

PwC's Lease Automation Services

Innovative tax leasing solutions delivered in real time

The issue: Labor intensive lease portfolio tax reconciliation processes

Companies typically rely upon manual, and often time consuming, processes to compute tax return adjustments and reconcile tax basis in leased assets. There are several reasons manual processes are required, including:

- lease management systems that aren't preconfigured to produce tax adjustments,
- a lack of updates to tax reports for changes in lease data and transactions,
- tax legislative changes, and
- challenges obtaining a complete data set required to compute tax adjustments.

While leases that run full term in agreement with the original contract tend to be less difficult to manage, **leases will often undergo a mid-life lease event such as an early termination, trade-in, trade-up, add-on or lease term modification.**

When these mid-life lease events take place, tax reports and data queries may not capture the complete transaction or impacted accounts and data fields resulting in **incomplete or inaccurate data** used to calculate leasing-related tax adjustments.

Potential tax consequences

If not discovered timely, these erroneous tax adjustments may not reverse and could result in unintended permanent over or under reporting of taxable income.

Such tax return errors result in:

- unanticipated cash tax consequences,
- the assessment of penalties and interest, and
- tax basis that does not agree to the tax return filings.

The solution: PwC's Lease Automation Services ("LAS")

PwC's Lease Automation Service (LAS) is an attractive alternative to manual processes or building a tax lease reporting solution internally. At the heart of LAS is a proprietary, web-based technology developed by our experienced tax professionals to help PwC extract, validate, and perform calculations over the leasing data needed for tax reporting.

LAS utilizes a standardized leasing taxonomy that automates the identification and categorization of lease management system transactions to produce corresponding tax transactions.

Other features include:



validates imported source data through built-in controls by notifying users of data that may not have been properly maintained or captured for tax reporting purposes,



automates the identification of new accounts or leasing transaction codes. The result is greater confidence in the accuracy of taxable return adjustments through a reconciliation of the data used back to the complete lease population and data set residing in the lease management system, and



provides detailed support for tax calculations by producing various reports including tax basis roll-forwards, tax return adjustment summaries, and reconciliations to key data.

The utilization of LAS will reduce tax reporting risk, provide greater visibility into the lease data, while freeing up internal resources. Accurate and accessible lease data will facilitate the ability to optimize lease related tax accounting methods and assess tax methods and planning opportunities related to the lease portfolio.

What are the benefits of LAS?

Data management and tax calculations

- Automates the import and validation of lease transaction-level data from lease management system
- Automates interpretation of lease management system transactions to produce a tax basis balance sheet and roll-forward
- Provides support for the tax basis balance sheet reconciliation at the asset/lease level and is supported by transaction-level detail
- Supports tax reporting at the lowest level of detail (transactional) and reconciles to the highest level (tax return and financial statement)
- Supports portfolios of all sizes
- Provides web-based access to transaction/asset/lease-level detail and tax basis calculations and reports
- Integrates with PwC's Tax Depreciation Services (TDS) and Like-Kind Exchange Services (eLKE)

Reporting

- Produces standard reports, including tax basis roll-forwards, a tax basis balance sheet and income statement, tax return adjustments, and a reconciliation of the tax basis for the entire lease portfolio
- Produces customized reports that can be grouped by any number of fields for specific needs or reconciliations, i.e. at the asset, sub-portfolio, or aggregate level
- Produces reports in both summary, drill-down and detailed formats
- Produces reports that can be exported for further analysis
- Identifies reconciliation differences between annual tax return adjustments and the annual change in book and tax basis balance sheets

Reliability

- Contains data validation rules that are customizable
- Maintains historical asset detail for open tax years
- Reflects federal tax regulatory updates
- Includes a quality review of all reports

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