



Policy: Fixed Assets Policy - Update

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Originator: Kimberly Rice

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POL.A.04.09 - Fixed Assets Policy

GSC Parks acquires and constructs capital assets in pursuit of its mission. To account for assets with depreciating values and to amortize them over their useful lives, capital assets must be recorded and capitalized in accordance with U.S. Generally Accepted Accounting Procedures (GAAP). If their value is below the GSC Parks capitalization threshold, assets are neither added to the capital asset accounts nor are they depreciated; rather they are fully expensed at the time of acquisition.

The responsibility for control of the fixed asset will reside with the department where the fixed asset is located. The Office Manager shall ensure control is maintained by establishing a fixed **and capitalization** asset inventory. The inventory will include the following for each asset:

- Asset description
- Asset serial number/ model number
- Asset type (i.e. ~~Building, Machinery and Equipment~~ **Buildings, Land Improvements, Building Improvements, Vehicles, Tractors/Mowers, Machines, Equipment, Furniture and Fixtures**)
- **Insured Agency (City of Georgetown, Scott County Fiscal Court, GSC Parks)**
- Acquisition date
- Vendor Name
- Cost and Purchase order number
- Assigned location
- GSC Parks ID tag number
- Estimated useful life
- Department
- Cost Center
- Account number

This list will be maintained, updated, reviewed and audited by the Parks Administration Department on a regular basis. Operating departments shall report any acquisition, disposal, and transfer of fixed assets promptly to the Office Manager, or designee, to reflect changes in a timely fashion in the inventory records. Asset purchases, which fall under the capitalization threshold, will be included in the inventory if the item is over \$1,000. However, the cost of the asset will be expensed and not capitalized, and thus not depreciated.

Capitalization

Capital fixed assets will be reported at historical cost, which shall include all costs incidental to the acquisition (freight, legal fees) and preparation (installation) for use of the asset. Where historical cost information is unavailable, the replacement value indexed back to the acquisition year or a realistic estimate will be used. Donated assets will be recorded at fair market value as of the date of the donation. Additions or improvements will be capitalized only if it extends the life of the asset and increases its service potential. The costs of normal maintenance to infrastructure such as crack filling and sidewalk patching will not be capitalized, but expensed.

Capital asset depreciation is computed on a straight-line basis over the assets' estimated useful life with no allowance for salvage value. Depreciation expense is recorded based on the date of the acquisition. If a capital fixed asset is retired before the end of its estimated useful life, any remaining cost of the asset should be expensed in the period of retirement. If an asset continues to be used in operations after the expiration of its estimated useful life, no more depreciation expense will be recorded on that asset.

Fixed Asset useful lives, capitalization thresholds and inventory thresholds are as follows:

Fixed Asset	Useful Life	Capitalization Threshold	Inventory Threshold
Land Improvements			
Structural (parking lots, fencing)	20	\$10,000	\$1,000
Groundwork (landscaping)	30	\$10,000	\$5,000
Buildings	45	\$10,000	\$1,000
Building Improvements			
HVAC Systems	20	\$10,000	\$1,000
Roofing	20	\$10,000	\$1,000
Electrical/Plumbing	30	\$10,000	\$1,000
Carpet Replacement	10	\$10,000	\$1,000
Vehicles & Tractors	5-15	\$10,000	\$1,000
Machinery & Equipment			
Computers & Related Equipment	5	\$10,000	\$1,000
Office Equipment	5	\$10,000	\$1,000
Telecommunications Equipment	5	\$10,000	\$1,000
Maintenance Equipment	7	\$10,000	\$1,000
Outdoor Recreation Equipment (playground)	10	\$10,000	\$1,000
Kitchen Equipment (appliances)	10	\$10,000	\$1,000
Furniture & Fixtures	5	\$10,000	\$1,000

Definitions

Supplies: Items that have a useful life of one year or less, which need to be replenished periodically, and which have a value of less than \$1,000 per individual unit. Supplies are not on the

~~inventory listings and are expensed in the fiscal year they are purchased. Internal controls should be established for supplies in the individual departments to protect GSC Parks from loss due to theft of misuse.~~

Supplies: Supplies are constantly being consumed and replaced without increasing the value of the physical properties of GSC Parks. Supplies are items of expendable nature that are consumed or worn out, deteriorate in use, or are easily broken, damaged or lost. Examples include paper, pencils, cleaning supplies, nails, scissors, and keys. Items that have a relatively short service life (less than one year) and therefore must be replaced frequently are also charged as supplies. Examples include brooms, tools, and rubber stamps. Has a low unit cost of 1

Materials: Materials have relatively permanent value, and its purchase increases the value of the physical assets of GSC Parks.

Equipment: Equipment is a tangible long-term asset that benefits GSC Parks over several years of use and are powered by electricity or gas. Weedeaters, blowers, and computers are all examples of equipment.

Fixed Assets: Fixed assets shall include land, land improvements, easements, buildings, building improvements, vehicles, machinery and equipment, furniture and fixtures, works of art and historical treasures, infrastructure and all other tangible assets that have a useful life of more than one year and which have a value of \$1,000 or more per individual unit. They are distinguished from Supplies by the longevity of usefulness and a monetary value.

Infrastructure: Long-lived capital assets that are normally stationary in nature and normally can be preserved for a significantly greater number of years than most capital systems, water and sewer systems, dams and lighting systems.

Capital Fixed Assets: Fixed assets that are reported on the financial balance sheet. All capital assets are fixed assets, but not all fixed assets are capital assets. A monetary criterion, capitalization threshold, is used to determine whether a given fixed asset should be capitalized and reported on the balance sheet.

Ancillary costs should be included in the cost of the capital fixed asset.

Ancillary Costs: Costs relating to placing the capital fixed asset in service. Examples of the costs by category:

- **Land:** Legal and title fees; professional fees of engineers, attorneys, appraisers, financial advisors; surveying fees; appraisal and negotiation fees; damage payments; site preparation costs; and costs related to demolition of unwanted structures.
- **Infrastructure:** Professional fees of engineers, attorneys, appraisers, financial advisors, etc.; surveying fees; appraisal and negotiation fees; damage payments; site preparation costs; and cost related to demolition of unwanted structures.
- **Buildings and Improvements:** Professional fees of engineers, attorneys, appraisers, financial advisors, etc.; damage payments; costs of fixtures permanently attached to a building or structure; insurance premiums, interest and related costs incurred during construction; and any other

costs necessary to place the building or structure into its intended location.

- **Other Capital Fixed Assets:** Transportation charges; installation costs; extended maintenance warranty contracts at time of purchase; any other normal or necessary costs required to place the asset in its intended location and condition for use.

Controlled Fixed Asset: Fixed assets that have a value of \$1,000 or more per individual unit but are under the capitalization threshold. Controlled fixed assets will be included on the fixed asset inventory listing but will not be capitalized nor included on the balance sheet. They will be expensed in the fiscal year in which they have been placed into service.

Capitalization Threshold: The monetary criterion which determines whether a fixed asset should be capitalized and reported on the balance sheet and depreciation expense calculated and recorded in the schedule of expenses of GSC Parks Comprehensive Annual Financial Report.

Depreciation Expense: The process of expensing the purchase price of a capital fixed asset over the useful life of the asset.

Straight-line Depreciation Method: This method assumes the asset provides constant benefits. If an asset has a useful life of ten years, then each year $1/10$ of that asset's depreciable value is expensed based on the month it was placed into service.