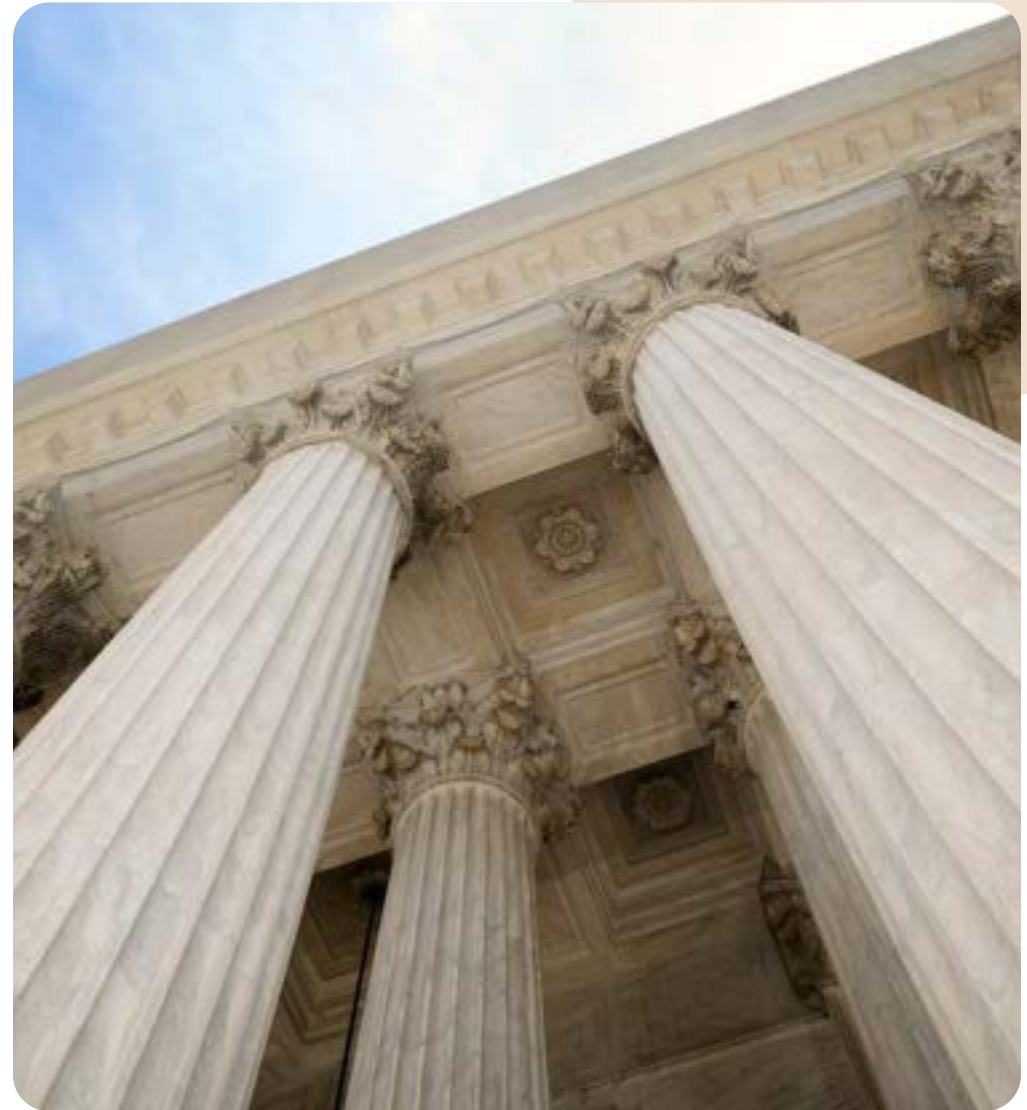
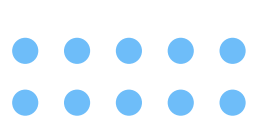


The Complete Guide to GASB Lease Accounting





This guide provides an overview of GASB 87, so you can be better informed and prepared to meet the effective date. You will learn:

- What qualifies (and does not qualify) as a lease under GASB 87
- Lease terms you need to capture for reports
- How technology can help automate GASB 87 reports and calculations

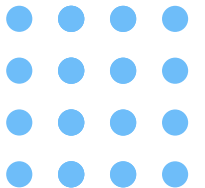
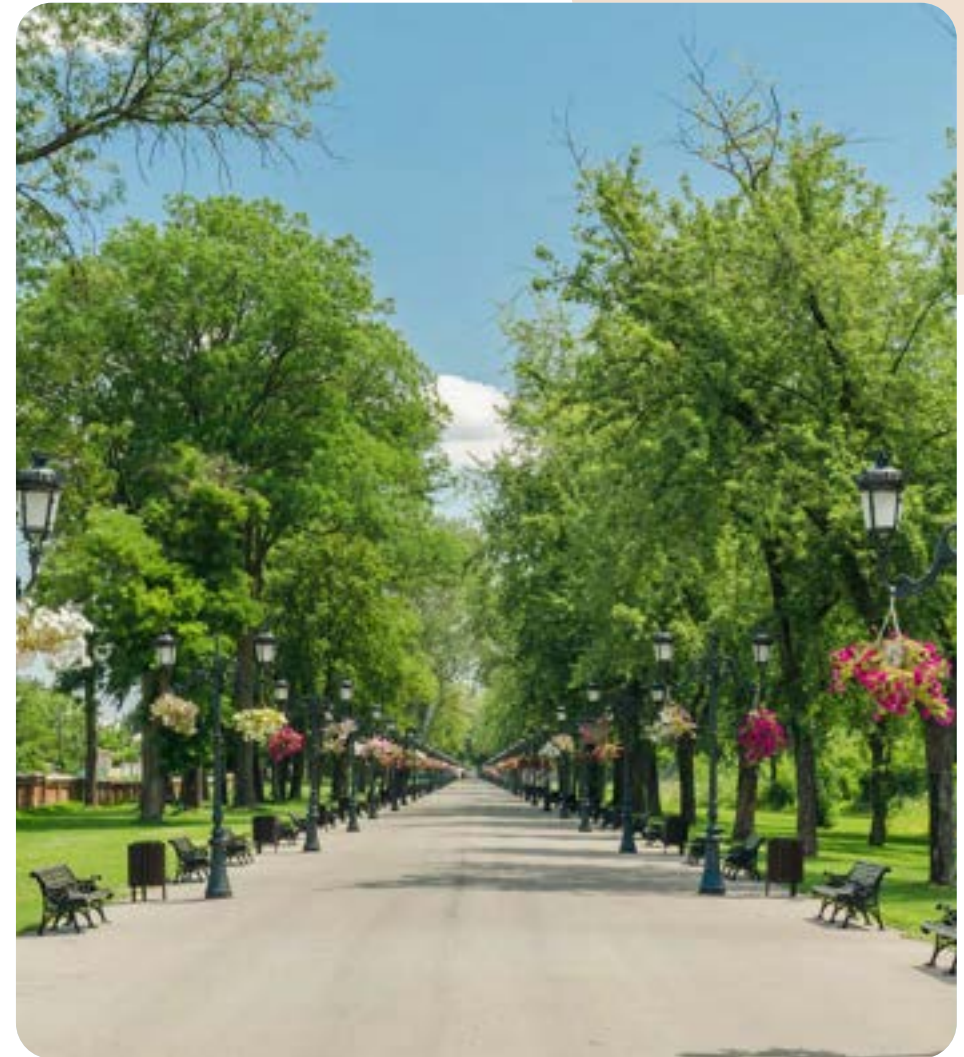




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A quick look at GASB 87

What is GASB 87?

GASB Statement No. 87, Leases, or GASB 87, is a statement that outlines new requirements for lease accounting for state and local governmental entities with significant impacts on financial statements.

GASB 87 replaces the current operating and capital lease categories with a single model for lease accounting based on the principle that leases are financings of the right to use an underlying asset. The new rules require lessees to recognize a lease liability and an intangible asset while lessors are required to recognize lease receivables and a deferred inflow of resources on their financial statements.

Who is subject to GASB 87?

In general, GASB 87 applies to:



Further, GASB 87 affects lease accounting and reporting for both lessees and lessors:

- **Lessees** must recognize lease liabilities and intangible right-to-use lease assets in their financial statements.
- **Lessors** must recognize lease receivables and deferred inflows of resources in their financial statements.





When does GASB 87 go into effect?

In response to the impact of the COVID-19 pandemic, the GASB issued Statement No.95, Postponement of the Effective Dates of Certain Authoritative Guidance, which delayed the GASB 87 effective date by 18 months.

Organizations subject to GASB 87 must adopt the new standard for **fiscal periods beginning after June 15, 2021**. However, GASB encourages organizations to apply the standard as soon as possible.

Further, the GASB requirement is to apply the standard retroactively by restating financial statements “if practicable” for all prior periods presented. Due to this requirement, organizations subject to GASB 87 should be prepared to facilitate compliance for the fiscal period prior to adoption.



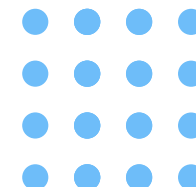
Establishing a complete lease population under GASB 87

Adopting the new standards is a massive administrative lift. It requires you to take on new internal procedures, cross-functional collaboration, education and comprehensive controls.

The most time-consuming part of the process is often gathering all leases and surfacing critical data. Leases are complex, constantly evolving legal agreements often scattered across an organization. From sourcing, to signature, to sunseting, there are many stakeholders involved in lease management – both internal and external – often using different systems, formats and procedures.

This makes tracking down leases a time-consuming and challenging process for many organizations. It requires careful planning, communication and collaboration across the organization.

After all leases are identified, you must determine which meet the definition of a lease under GASB 87.





What qualifies as a lease under GASB 87?

GASB 87 defines a lease as a contract that conveys the right to use another entity's nonfinancial asset for a period of time, including both:

- The ability to obtain the present use of the asset as specified in the contract
- The right to control how the underlying asset is used

The new rules require all agreements that meet that definition be classified as a finance lease and recognized in the financial statements within the statement of financial position.

Examples of lease asset types

Typically, leased assets recorded under GASB 87 may include:



Equipment for day-to-day operations

- Office equipment
- Medical equipment
- Telecommunications equipment
 - IT equipment
- Energy infrastructure equipment



Vehicles

- Automobiles
 - Vans
 - Trucks
- Specialized vehicles needed by the organization



Real estate

- Property
- Buildings
- Offices
- Warehouses
- Flex spaces
- Land leases



What types of leases are exempt under GASB 87?

There's a long list of exemptions, including:

- Leases of certain types of **intangible assets**, such as patents and software licenses, and the rights to explore for or exploit natural resources such as oil, gas, minerals and similar nonrenewable resources
- Leases of **biological assets**, including timber, living plants and living animals
- Leases of **inventory**
- **Service concession** agreements
- **Supply contracts**, as long as they do not convey the right to use the underlying asset
- Leases in which the **ownership of the asset is transferred**

In addition, some leases have exceptions within GASB 87, meaning there is a separate guidance to follow under the standard. These include:

Short-term leases

Short-term leases require specific treatment under GASB 87. **A short-term lease** is defined as a contract that, at the commencement of the lease, has a maximum possible term of 12 months or less, including any options to extend, regardless of their probability of being exercised.



- Under GASB 87, **lessees** recognize short-term lease payments as **outflows of resources** (for example, expenses) based on the payment provisions of the lease.
- Lessors recognize short-term lease payments as **inflows of resources** (for example, revenues) based on the payment provisions of the lease.

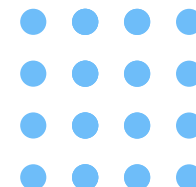
Regulated leases

Regulated leases require special treatment under GASB 87. **A regulated lease** occurs where there are external laws, regulations or legal rulings that apply to how a contract can be structured and what fees can be changed.

Disclosure of regulated leases is required under GASB 87.

GASB 87 – Specific Exemption: Leases in which the ownership of the asset is transferred

This means if the contract transfers ownership, it's treated as a financing transaction and not a lease at all.



Identifying necessary lease information

GASB 87 requires visibility into specific information within your leases. Therefore, leases must be closely examined to pull out all the data points required for lease calculations and disclosures.

Because leases are complex and often lengthy documents, it can be difficult to properly identify all the specific information needed for GASB 87 lease accounting.

What lease data is needed for GASB 87?

At a high level, you need to collect and track the following information from all GASB 87-qualified leases to produce accurate lease accounting reports:

- Lease terms
- Discount rate
- Rent payment amounts and dates
- Lease option terms, including renewal, purchase or cancelation options
- Variable or percentage rent terms
- Residual value guarantee terms

Depending on your accounting methods and decisions, you may need to break up lease payments into components — separating out the amounts for rent from other costs such as common area maintenance (CAM) charges, taxes and insurance.



Further, it's important to remember that leases are dynamic, and the options, terms, and clauses within change. Under the new standards, any modification due to the reassessment of lease terms must be reflected in the financial statements.

Need help planning for GASB 87?

The Lease Accounting Milestone Planner™ is a custom planning tool that maps out your plan for GASB 87 compliance.

Other lease costs to track:

Initial direct costs —

any structuring fees, third-party legal fees or administrative costs must be accounted for in the initial measurement of lease assets

End of lease obligations —

the estimated, discounted value of the obligation to be paid in the event of early termination or the cost to purchase or restore the asset

Variable components —

the variable expenses that must be tracked and disclosed separately from the lease asset or liability

These lease data points make it possible to:

- Calculate the lease liability and lease asset (as the lessee)
- Calculate the receivable/deferred inflow (as the lessor)
- Generate necessary disclosure reporting



Calculations, remeasurements and disclosures

Lease accounting calculations

Lease accounting for lessees

Under GASB 87, lessees must recognize a lease liability and a right to use asset for all qualified leases.

- The **lease liability** is generally calculated as the present value of payments the lessee expects to make during the lease term, including any contract renewal options the lessee is reasonably certain to exercise.
- The **lease asset** is calculated as the lease liability plus any prepayments or initial direct costs, minus any lease incentives at or before commencement of the lease.

As payments are made on the lease, the liability amount is reduced and interest expenses are recognized. The asset is amortized over the length of the lease term or over the life of the asset (whichever is shorter), unless the lease contains a purchase option that the lessee has determined is reasonably certain to be exercised, in which case, the lease asset should be amortized over the useful life of the underlying asset.



Lease accounting for lessors

Under GASB 87, lessors must recognize a lease receivable and a deferred inflow of resources on the financial statements. Just as with lessee schedules, the calculations can be complex.

- At the start of the contract, the **lease receivable** is generally calculated as the present value of lease payments the lessor expects to receive over the term of the lease, minus any provision for estimated uncollectible amounts.

Lease Payment	Lease Receivable	Deferred Inflow	Interest Revenue	Lease Liability	Lease Asset	Net Lease Liability
100.00	90.00	10.00	5.00	95.00	95.00	0.00
100.00	81.00	19.00	10.00	85.00	85.00	0.00
100.00	73.00	27.00	15.00	75.00	75.00	0.00
100.00	65.00	35.00	20.00	65.00	65.00	0.00
100.00	58.00	42.00	25.00	55.00	55.00	0.00
100.00	51.00	49.00	30.00	45.00	45.00	0.00
100.00	44.00	56.00	35.00	35.00	35.00	0.00
100.00	38.00	62.00	40.00	25.00	25.00	0.00
100.00	32.00	68.00	45.00	15.00	15.00	0.00
100.00	27.00	73.00	50.00	5.00	5.00	0.00
100.00	22.00	78.00	55.00	0.00	0.00	0.00
100.00	18.00	82.00	60.00	0.00	0.00	0.00
100.00	14.00	86.00	65.00	0.00	0.00	0.00
100.00	10.00	90.00	70.00	0.00	0.00	0.00
100.00	7.00	93.00	75.00	0.00	0.00	0.00
100.00	4.00	96.00	80.00	0.00	0.00	0.00
100.00	1.00	99.00	85.00	0.00	0.00	0.00
100.00	0.00	100.00	90.00	0.00	0.00	0.00
1000.00	700.00	300.00	450.00	300.00	300.00	0.00

- The **deferred inflow** is calculated as the lease receivable plus any payments made at or prior to the commencement of the lease.
- As the lessor receives payments, the lease receivable amount is reduced and interest revenue is recognized. The deferred inflow continues to be recognized as revenue over the life of a lease.





Remeasurements

Organizations remeasure the value of lease assets and liabilities when there is some significant event or material change in circumstances, including:

- **Modification** of a lease term, size or payment obligations — for example, the extension or expansion of a lease or the exercising of a lease option
- Lease contraction due to full or partial lease **termination** or **abandonment** — for example, when an abandoned space is sublet, causing the abandonment of the primary asset
- The full or partial **impairment** of a lease

Lease remeasurements to report under GASB 87

Remeasurement type	Description
✓ Modification	Any modification of lease term (i.e., change in payment term, extension of lease term, etc.)
✓ Full Impairment	Due to some event, the asset no longer has any value, but the organization still has obligation under the lease.
✓ Partial Impairment	Due to some event, the asset still has a value, but the value has been reduced by some amount or percentage.
✓ Full Termination	A lessee has ended the lease contract and no longer has the lease liability or asset on the books.
✓ Partial Termination	A lessee reduces the use of some portion of the asset (e.g., reduces total square footage of lease by terminating some portion), which reduces the amount of liability or asset on the books.
✓ Full Abandonment	A lessee decides to no longer use the entire asset as of some specific date; the lease contract is still in place and the asset remains as a liability on the financial statement.
✓ Partial Abandonment	A lessee decides to no longer use a portion of the asset as of some specific date; the asset remains as a liability on the financial statement.



Disclosure Reporting

For both lessees and lessors, GASB 87 now requires disclosure reports that provide aggregated totals and detailed supporting data such as:

- Qualitative and quantitative information about leases, including variable payments not included in measurement of liability
- Significant assumptions and judgments made when measuring leases
- The amounts recognized in financial statements

These new standards require organizations to gather and manage substantial amounts of data to generate disclosure reports related to real estate, equipment, vehicles, land and any other leases an organization holds.

The screenshot shows a 'GASB 87 Lessee Disclosure Report' for the month ending 12/31/2019. The report is divided into sections for Lease Payments and Leased Assets. The Lease Payments section includes rows for Short-Term Lease Payments, Variable Lease Payments, Imputed Lease Payments, Termination Penalty, and Addressed Income. The Leased Assets section is further divided into Leased Assets Being Amortized and Other Amortized Assets. The Leased Assets Being Amortized section includes rows for Equipment, Real Estate, and Total Leased Assets Being Amortized. The Other Amortized Assets section includes rows for Equipment and Real Estate. A Total, Net of Amortization Identification row is also present. A Maturity Analysis section follows, showing a schedule of payments from 12/31/2020 to 12/31/2029. The report concludes with a Total Lease Liability of \$3,028.

GASB 87 Lessee Disclosure Report		GASB 87	
		Year of 12/31/2019	
		Month-Ending 12/31/2019	
Lease Payments			
Short-Term Lease Payments			0
Variable Lease Payments			3,000
Imputed Lease Payments			0
Termination Penalty			0
Addressed Income			0
Leased Assets			
Leased Assets Being Amortized			
Equipment	30,500	0	30,500
Real Estate	223,800	0	223,800
Total Leased Assets Being Amortized	254,300	0	254,300
Other Amortized Assets			
Equipment	27,000	1,000	28,000
Real Estate	18,000	13,000	31,000
Total Amortized Assets	45,000	14,000	59,000
Total, Net of Amortization Identification	209,300	14,000	223,300
Maturity Analysis			
	Amount	Interest	Total
12/31/2020 - 12/31/2020	4,000	1,475	5,475
12/31/2021 - 12/31/2021	24,000	8,250	32,250
12/31/2022 - 12/31/2022	21,000	7,500	28,500
12/31/2023 - 12/31/2023	24,000	8,100	32,100
12/31/2024 - 12/31/2024	18,000	6,000	24,000
12/31/2025 - 12/31/2025	17,000	5,847	22,847
12/31/2026 - 12/31/2026	4,000	8	4,008
Total	132,000	46,170	178,170
Lease Liability			178,170



Lessee disclosure reports must provide:

- Fully detailed lease descriptions
- Amount of total leased assets — both gross and net figures
- Future lease payment schedules, including interest payments

Lessor disclosure reports must provide:

- General descriptions of all lease arrangements
- Inflows of resources, including lease and interest revenue recognized in the reporting period
- Revenue from variable payment components not included in the lease receivable

In addition, **regulated leases** have different disclosure requirements than other leases. For example, rather than reporting a receivable, lessors with regulated leases must disclose a schedule of expected future minimum payments. .



What to look for in lease accounting software

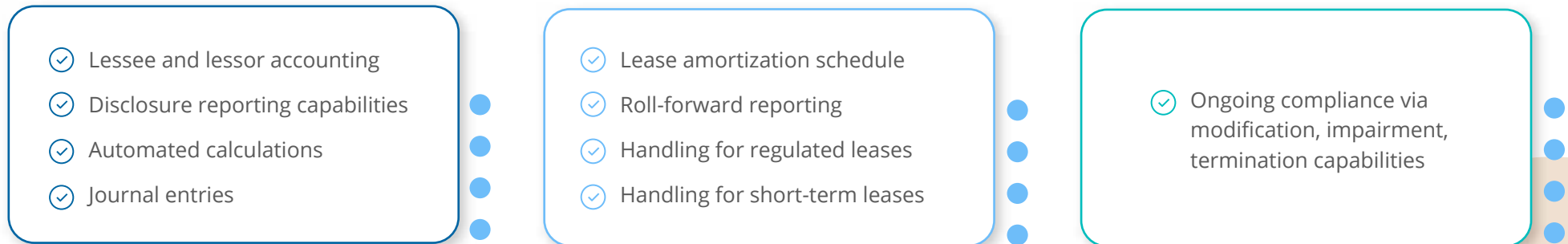
Spreadsheets aren't designed to handle the dynamics and complexity that impact the accounting calculations -- lease transactions can result in hundreds of permutations and calculations.

Most likely your current lease process has gaps that will need to be addressed when moving to adopt GASB 87. Many of these gaps can be addressed through the use of technology.

Lease accounting software can help you meet GASB 87 requirements and maintain compliance beyond the initial reporting period.

Evaluating lease accounting technology

The right lease accounting software solution provides you with the proper tools to manage lease data and changes, perform the necessary calculations and generate reports according to GASB standards. In addition, choosing lease accounting and management software that has the capabilities described below will help to further streamline the accounting process and ensure ongoing GASB compliance.



Compliance starts with a lease subledger

GASB 87 introduces a much higher level of scrutiny. Now, organizations have significantly more lease information to track, update, calculate and report on. Given the cross-functional, complex and evolving nature of lease language, any lease accounting solution should start with a strong lease management software to act as a single system of record for all lease data and lease financials.





The right lease accounting and management software helps you capture all the necessary data, track changes and report lease costs in accordance with internal accounting policies and procedures as well as the GASB 87 lease accounting standard.

Any sustainable solution should offer:

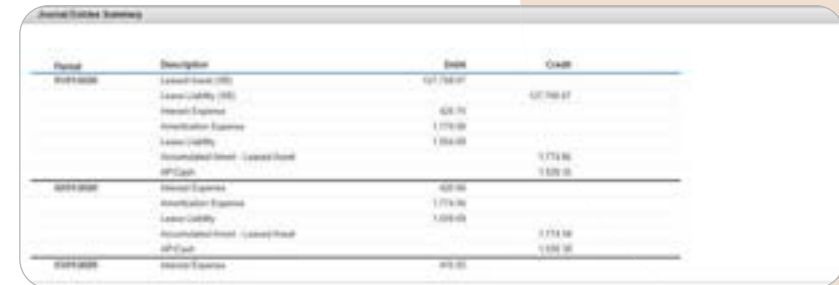
- Configurable tools to handle any lease scenario across any asset type to maintain a reliable, up-to-date source for qualitative lease details such as terms, changes and dates
- Integration capabilities to other cross-functional systems to maintain a single source of truth
- Defined user roles for anyone that touches leases and integrated guardrails to ensure any changes are in accordance with internal accounting procedures
- A comprehensive audit trail to track and reconcile any changes



Automated calculations

Further, a lease software solution helps to streamline this very complex process by providing automated calculations and workflows to:

- Ensure that leases and the related assets, liabilities, revenues and expenses are accounted for consistently
- Eliminate human error and reliance on formulas and cumbersome spreadsheets
- Ensure accuracy by having all data and calculations in one system
- Integrate leases and their pertinent data, such as liabilities, lease assets, interest expenses and revenue inflows, to the financial statements
- Automatically generate journal entries and lease amortization schedules using the system data



Period	Description	Debt	Cash
2024-2025	Lease Liabilities (Net)	121,750.00	121,750.00
	Lease Liability (Gross)	121,750.00	
	Accumulated Amortization		1,000.00
	Lease Liability	1,000.00	
	Accumulated Amortization - Lease Liabilities		1,000.00
	AP/Cash		1,000.00
2024-2025	Interest Expense	400.00	
	Amortization Expense	1,000.00	
	Lease Liability	1,000.00	
	Accumulated Amortization - Lease Liabilities		1,000.00
	AP/Cash		1,000.00
2024-2025	Interest Expense	400.00	



Lease reassessments and remeasurements

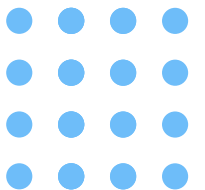
With the enhanced level of lease visibility that GASB 87 requires, an organization's lease accounting must explain all lease changes on the financial statements. This includes additions or subtractions due to new leases, modifications, impairments and terminations, as well as regular amortization.

Accounting for lease remeasurement and reassessments is a common roadblock to sustainable compliance as accounting teams must rely on cross-functional stakeholders adhering to internal procedures as they manage lease modifications.

Using lease technology to organize, update and manage lease data allows you to integrate lease renewals and other modifications into your accounting process, ensuring they are captured accurately and reported in a timely manner.

Roll-forward reports are a valuable tool for meeting this requirement, providing a detailed disclosure of lease financials including period over period changes to lease assets and liabilities.

By choosing a technology platform that automates roll-forward reporting, your organization can streamline data gathering, calculations and reporting while ensuring that the process meets compliance and disclosure requirements.





Alerts, approvals, internal controls and audit trails

Given the cross-functional nature of lease management, defined user roles and alerts and comprehensive approvals hierarchies are critical to maintaining a single source of truth.

Look for systems that can streamline cross-functional workflows both internally and externally, with project management systems that can notify appropriate stakeholders when upcoming critical dates are near.

Auditability cannot be compromised. Approvals hierarchies are important to make sure that mistakes – or intentional malfeasance – are identified. Audit trails must be maintained to track every change.

Conclusion

Many organizations today are challenged to understanding the extent of their lease portfolio, the data they need for lease measurements, the latest accounting methodology and how to stay on top of any lease account changes.

By offering a centralized view into all of an organization's leases, lease accounting and management software can streamline the process of organizing the lease portfolio and understanding how this information needs to be reported in financial statements.

For organizations that are impacted by GASB 87 lease accounting requirements, a lease software solution such as Visual Lease provides all the capabilities necessary for achieving compliance, streamlining reporting and strategically maintaining a lease portfolio.

In addition to meeting the financial reporting and compliance requirements for GASB 87 (and other leading lease accounting standards), Visual Lease provides the tools for managing ongoing lease changes in one centralized and intuitive solution designed to meet lease accounting needs for the long term.



About Visual Lease

Visual Lease is the #1 lease optimization software for managing, analyzing, streamlining and reporting on lease portfolios. Developed by industry-leading lease professionals and CPAs, it combines GAAP, IFRS and GASB-compliant lease accounting controls with easy, flexible and automated lease management processes. More than 700 of the world's largest publicly traded and privately-owned corporations rely on Visual lease to control their portfolios, integrate with their existing business systems and maintain regulatory compliance. Committed to ongoing innovation and unparalleled customer service, Visual Lease helps organizations transform their lease requirements into financial opportunities. For more information, visit visuallease.com.