

Property Department Projects

1. Asset Tracking Software-RFID
2. Leased Assets

Asset Tracking Software

- Software selected inLogic RFTrack
- RFP awarded January 2020
- Track and inventory capital and noncapital assets
- RFID and Barcodes Tags supported
- Implementation during calendar year 2021
- Tag Analysis on July 7-8 with 8 departments
 - *Includes a visit with the Data Center*

Governmental Accounting Standards Board (GASB) No. 87 - LEASES

- Based on the principle that a lease finances the right to use an underlying asset.
- Designed to result in greater transparency and usefulness for financial statement users.
- It is meant to reduce complexity in application for preparers and auditors of governmental financial statements.
- Includes buildings, land, vehicles and equipment.
- Does not include computer software, services and biological assets.

A Lessee Government- pays to use a capital asset

- Required to recognize a lease liability and an intangible asset in its financial statements at the present value of expected payments.
- Amortization expense for using the lease asset, which is similar to depreciation, over the shorter of the term of the lease or the useful life of the underlying asset.
- Interest expense on the lease liability.
- Note disclosures about the lease, including a general description of the leasing arrangement, the amount of lease assets recognized, and a schedule of future lease payments to be made.

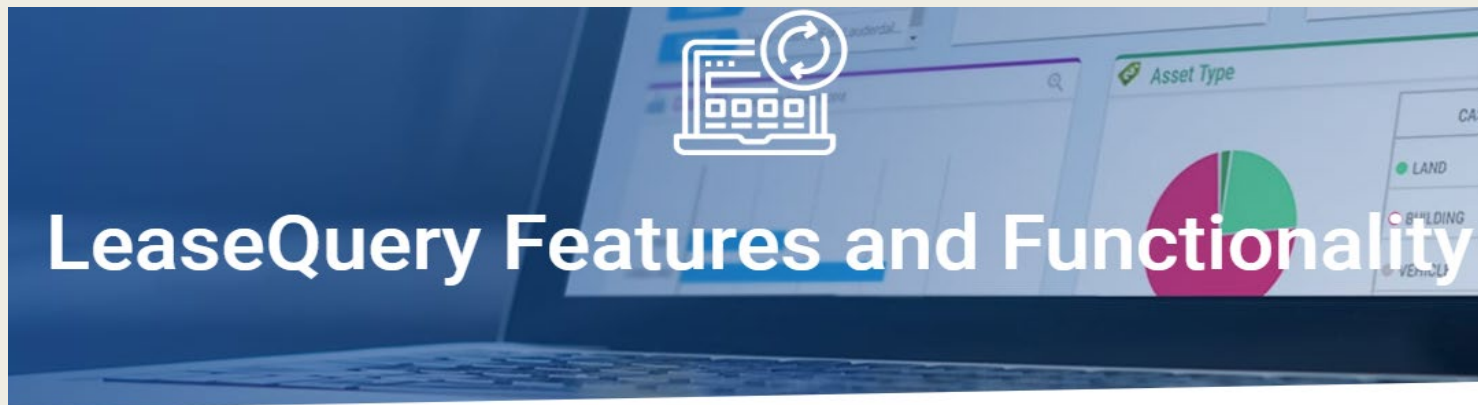
A lessor government— leases its capital assets to others

- Must now recognize a lease receivable and a deferred inflow of resources at the present value of expected payments. A lessor will continue to report the leased asset in its financial statements.
- Lease revenue, systematically recognized over the term of the lease, corresponding with the reduction of the deferred inflow.
- Interest revenue on the receivable.
- Note disclosures about the lease, including a general description of the leasing arrangement and the total amount of inflows of resources recognized from leases.

Implementation for Fiscal Year 2020-21

- The new statement is effective for reporting periods beginning after Dec. 15, 2020.
- Software vendor selected-same as Hospital

LeaseQuery.



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How can you help?

- Prepare a listing of all leases in your organization
 - *Except for leases that are maintained by the Real Estate Office*
 - *Property Accounting prepared a template of the required data fields*
 - *Located at: <https://fbs.admin.utah.edu/download/fbs/leasetracker.xlsx>*
 - *Use Revised Space Rental/Lease Account Codes*

Lease Tracker Worksheet - Lessee, Lessor

University of Utah Lease Tracker - Lessee

Contract Information									Contact Information					
Vendor	Category	Source Document	Description	Address/Bldg #	Amount	Monthly Payment	Start Date	End Date	Orgn #	Activity/Project #	Account #	Name	E-Mail	Work Phone
ABC Company	Equipment	U000134112	Rental of Microscope	729 Arapeen Drive, SLC, UT	\$10,000.00	\$500.00	01/01/17	01/01/22	00360	05816	65500	John Doe	john.doe@def.com	(801) 555-1234

University of Utah Lease Tracker - Lessor

Contract Information									Contact Information					
Lessee	Category	Source Document	Description	Address/Bldg #	Amount	Monthly Payment	Start Date	End Date	Orgn #	Activity/Project #	Account #	Name	E-Mail	Work Phone
ABC Company	Office Space	Contract #45	Rental of Office Space	605 Arapeen Drive, SLC, UT	\$10,000.00	\$500.00	01/01/17	01/01/22	00360	05816	40655	John Doe	john.doe@def.com	(801) 555-1234

Revised Space Rental/Lease Account Codes (effective July 1, 2020):

<u>Begin</u>	<u>End</u>	<u>Description</u>	<u>Short Description</u>	<u>Comments</u>
65500	65509	SPACE RENTAL (NON GASB87) for short term space rentals and leases less than 12 months	SPACE RENT	Non Lease Related
65510	65519	LEASE RENT INTRA UNIV GASB87	LSE INTRA	Real Estate Admin
65520	65529	LEASE RENT 3RD PARTY GASB87	LSE 3RD	Outside University
65530	65539	LEASE CAM INTRA UNIV GASB87	CAM INTRA	Real Estate Admin
65540	65544	LEASE CAM 3RD PARTY GASB87 for long term leases greater than 12 months	CAM 3RD	Outside University

Property Department Contact Information

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