

**Development And Maintenance of An Inventory of Capital Leases and  
Software Based Information Technology Agreements (sBITA'S)**  
Policy No. 704.1

**I. PURPOSE**

The purpose of this policy is to provide for the development and maintenance of an inventory of the capital leases and software-based information technology agreements (SBITA's) of the school district and the establishment and maintenance of the accounting system in accordance with GASB 87 and GASB 96. This policy defines dollar thresholds and descriptions for categories of capital assets for all departments of the District.

**II. GENERAL STATEMENT OF POLICY**

The policy of the school district is that a fixed asset accounting system and an inventory of capital leases and SBITA's are developed and maintained.

**III. DEVELOPMENT OF INVENTORY AND ACCOUNTING SYSTEM**

The superintendent or such other school official as designated by the superintendent or the school board shall be responsible for the development and maintenance of an inventory of the fixed assets of the school district and for the establishment and maintenance of a formal fixed asset accounting system. The accounting system shall be operated in compliance with the applicable provisions of the Uniform Financial Accounting and Reporting Standards for Minnesota School Districts (UFARS). In addition, the inventory shall specify the location of all continued abstracts showing the conveyance of the property to the school district; certificates of title showing title to the property in the school district; title insurance policies; surveys; and other property records relating to the real property of the school district.

**A. Capital Lease and SBITA's Definition**

Capital leases include machinery and equipment, vehicles, easements, works of art and historical treasures instructional and non-instructional software acquired by the District for use in providing services to students, staff or the public. A capital lease of SBITA's are to be reported and

depreciated in government-wide financial statements. In the government-wide financial statements, assets that are not capitalized are expensed in the year of acquisition.

B. Inventory Record

The District shall inventory all capital leases or SBITA's. Each inventory record should include: description, year of acquisition, cost or estimated cost, salvage value, estimated useful life, location, asset #, and program code.

C. Recording Land

Land is to be capitalized but not depreciated. It is recorded at historical cost and remains at that cost until disposal. If there is a gain or loss on the sale of land, it is reported as a special item in the statement of activities.

D. Recording Leases for Land Improvements

Land improvements include items such as excavation, non-infrastructure utility installation, driveways, sidewalks, parking lots, flagpoles, retaining walls, fencing, signs, outdoor lighting, and other non-building improvements intended to make the land ready for its intended purpose. Land improvements can be further categorized as non-exhaustible and exhaustible.

1. Non-Exhaustible – Expenditures for improvements that do not require maintenance or replacement expenditures to bring land into condition to commence erection of structure, expenditures for improvements not identified with structures, and expenditures for land improvements that do not deteriorate with use or passage of time are additions to the cost of land and are not exhaustible and therefore not depreciable.

2. Exhaustible – Other improvements that are part of a site, such as parking lots, landscaping and fencing, are usually exhaustible and are depreciable. Depreciation of site improvements is necessary if the improvement is exhaustible.

E. Recording Lease for Buildings

Buildings should be recorded at either their acquisition cost or construction cost. The cost of new construction should be carefully evaluated because projects usually consist of major components such as land, land improvements, building construction (including professional fees and permits), furniture, fixtures and equipment. In addition, buildings include components such as roof, air conditioner system, etc. that should be recorded separately when significant because these building components have different useful lives. The value of each component needs to be determined and placed within its own category.

F. Recording for Leases for Building Improvements

Building improvements that extend the useful life should be capitalized. Examples of building improvements include roofing projects, remodeling or replacing major building components.

G. Recording SBITA's

Software Based Information Technology Agreements shall be capitalized that meet the criteria of our software tool that determine eligibility in accordance in GASB 96.

H. Recording Lease for Machinery and Equipment (Including Office Equipment)

Capital Leases for furniture, machinery and equipment (that meet the \$5,000 threshold level) should be capitalized and inventoried.

I. Recording Capital Lease for Vehicles

Vehicles should be identified, inventoried, and depreciated.

J. Establishing and Setting the Threshold Levels for Recording Capital Leases

The following elements of useful life and asset costs are established for capitalization of assets.

1. Estimated Useful Life – The first criterion is useful life. An asset must have an estimated useful life greater than one (1) year to be considered for capitalization and depreciation. Assets that are consumed, used, habitually lost or worn out in one year or less will not be capitalized. The useful life for a SBITA shall be equal to the life span of the contract.

2. Asset Cost – The second criterion for determining depreciable capital assets is cost. The capitalization threshold shall be established as follows for per individual asset item. The SBITA cost shall be based on the total cost of the subscription including both principal and interest

	Capitalize and Depreciate
Lease for Land Improvements – Improvements other than	\$5,000
Leases for Building & Improvements	\$5,000
Leases for Equipment & Transportation Vehicles	\$5,000
SBITA's	\$5,000

K. Depreciation Definition

Depreciation is the process of allocating the cost of tangible property over a period of time rather than deducting the cost as an expense in the year of acquisition. It is the District's policy to use the straight-line depreciation method. The basis of the asset is written off evenly over the useful life of the asset. The same amount of depreciation is taken each year. In general, the amount of annual depreciation is determined by dividing an asset's depreciable cost by its estimated life. The total amount depreciated can never exceed the asset's historic cost less salvage value. At the end of the asset's estimated life, the salvage value will remain. To calculate depreciation on a capital asset, the following five factors must be known:

- The date the asset was placed in service
- The asset's cost or acquisition value
- The asset's estimated useful life, and
- The depreciation method.
- A copy of estimated lives of assets is attached.

L. Obtaining an Asset's Cost of Acquisition Value

Capital assets are reported at historical cost and should include the cost of freight, site preparation, architect and engineering fees, etc. If something other than cash is used to pay for the asset, then the fair-market value of the non-cash payment or consideration determines the asset's cost or acquisition value. When the value of the consideration paid can't be determined, the asset's fair-market value determines its cost. With few exceptions, an asset's cost should also include necessary costs incurred to place the asset in service. Costs include the invoice price plus incidental costs (insurance during transit, freight, capitalized interest as described earlier, duties, title search, registration fees, and installation costs). Exceptions to this rule include interest expenses associated with deferred payments and real estate taxes paid, if any, in the acquisition of property.

M. Interest Rate

The interest rate for this policy shall be either the actual interest rate as defined by the contract, or in the absence of an interest rate the line of credit rate at our bank of record shall be the rate used to compute the implied interest amount.

#### **IV. REPORT**

The administration shall annually update the property records of the school district and provide an inventory of the fixed assets of the school district to the school board.

*Adopted:* December 4, 2023

<b><u>Asset Class</u></b> <b><u>(Leases)</u></b>	<b><u>Estimated Useful Life</u></b> <b><u>(years)</u></b>
Audio Visual Equipment	10
Building Construction-Interior	25
Business Machines	5
Carpet Replacement	7
Communication Equipment	10
Computer Hardware	5
Copy machines	5
Admin Software Short Term	10
Admin Software Long Term	20
Instruction Software Short Term	5
Instruction Software Long Term	10
Custodial Equipment	15
Electrical	30
Outdoor Equipment	15
Fire System/Sprinklers	25
Furniture & Accessories	20
Grounds Equipment	15
HVAC Systems	20
Instructional Equipment	10
Kitchen Equipment	15
Land	Not Depr
Machine & Tools	15
Musical Instruments	10
Plumbing	30
Portable Classroom	25
Roofing	20
Science & Engineering Equipment	10
Site Improvements	20
Buses, other on-road vehicles	8