

Volume No. 1—Policies and Procedures	TOPIC NO	31205
Function No. 30000—Fixed Asset and Lease Accounting	TOPIC	Introduction
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Overview

Introduction

The purpose of the Lease Accounting System (LAS) is to ensure that all leased asset data is properly recorded and retained, and that all lease activity is fully and appropriately disclosed in agency and Commonwealth financial statements in accordance with generally accepted accounting principles (GAAP). GAAP regarding leases for governmental entities is set forth in the Governmental Accounting Standards Board (GASB) Statement No. 13, "Accounting for Operating Leases with Scheduled Rent Increases," and the Financial Accounting Standards Board (FASB) Statement No. 13, "Accounting for Leases," and all subsequent amendments and interpretations.

To ensure all leases are negotiated in the best interest of the Commonwealth, it is important to understand the terms of leases being considered and to make informed decisions regarding the economic value of entering the lease. Agencies must comply with both accounting and economic analysis standards set forth in the remainder of CAPP Section No. 31200—*Lease Accounting*. For financed personal property, Treasury Board Financing Program Regulations are applicable and these are given in more detail in CAPP Topic No. 31210—*Economic Analysis*.

LAS

The Department of Accounts (DOA) developed the revised LAS primarily to meet the FASB requirements for recording, classifying and disclosing lease activity. Currently, LAS works only for Lessee and Sub-Lessee type leases. Future versions of LAS may accommodate Lessor type leases if necessary. Specific requirements are detailed in the remaining CAPP Topics included in Section No. 31200—Lease Accounting.

LAS is the web-enabled, real time, online system available for statewide use. The web-enabled LAS application replaced an outdated pc based lease accounting system. Users access the revised LAS via the internet using a user id and password. LAS enables users to input and retrieve lease information and reports directly from the system.

Individual users are required to enter any new or "renewed" leases that began on July 1, 2005 or later directly into LAS. (See CAPP Topic No. 70605—LAS Input Documents--although no longer required, these may be used to assist users in keying the appropriate lease information in LAS.)

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Definitions

Introduction The purpose of this subsection is to provide basic definitions of the key terms used throughout CAPP Section 31200—Lease Accounting.

Bargain Purchase Option (*SFAS No. 13*, para.5d) A provision allowing the lessee, at his option, to purchase the leased property for a price that is sufficiently lower than the expected fair value of the property at the date the option becomes exercisable, that exercise of the option appears, at the inception of the lease, to be reasonably assured.

Bargain Renewal Option (*SFAS No. 13*, para. 5e) A provision allowing the lessee, at his option, to renew the lease for a rental sufficiently lower than the fair rental of the property, at the date the option becomes exercisable that exercise of the option appears, at the inception of the lease, to be reasonably assured.

Capital Lease The classification to be used for any lease that meets one of the following criteria:

- The lease transfers ownership of the property to the lessee by the end of the lease term
- The lease contains a bargain purchase option
- The lease term is equal to 75 percent or more of the remaining estimated economic life of the leased property, unless the beginning of the lease term falls within the last 25 percent of the total economic life of the leased property, and/or
- The present value, at the beginning of the lease term, of the minimum lease payments (reduced for executory costs and profit thereon) equals or exceeds 90 percent of the fair value of the leased property to the lessor, at the inception of the lease, less any related investment tax credit retained by lessor and expected to be realized by him. This criterion does not apply if the beginning of the lease term falls within the last 25 percent of the total economic life of the leased property.

From the Lessor's standpoint, a capital lease is also known as a Direct-Financing or Sales/Type Lease.

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CARS Commonwealth Accounting and Reporting System

Contingent Rentals (*SFAS No. 13*, footnote 13) All or any portion of the stipulated rental that is contingent or rentals on which the amounts are dependent on some factor other than the passage of time.

Direct Financing Lease (*SFAS No. 13*, para.6bii) From the standpoint of the lessor, leases other than leveraged leases that do not give rise to manufacturer's or dealer's profit (or loss) to the lessor but that meet one or more of the 4 (four) criteria specified on the previous page (CAPITAL LEASE) as well as both of the following criteria:

- Collectibility of the minimum lease payments is reasonably predictable.
- No important uncertainties surround the amount of unreimbursable costs yet to be incurred by the lessor under the lease.

End of Lease Term The date that the properties covered by a lease agreement are returned to the lessor or acquired by the lessee. This date may be fixed by the lease agreement or occur because of a termination of the lease agreement. In no case shall it extend beyond the date that a bargain purchase option becomes exercisable.

Estimated Remaining Economic Life of Leased Property (*SFAS No. 13*, para.5g) The estimated remaining period during which the property is expected to be economically usable by one or more users with normal repairs and maintenance, for the purpose for which it was intended at the inception of the lease, without limitation by the lease term.

Estimated Residual Value of Leased Property (*SFAS No. 13*, para. 5h) The estimated fair value of the leased property at the end of the lease term.

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Estimated Salvage Value	The amount to be deducted from the cost of an asset to determine the amount to be depreciated over its estimated useful life. This amount is usually an estimate of value when <i>the asset is returned to the lessor at the end of the lease term.</i>
Estimated Useful Life	The estimated period during which the property is expected to be economically usable with normal repairs and maintenance, for the purpose for which it was intended.
Executory Costs	<p>Costs such as insurance, maintenance, and taxes that are included in the periodic payment, but are not actually for the "leasing" or rental expense of the property.</p> <ul style="list-style-type: none"> • Each of these costs may be increased, decreased, or remain constant. • These costs may be estimated or obtained from the lessor.
Fair Rental	(<i>SFAS No. 13</i> , footnote 2) The expected rental for equivalent property under similar terms and conditions.
Fair Market Value of Leased Asset	<p>(<i>SFAS No. 13</i>, para. 5c) The price for which the asset could be sold in an arm's-length transaction between unrelated parties. The fair market value of the leased asset may be estimated in a number of ways:</p> <ol style="list-style-type: none"> 1. from the lease agreement 2. ask the lessor 3. compare to a similar purchased asset 4. call the tax assessor, or 5. multiply the square foot of rental space by the estimated cost per square foot for similar assets.

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Inception Date / Beginning Date The legal inception date is the date the lease agreement commitment begins. This may be distinguished from the date that payment begins (beginning payment date), or fiscal inception date. *The new LAS requires users to input the beginning payment date (the date that the first payment is made) to properly calculate the lease's financial information.*

Incremental Borrowing Rate The rate that, at the inception or renewal of the lease, the lessee would have incurred if the lessee borrowed, over a similar term, the funds necessary to purchase the leased asset. For the Commonwealth, the published Prime Rate of interest is used in LAS.

Initial Direct Costs (*SFAS No. 13*, para. 5m—superseded by *SFAS No. 17*, para. 8) Those costs incurred by the lessor that are directly associated with negotiating and consummating completed leasing transactions. Those costs include, but are not necessarily limited to, commissions, legal fees, costs of credit investigations, and costs of preparing and processing documents for new leases acquired. In addition, that portion of a salespersons' compensation, other than commissions, and the compensation of other activities described above for leases that are not consummated shall not be included in initial direct costs. No portion of supervisory and administrative expenses or other indirect expenses, such as rent and facilities costs, shall be included in initial direct costs.

Interest Rate Implicit in the Lease (*SFAS No. 13*, para. 5k) The discount rate that, when applied to (i) the minimum lease payments (less executory costs and any profit thereon) and (ii) the unguaranteed residual value accruing to the benefit of the lessor, causes the aggregate present value of the lease payments at the beginning of the lease term to be equal to the fair value of the leased property to the lessor at the inception of the lease, minus any investment tax credit retained by the lessor and expected to be realized by the lessor.

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LAS *The online Lease Accounting System*

Lease An agreement between two parties expressing the right to use property, plant, or equipment for a stated period of time. The two parties are known as "lessor" and "lessee." The lessor is the party who has title to the "leased" property and is giving the right to use the property to another party. The lessee is the party using the property.

Lease Term (*SFAS No. 13*, para. 5f) The fixed noncancelable term, plus

- All periods covered by bargain renewal options, plus
- All periods for which failure to renew the lease would impose a penalty sufficient to make the renewal reasonably assured, plus
- All periods covered by ordinary renewal options during which the lessee guarantees the lessor's debt with respect to the leased property, plus
- All periods covered by ordinary renewal portions up to the date a bargain purchase option becomes exercisable, plus
- All renewals or extensions of the lease, which are at the lessor's option. However, the lease term may not extend beyond the date a bargain purchase option becomes exercisable.

Lessee The party using the "leased" property.

Lessee Guarantee of Residual Value The portion of the estimated fair value of the leased property at the end of the lease term that is guaranteed by the lessee or by a third party related to the lessee. *The guaranteed residual value (if applicable) is used in calculating the net present value of the minimum lease payments.*

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Lessor The party giving the right to use the "leased" property to another party.

Minimum Lease Payments (Capital Leases)

(**SFAS No. 13**, para. 5j) The lessee's minimum lease payments are the payments that are obligated to made (*including executory costs*) plus the payment called for by any bargain purchase option.

The lessor's minimum lease payments include all payments from the lessee as above plus any guarantee of the residual value or rental payments beyond the lease term by a third party unrelated either to the lessee or lessor. If there is a bargain purchase option, only the minimum rental payments and bargain purchase option amount should be included. Otherwise, minimum lease payments include the following:

- Minimum rental payments over the lease term;
 - Amount due for any guarantee of residual value by the lessee, and;
 - Any payment to be made for failure to renew or extend the lease.
-

Minimum Rental Payments (Operating Leases)

Those payments incurred in a leasing transaction that relate to the fixed obligation to make periodic rental payments (including executory costs) and thus do not include such payments as contingent rentals, bargain purchase option amounts, and the like.

Net Minimum Lease Payments

All payments included in minimum lease payments, less executory costs (and related profit thereon), included therein.

Noncancelable Lease Term

(*SFAS No. 13*, para. 5f) The time period in which the lease is not cancelable. A lease that is cancelable (i) only upon the occurrence of some remote contingency (ii) only with the permission of the lessor, (iii) only if the lessee will pay a penalty of an amount such that continuation of the lease appears, at inception, reasonably assured shall be considered "noncancelable."

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Operating Lease (SFAS No. 13, para. 6a and 6b) The classification of a lease that does not meet any of the 4 (four) criteria for a capital lease (lessee) or that does not meet all of the criteria of a sales type, direct financing or leveraged lease (lessor).

Present Value The present value is the equivalent value now of a series of future payments, discounted back to the present date at a specific rate of interest.

Sales Type Lease The classification of a lease from the standpoint of the lessor that meets the criteria of a direct financing lease (see DIRECT FINANCING LEASE) and additionally gives rise to manufacturer's or dealer's profit (or loss) to the lessor.

Sublease A lease of property granted by a lessee. To sublet or rent under a sublease agreement between a lessee and a third party, i.e., property is owned by a lessor, who rents to a lessee, who subleases to a third party.

Third-Party Guarantee of Residual Value A guarantee of all or a portion of the estimated residual value by a third party unrelated to either the lessee or lessor.

Transfer of Ownership Title (ownership) to the property passes from the lessor to the lessee.

Total Economic Life of Leased Property The total estimated period during which the property is expected to be economically usable by one or more users, with normal repairs and maintenance, for the purpose for which it was intended. This period is equal to the estimated economic or useful life of the leased property (see ESTIMATED USEFUL LIFE) if the lease property is new.

Unguaranteed Residual Value (SFAS No. 13, para. 5i): The estimated fair value of the leased property at the end of the lease term exclusive of any portion guaranteed by the lessee or by a third party unrelated to the lessor.

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Procedures

Accounting For and Controlling Leased Assets To ensure consistency and accuracy in accounting for and controlling leased assets, follow these guidelines:

Step	Action
1	Assign a person and a backup to be the agency's LAS representative, giving them specific organizational responsibility for lease recording and accounting within the agency. <i>DOA will establish LAS access only to persons who have attended a LAS training session or completed the online LAS training and passed the LAS Certification Test. Read only access may be obtained for users who demonstrate a business need.</i>
2	Gather and record all leases in a central location under the assigned person and determine how the leases will be filed.
3	Number and control all leases in a consistent manner. Maintain a log with appropriate lease reference information including the Lease Number/ <i>Description, etc.</i> permitting the agency and its auditors to quickly locate lease agreements.
4	File copies of the LAS reports with the corresponding original lease documentation (lease agreement, etc.) to provide an audit trail for all leases recorded in the system.

Procurement Computer equipment leases must comply with all the guidelines issued by the Virginia Information Technologies Agency. Real property leases such as land and buildings must comply with guidelines issued by the Department of General Services (DGS) and should be approved by the Division of Real Estate Services of DGS. *Users must record all lease information and payment stream data in the new Lease Accounting System (LAS) within 30 days from the beginning of the lease term but not later than the “end of the fiscal year” closing date for LAS.*

LAS Online Training *DOA has an online version of LAS training available as an alternative to its live LAS training. Anyone completing the online LAS training and passing the LAS Certification Test will be eligible to obtain an “update” user id and password to LAS.*

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Subject Cross References

References CAPP Topic No. 31210—*Economic Analysis*
 CAPP Topic No. 70605—*LAS Input Documents*
