Fees	50,000,000
Sales and Services of	
Auxiliary Services	10,000,000
Total Operating Revenues	60,000,000
<b>Operating Expenses</b>	
Academic Support	40,000,000
Student Services	80,000,000
Total Operating Expenses	120,000,000
Operating Loss	(60,000,000)
<b>Noncapital Subsidies</b>	
State Appropriations	50,000,000
Total Noncapital Subsidies	50,000,000
Operating Loss and Noncapital Subsidies	(10,000,000)
<b>Other Nonoperating Revenues (Expenses)</b>	
Investment Earnings	8,000,000
Gain From Sale of Capital Assets	500,000
Interest Expense	(350,000)
Capital Appropriations	4,500,000
Total Other Nonoperating Revenues (Expenses)	12,650,000
Increase in Net Position	2,650,000
Net Position - Beginning of Year	85,000,000
Net Position - End of Year	<u>\$ 87,650,000</u>



Caution: SRECNP under construction



No longer a section for other changes in net position



Are there any changes to operating and other nonoperating revenues and expenses from the prior rules?

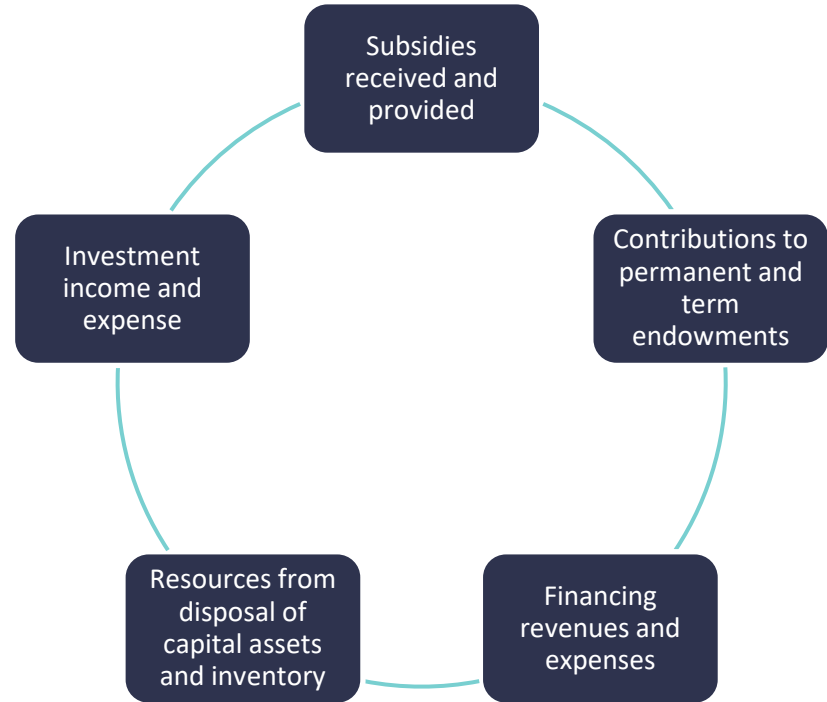


Yes

## *Operating*

Revenues and expenses other than nonoperating

## *Other nonoperating*



# What is a subsidy?



# Subsidy



Resources received from another party (1) for which the institution does not provide goods or services to and (2) that directly or indirectly keep the institution's current or future fees and charges lower than they would be otherwise.



Resources provided to another party (1) for which the other party does not provide goods and services to the institution and (2) that are recoverable through the institution's current or future pricing policies.



All other transfers.

It seems like state appropriations would meet the definition of a subsidy. Are there any other examples applicable to higher education?



# GASB Proposed Implementation Guide

Yes

**4.2. Q** – A higher education institution that reports as a BTA or an enterprise fund receives donations for **scholarships** from individuals who do not receive goods or services in return. Do those donations meet the definition of **subsidies** in paragraph 14a of Statement 103?

**A** – **Yes**. Those donations for scholarships meet the definition of subsidies because they (a) are received from parties who have not received goods or services from the higher education institution as a result of the donations and (b) keep the higher education institution's current or future tuition or other charges **lower than they would be otherwise**.

**4.3. Q** – Would the answer to Question 4.2 change if published tuition rates **do not** change based on the donations for scholarships received?

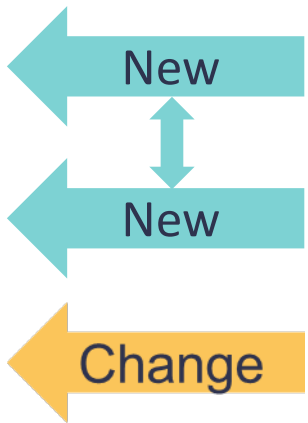
**A** – **No**. Regardless of whether published tuition rates change, donations for scholarships either directly or indirectly keep current or future tuition or other charges paid lower than they would be otherwise. Therefore, even if published tuition rates do not change, donations for scholarships meet the definition of subsidies.



# Caution: SRECNP under construction

Added

	2026
<b>Operating Revenues</b>	
Tuition and Fees	\$ 65,000,000
Less Scholarship Allowances	(15,000,000)
Net Tuition and Fees	50,000,000
Sales and Services of	
Auxilliary Services	10,000,000
Total Operating Revenues	60,000,000
<b>Operating Expenses</b>	
Academic Support	40,000,000
Student Services	80,000,000
Total Operating Expenses	120,000,000
Operating Loss	(60,000,000)
<b>Noncapital Subsidies</b>	
State Appropriations	49,200,000
Contributions for Scholarships	800,000
Total Noncapital Subsidies	50,000,000
Operating Loss and	
Noncapital Subsidies	(10,000,000)
<b>Other Nonoperating Revenues (Expenses)</b>	
Investment Earnings	8,000,000
Gain From Sale of Capital Assets	500,000
Interest Expense	(350,000)
Capital Appropriations	4,500,000
Total Other Nonoperating	
Revenues (Expenses)	12,650,000
Increase in Net Position	2,650,000
<b>Net Position - Beginning of Year</b>	85,000,000
<b>Net Position - End of Year</b>	\$ 87,650,000



# GASB Proposed Implementation Guide

**4.4. Q** – Do **research grants** received by a higher education institution that reports as a BTA or an enterprise fund meet the criterion established in paragraph 14a(2) of Statement 103 for purposes of the definition of **subsidies**?

**A** – It **depends** on the substance of the transaction. For example, if the higher education institution receives a research grant that is used to **offset operating expenses**, such as salaries and laboratory costs, that would exist in the absence of the grant, the grant funds received would allow the higher education institution to keep the tuition or other charges lower compared to what would be charged had the higher education institution not received the grant. Therefore, in this circumstance, the research grant would **meet the criterion** established in paragraph 14a(2). In contrast, other research grants are **not used to offset operating expenses**, such as salaries and laboratory costs, that would exist in the absence of the grant. In those circumstances, the grant funds received would **not allow** the higher education institution to keep the tuition or other charges lower compared to what would be charged had the higher education institution not received the grant. Therefore, those research grants would not meet the criterion established in paragraph 14a(2) because the proceeds would not keep current or future tuition or other charges lower than they would be otherwise.



# Caution: SRECNP under construction

	2026
<b>Operating Revenues</b>	
Tuition and Fees	\$ 63,000,000
Less Scholarship Allowances	(15,000,000)
Net Tuition and Fees	48,000,000
<b>Research Grants</b>	<b>2,000,000</b>
Sales and Services of	
Auxiliary Services	10,000,000
<b>Total Operating Revenues</b>	<b>60,000,000</b>
<b>Operating Expenses</b>	
Academic Support	40,000,000
Student Services	80,000,000
<b>Total Operating Expenses</b>	<b>120,000,000</b>
<b>Operating Loss</b>	<b>(60,000,000)</b>
<b>Noncapital Subsidies</b>	
State Appropriations	47,700,000
Contributions for Scholarships	800,000
<b>Research Grants</b>	<b>1,500,000</b>
<b>Total Noncapital Subsidies</b>	<b>50,000,000</b>
<b>Operating Loss and</b>	
<b>Noncapital Subsidies</b>	<b>(10,000,000)</b>
<b>Other Nonoperating Revenues (Expenses)</b>	
Investment Earnings	8,000,000
Gain From Sale of Capital Assets	500,000
Interest Expense	(350,000)
Capital Appropriations	4,500,000
<b>Total Other Nonoperating</b>	
<b>Revenues (Expenses)</b>	<b>12,650,000</b>
<b>Increase in Net Position</b>	<b>2,650,000</b>
<b>Net Position - Beginning of Year</b>	<b>85,000,000</b>
<b>Net Position - End of Year</b>	<b>\$ 87,650,000</b>

Added

Added

New

New

Change





# GASB Proposed Implementation Guide

The implementation guide is in draft form. When finalized it is expected to be effective for fiscal years beginning after June 15, 2026.



If scholarships are a subsidy, shouldn't Pell grants also be classified as a subsidy?



# Pell Grants

No

**.702-1 Q** – Can public colleges and universities report Pell Grants as fiduciary transactions?

**A** – No. Paragraph .128 of Section N50, “Nonexchange Transactions,” contains guidance that pass-through grants should be reported as revenues and expenses or expenditures in the recipient government’s financial statements if that government has any administrative or direct financial involvement in the program. A recipient government has administrative involvement if it determines eligible secondary recipients or projects, even if using grantor-established criteria. Therefore, because of their administrative involvement with Pell Grant requirements and because Pell Grants are nonexchange transactions, public institutions should record Pell Grant receipts as revenues in their financial statements, and any amounts applied to student receivable accounts should be recorded as scholarship discounts or allowances. Furthermore, recipient governments that report their activities in a proprietary fund **should report Pell Grants as operating revenues**. [GASBIG 2015-1, Q7.72.10, as amended by GASBS 84, ¶15 and GASBS 103, ¶13 and ¶14]



# Caution: SRECNP under construction



	2026
<b>Operating Revenues</b>	
Tuition and Fees	\$ 55,000,000
Less Scholarship Allowances	(15,000,000)
Net Tuition and Fees	40,000,000
<b>Pell Grants</b>	<b>8,000,000</b>
Research Grants	2,000,000
Sales and Services of	
Auxiliary Services	10,000,000
Total Operating Revenues	60,000,000
<b>Operating Expenses</b>	
Academic Support	40,000,000
Student Services	80,000,000
Total Operating Expenses	120,000,000
Operating Loss	(60,000,000)
<b>Noncapital Subsidies</b>	
State Appropriations	47,700,000
Contributions for Scholarships	800,000
Research Grants	1,500,000
Total Noncapital Subsidies	50,000,000
Operating Loss and	
Noncapital Subsidies	(10,000,000)
<b>Other Nonoperating Revenues (Expenses)</b>	
Investment Earnings	8,000,000
Gain From Sale of Capital Assets	500,000
Interest Expense	(350,000)
Capital Appropriations	4,500,000
Total Other Nonoperating	
Revenues (Expenses)	12,650,000
Increase in Net Position	2,650,000
Net Position - Beginning of Year	85,000,000
Net Position - End of Year	<u>\$ 87,650,000</u>



How would interest revenue on leases and appropriations restricted for debt service where the debt was issued for capital projects get classified on the SRECNP?



# Caution: SRECNP under construction

	2026
<b>Operating Revenues</b>	
Tuition and Fees	\$ 55,000,000
Less Scholarship Allowances	(15,000,000)
<b>Net Tuition and Fees</b>	<b>40,000,000</b>
Pell Grants	8,000,000
Research Grants	2,000,000
<b>Sales and Services of</b>	
Auxiliary Services	10,000,000
<b>Total Operating Revenues</b>	<b>60,000,000</b>
<b>Operating Expenses</b>	
Academic Support	40,000,000
Student Services	80,000,000
<b>Total Operating Expenses</b>	<b>120,000,000</b>
<b>Operating Loss</b>	<b>(60,000,000)</b>
<b>Noncapital Subsidies</b>	
State Appropriations	47,700,000
Contributions for Scholarships	800,000
Research Grants	1,500,000
<b>Total Noncapital Subsidies</b>	<b>50,000,000</b>
<b>Operating Loss and</b>	
<b>Noncapital Subsidies</b>	<b>(10,000,000)</b>
<b>Other Nonoperating Revenues (Expenses)</b>	
Investment Earnings	8,000,000
Gain From Sale of Capital Assets	500,000
Interest Expense	(350,000)
Lease Interest Revenue	100,000
Appropriations for Debt Service	1,000,000
Capital Appropriations	3,400,000
<b>Total Other Nonoperating</b>	
<b>Revenues (Expenses)</b>	<b>12,650,000</b>
<b>Increase in Net Position</b>	<b>2,650,000</b>
<b>Net Position - Beginning of Year</b>	<b>85,000,000</b>
<b>Net Position - End of Year</b>	<b>\$ 87,650,000</b>

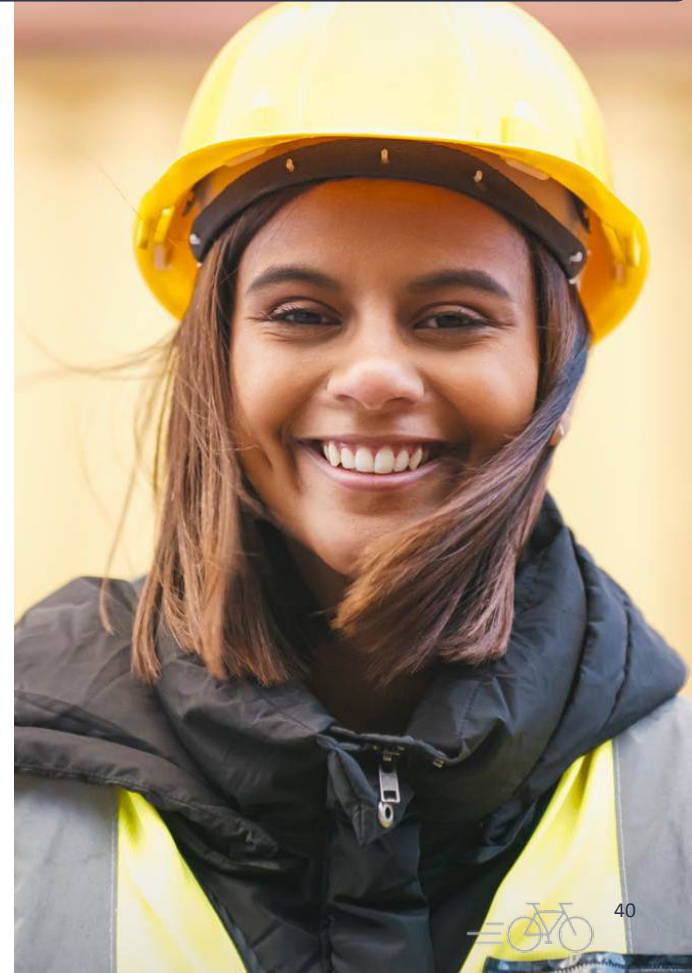
Change

New

New

Change

Added



# Polling Question

Which of the below items should be classified as other nonoperating revenue/(expense)?

- State appropriations.
- Interest expense related to a public private arrangement.
- Pell grant revenue.
- Research grant revenue not used to offset operating expenditures.



What are the changes related to discretely presented component units?



# Major Component Units

Each major component unit presented separately in the statements of net position and SRECNP



That makes my financial statements unreadable?



Use combining statements included in the basic financial statements after SCF



Similar format  
needed for the  
statement of  
net position

	Primary Institution	Discretely Presented Component Units
<b>Operating Revenues</b>		
Tuition and Fees	\$ 55,000,000	\$ -
Less Scholarship Allowances	(15,000,000)	-
Net Tuition and Fees	40,000,000	-
Pell Grants	8,000,000	-
Research Grants	2,000,000	500,000
Sales and Services of Auxiliary Services	10,000,000	600,000
<b>Total Operating Revenues</b>	<b>60,000,000</b>	<b>1,100,000</b>
<b>Operating Expenses</b>		
Academic Support	40,000,000	800,000
Student Services	80,000,000	500,000
<b>Total Operating Expenses</b>	<b>120,000,000</b>	<b>1,300,000</b>
<b>Operating Loss</b>	<b>(60,000,000)</b>	<b>(200,000)</b>
<b>Noncapital Subsidies</b>		
State Appropriations	47,700,000	-
Contributions for Scholarships	800,000	1,300,000
Research Grants	1,500,000	-
<b>Total Noncapital Subsidies</b>	<b>50,000,000</b>	<b>1,300,000</b>
<b>Operating Loss and     Noncapital Subsidies</b>	<b>(10,000,000)</b>	<b>1,100,000</b>
<b>Other Nonoperating Revenues (Expenses)</b>		
Investment Earnings	8,000,000	3,000,000
Gain From Sale of Capital Assets	500,000	-
Interest Expense	(350,000)	(50,000)
Lease Interest Revenue	100,000	-
Appropriations for Debt Service	1,000,000	-
Capital Appropriations	3,400,000	-
<b>Total Other Nonoperating     Revenues (Expenses)</b>	<b>12,650,000</b>	<b>2,950,000</b>
<b>Increase in Net Position</b>	<b>2,650,000</b>	<b>4,050,000</b>
<b>Net Position - Beginning of Year</b>	<b>85,000,000</b>	<b>12,345,678</b>
<b>Net Position - End of Year</b>	<b>\$ 87,650,000</b>	<b>\$ 16,395,678</b>

If there are more  
than one major  
component units,  
combining  
statements could  
be added, or, have  
additional columns



# *Major Component Units*

The option to disclose major component units in condensed financial statements in the notes is eliminated



For nongovernmental component units who follow FASB standards and issue separate financial statements, does GASB allow for the statements of financial position and activities under FASB standards to be included after the institution's basic financial statements?



# Discretely Presented Component Units

Currently common in practice

It depends

**GASB comprehensive implementation guide states (summarized),**

- The financial statements of a nongovernmental component unit may need to be reformatted to comply with the classification and display requirements on sections 1800 and 2200



# Discretely Presented Component Units

**.704-14 Q** – A state university is affiliated with a nongovernmental fund-raising organization that meets the criteria in paragraphs .142-.144 of Section 2100 for discrete presentation in the university’s financial reporting entity. In its separate financial statements, the university (legally separate from the state) reports as a business-type activity, pursuant to the provisions of paragraph .106 of Section Co5, “Colleges and Universities.” If the university chooses to present the foundation’s financial statements in a separate column adjacent to its own total columns, what display and classification modifications to the foundation’s financial statements may be necessary?

**A** – If the foundation’s statement of net assets is not presented in a classified format, its assets and liabilities should be reclassified into their current and noncurrent components, based generally on the guidance in paragraphs .108-.123 of Section 1800. Also, the foundation’s net assets should be redistributed among the three net position components required in paragraph .118 of Section 2200—net investment in capital assets, restricted (distinguishing between expendable and nonexpendable and between major categories of restrictions), and unrestricted. The data in the foundation’s statement of activities may need to be realigned to distinguish between operating and nonoperating revenues and expenses and generally relocated to their appropriate positions in the GASB’s required format. Also, because the university can present its operating expenses by either natural classification or functional categories, the foundation’s expenses may need to be reconfigured to conform to the approach used by the university. In addition, the foundation’s revenues may need to be reduced by related discounts and allowances, if reported separately as expenses, to be consistent with the university’s presentation.



# Discretely Presented Component Units

**.704-12 Q** – How would a reporting entity display the financial statements of a component unit that uses a GAAP reporting model other than the governmental model?

...financial statement data of the primary government. However, if it is impractical to reformat the nongovernmental component unit's change statement data, they need not be reported on the same page as that of the primary government, but may be reported on a separate following page. (See Questions .704-13 and .704-14 in this section about including financial data of nongovernmental component units.) [GASBIG 2015-1, Q4.33.1]



# Discretely Presented Component Units

## Consistency

**67.** Financial reports should be consistent over time; that is, there is a presumption that once an accounting principle or reporting method is adopted, it will be used **for all similar transactions** and events. The concept of consistency in financial reporting extends to many areas such as valuation methods, **basis of accounting**, and determination of the financial reporting entity. If accounting principles have been changed or the financial reporting entity has changed, the nature and reason for the change as well as the effect of the change should be disclosed.



# Discretely Presented Component Units

Impractical does not = inconvenient

Each major component unit presented separately in the statements of net position and SRECNP



What if it is impractical to convert CU statements prepared under FASB standards to GASB?



Report component unit on separate following page. If multiple major discretely presented component units, combining schedule

Do you have an example of what the capital asset note disclosure will look like after the adoption of GASB 104?



Yes

	Primary Government			Ending Balance
	Beginning Balance	Increases	Decreases	
Governmental activities:				
Capital assets not being depreciated:				
Land and improvements	\$ 29,484	\$ 2,020	\$ (4,358)	\$ 27,146
Construction in progress	2,915	13,220	(14,846)	1,289
Total capital assets not being depreciated	<u>32,399</u>	<u>15,240</u>	<u>(19,204)</u>	<u>28,435</u>
Capital assets being depreciated:				
Buildings and improvements	40,861	334	-	41,195
Equipment	32,110	1,544	(1,514)	32,140
Road network	72,885	10,219	-	83,104
Bridge network	18,775	4,627	-	23,402
Software	2,100	548	(650)	1,998
Lease assets:				
Buildings	25,821	209	-	26,030
Equipment	20,389	2,312	(2,456)	20,245
Subscription assets	5,490	687	(743)	5,434
Total capital assets being depreciated	<u>218,431</u>	<u>20,480</u>	<u>(5,363)</u>	<u>233,548</u>
Less accumulated depreciation for:				
Buildings and improvements	(10,358)	(691)	-	(11,049)
Equipment	(9,247)	(2,676)	1,040	(10,883)
Road network	(12,405)	(823)	-	(13,228)
Bridge network	(2,896)	(197)	-	(3,093)
Software	(543)	(110)	25	(628)
Lease assets:				
Buildings	(7,456)	(596)	-	(8,052)
Equipment	(5,864)	(1,782)	823	(6,823)
Subscription assets	(1,009)	(450)	209	(1,250)
Total accumulated depreciation	<u>(49,778)</u>	<u>(7,325)</u>	<u>2,097</u>	<u>(55,006)</u>
Governmental activities capital assets, net	<u>\$ 201,052</u>	<u>\$ 28,395</u>	<u>\$ (22,470)</u>	<u>\$ 206,977</u>



Anything else I need to be aware of?



# Unusual or Infrequent Items

Yes

- Present inflows and outflows related to unusual or infrequent items individually as the last presented flow(s) of resources prior to the net change in resource flows in the SRECNP. Inflows and outflows related to each unusual or infrequent item should be presented separately and *not* netted.
- Governments should disclose in notes to financial statements the program, function, or identifiable activity to which an unusual or infrequent item is related, if applicable, and whether that item is within the control of management.



# Unusual or Infrequent Items

## Unusual or infrequent item – flood damage

Grant revenues .....	2,500
Cleanup .....	<u>(10,000)</u>
Total unusual or infrequent item .....	<u>(7,500)</u>

### Note 3 – Illustrative Disclosure of Information about Unusual or Infrequent Item

Sample City experienced a flood during March of 20X5 that was a catastrophic event outside the control of management. The City incurred expenses to clean up flood damage in the amount of \$10 million attributable to the functions of public works and public safety in the amounts of \$8.35 million and \$1.65 million, respectively. Sample City also received \$2.5 million in grants from the State to assist with the cleanup effort.



# Capital Assets Held for Sale

- Held for sale if,
  - a. Decided to pursue the sale of an asset and,
  - b. It is probable the sale will be finalized within one year
- Continue to be reported within appropriate major class of capital asset with disclosure required

## **Illustration 2 – capital assets held for sale disclosure**

Included in capital assets are buildings that are capital assets held for sale. Those buildings are reported in governmental activities. They have a total historical cost of \$8.0 million and an accumulated depreciation of \$5.0 million, and they are pledged as collateral for debt with a balance of \$1.5 million.



# Polling Question

Do you want a CLA professional to reach out to further discuss GASB 103 or 104 as it pertains to your institution?

- Yes
- Not at this time



*Thank you!*

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