



LeaseController™ for Public Sector Entities

Designed by accountants, for accountants, to help facilitate compliance with new lease accounting standard

Are you ready to comply with the new lease accounting standard? Governmental Accounting Standards Board Statement No. 87, *Leases* (GASB 87) fundamentally changes the rules that govern accounting for all leases. Experience in the commercial sector has shown it can take upwards of 12 to 18 months to prepare.¹ To build sustainable compliance, organizations will likely be needed to facilitate how day-to-day transaction information, accounting around people, and policy applications are executed, maintained, and governed. As a result, simple spreadsheets and manual processes likely will no longer be sufficient to maintain lease data, perform lease calculations, and generate necessary journal entries and disclosures.

That's why Deloitte built LeaseController™, software designed to help state, local and higher education institutions facilitate lease standard adoption and streamline the end-to-end lease accounting process—from incorporating functionality related to capture management judgments and decisions to performing computations, generating journal entries, and creating reporting and disclosure information for lessee and lessor requirements under GASB 87.

About LeaseController

- A web-based software for storing, analyzing, and reporting lease accounting information
- User-friendly technology helps strengthen and advance your lease accounting program
- Cost-effective pricing is based on the number of active lease contracts maintained in the system, not the number or location of users
- Can account for lessees and lessor leases under GASB 87
- Can be implemented as a software solution or bundled with on-going services and provided as part of a managed service.
- Covers all leases, including real estate leases, equipment and vehicles
- Flexible and configurable for all entities

¹ Based on experience with commercial clients with lease portfolios exceeding 1000 records.

New standard, new compliance challenges

The new lease standard will likely present significant accounting changes for State, local and higher education institutions. Here are examples of some of the challenges you may encounter—and how LeaseController can help you address the challenge.

Illustrative challenges of the new standard

Deloitte's LeaseController

Need for a robust data repository and a calculation engine to more efficiently produce financial reporting

- Provides a central repository to store lease documentation and lease data with a calculation engine that supports analysis and reporting
- Assists with calculations and reporting for lessee and lessor positions, which helps to create “one version of the truth” for lessee and lessor accounting and reporting
- Automates manual processes so professionals can focus on more strategic tasks
- Features help bubbles to facilitate and clarify the lease input process. These can be tailored for your accounting policies, guiding your team and streamlining the data entry process
- Includes modification calculations, journal entries and reporting

Added reliance on contract data, which may be scattered across multiple decentralized locations and in different business and operating units

- Leverages the functionality of the software so data is accessible and restricted as needed
- Organizes lease agreements and data elements so you can easily retrieve information and efficiently perform calculations
- Designed with governance and controls in mind (e.g., segregation of duties, workflow approval functionalities, etc.) as well as validation functionality that provides preventative and detective controls around completeness, accuracy, and reason ability of lease data

Need for management judgment in lease assessment, as well as robust supporting documentation

- Includes functionality to support several hundred workflow scenarios related to capturing management judgments and decisions
- Enables access, review, and distillation of data on a near real-time basis. This supports more effective operational decision making, which can lead to new insights that improve performance

The Deloitte difference

Designed by accountants, for accountants, LeaseController is backed by Deloitte's accounting and assurance experience. We designed the software based on the hands-on experience we've gained helping organizations across the country meet their compliance demands outlined in regulations and standards. Built in automated controls and audit support functionality will help to ease end to end compliance with the new leasing standard.

LeaseController can be implemented as a stand-alone software package or as a managed service that can bring about the following benefits:

- Combines experienced professionals, leading-class processes, and our proprietary technology in a single offering
- Enables organizations to strengthen compliance, decrease risk, reduce organizational complexity, and lower total cost of ownership while meeting the new lease accounting standard requirements

Take your lease accounting process from antiquated to automated—schedule a LeaseController demo.

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