

An aerial photograph of the Dallas Fort Worth International Airport terminal at dusk. The terminal's distinctive curved roof and glass facade are illuminated from within, contrasting with the deep blue twilight sky. The foreground shows the flat roof of an adjacent building with several white dome-shaped ventilation units. In the distance, city lights and airport infrastructure are visible under the fading light.

# Dallas Fort Worth International (DFW) Airport Electronic Solutions for GASB 87

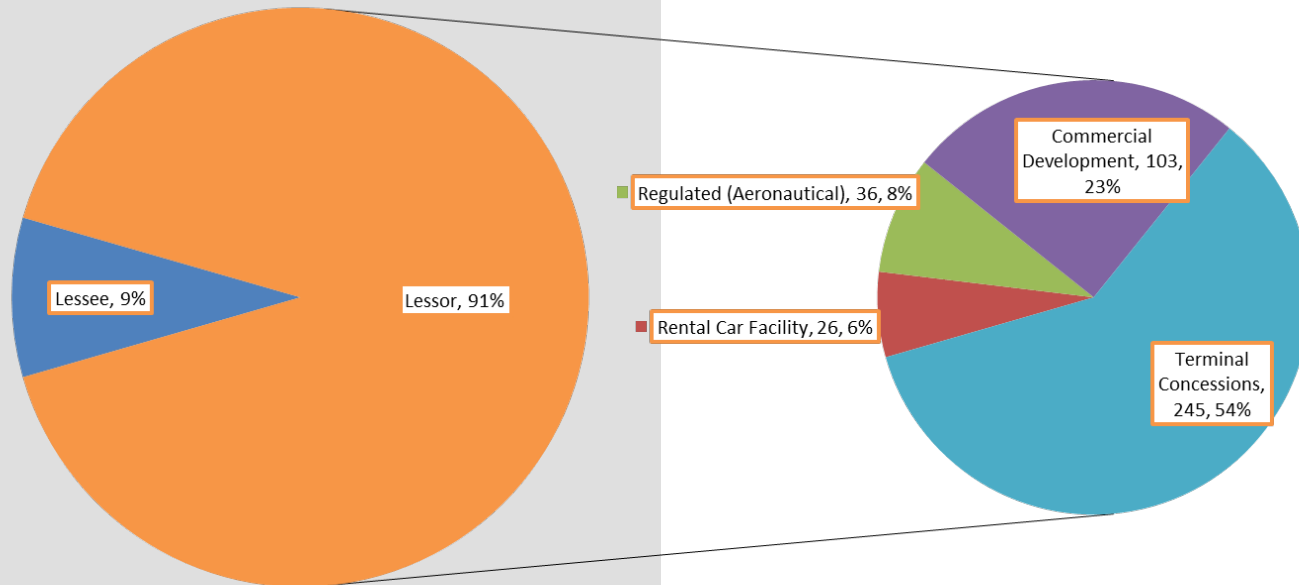
Carol Harried, Financial Planning Manager – Revenue Management

January 30, 2020

# Challenges –

Volume / Complexity / Reporting Requirement / Resource / Recon & Process Management / Tool

## Nearly 500 Lease Agreements



# Options Explored

- Business Intelligence (BI)
  - Extract lease document information
- PROPworks
  - DFW billing tool
  - Timing of the availability
  - Separation of process (billing vs leasing accounting)
  - Does not address lessee side
- Excel Spreadsheet
  - The biggest challenge is volume management
  - Does not work for some of lease scenarios, such as early termination
  - How to manage documentation requirement
  - Manual accounting process
  - Difficult to track changes
- Develop our own

# Electronic Solution – Cloud Based

A centralized place for lease schedules and storage of lease agreement

SharePoint

Lessor Lessee

DFW Lease Accounting Management (Lessor)

Following Share Next steps

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+ New Quick edit Export to Excel ...

All Items

### Lease Summary

| Amortization S...                      | Customer No... | Agreement Num... | Contract Number | Company Name                      | Operating Name L...           | Billing Account  | Anticipated ... | Starting Annual Pa... | Lease Type        | Lease Location | Discou... |
|--|----------------|------------------|-----------------|-----------------------------------|-------------------------------|--|-----------------|-----------------------|-------------------|----------------|-----------|
| <a href="#">View Amortization S...</a> | 500008945      | 010593           | 010983          | Multi-Restaurants Concepts, LTD   | Whataburger                   | 0102-4310-010-210<br>Food & Bev. Base Rent                   | 69              | 172,000.00            | Facility Lease    | Terminal E     | 40000%    |
| <a href="#">View Amortization S...</a> | 500110907      | 010840           | TCR4-1225       | TC Passport Park Building B Owner | 2600 Rental Car Dr.           | 0102-4200-010-530<br>Fixed Ground Rentals                    | 473             | 3,215,836.76          | Ground Lease      | Non-Terminal   | 40000%    |
| <a href="#">View Amortization S...</a> | 500000042      | 000325           | AVIS-0474 BRSP  | Avis Rent-A-Car Systems, Inc.     | Avis Rent-A-Car Systems, Inc. | 0102-4200-005-540<br>RAC Ground Rent                         | 54              | 500,062.12            | Concessions Lease | Non-Terminal   | 40000%    |
| <a href="#">View Amortization S...</a> | 500000042      | 000325           | AVIS-0474 MSCA  | Avis Rent-A-Car Systems, Inc.     | Avis Rent-A-Car Systems, Inc. | 0102-4200-005-540<br>RAC Ground Rent                         | 54              | 420,052.25            | Concessions Lease | Non-Terminal   | 40000%    |
| <a href="#">View Amortization S...</a> | 500000042      | 000325           | AVIS-0474       | Avis Rent-A-Car Systems, Inc.     | Avis Rent-A-Car Systems, Inc. | 0102-4210-001-635<br>RAC IS Rent                             | 54              | 3,257,447.21          | Concessions Lease | Non-Terminal   | 40000%    |
| <a href="#">View Amortization S...</a> | 500000101      | 010906           | FIDE-10826      | Federal Express Corporation       | 3001 N. Airfield Drive        | 0102-4550-001-515<br>East Cargo Area East Cargo Area Complex | 60              | 316,840.00            | Reconstrual Lease | Non-Terminal   | 0.0000%   |
| Count                                  |                |                  |                 |                                   |                               |  |                 |                       |                   |                | 10        |

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# Electronic Solution – Data Input

Input all lease information, attach lease agreement/amendment document

**Save** **Cancel** **Copy link**

USPS-1240

**Contract Number**  
USPS-1240

**Customer Number**  
S00000198

**Agreement Number**  
010941

**Company Name**  
US Postal Service

**Operating Name (Do Business As)**  
2420 Innovation Drive, Dallas, TX 75261

**Billing Account**  
0102-4200-003-530 Facility Rent

**Starting Annual Payment \***  
69,960.00

**Lease Type \***  
Facility Lease

**Lease Location**  
Non Terminal

**Discount Rate (Annual) \***  
4.0000

**Index Lease (CPI)**  
 No

**Contract Start Date \***  
7/6/2019

**Contract End Date \***  
7/5/2044

**PaymentStartDate \***  
7/8/2019

**PaymentEndDate \***  
7/1/2044

**Monthly Due \***  
BOM (Beginning of Month)

**Contract Increment (MM/DD/YYYY #####)**  
07/06/2024 78705  
07/06/2029 87450  
07/06/2034 99610  
07/06/2039 11365

Create a new line for each non-incremental payment.

**Lease Active**  
 Yes

**Notes**  
Enter value here

**Attachments**  
S00000198 - US Postal ...  
[Add attachments](#)

**Save** **Cancel**

# Electronic Solution – Amortization Schedule

System generated amortization after data input

+ New Export to Excel ...

All Items\* ▾

Lease Schedule > 12345

| Line # | Payment Dt. | Monthly Pa.   | Beginning Leas... | Reduction of Lease Recei... | Ending Lease Recei... | Interest      | ReductionInterestR... | InterestRecei... | Beginning Deferred InFL... | Amortization/Leas... | Accumulated Amo... |
|--------|-------------|---------------|-------------------|-----------------------------|-----------------------|---------------|-----------------------|------------------|----------------------------|----------------------|--------------------|
| 8      | 10/1/2021   | 0.00          | 21,011,904.97     | 0.00                        | 21,011,904.97         | 71,248.00     | 0.00                  | 462,928.11       | 20,775,429.95              | 42,620.50            | 279,096.50         |
| 9      | 11/1/2021   | 0.00          | 21,011,904.97     | 0.00                        | 21,011,904.97         | 71,582.80     | 0.00                  | 534,521.97       | 20,732,909.46              | 42,620.50            | 321,716.01         |
| 10     | 12/1/2021   | 0.00          | 21,011,904.97     | 0.00                        | 21,011,904.97         | 71,821.42     | 0.00                  | 606,343.39       | 20,690,188.96              | 42,620.50            | 364,336.51         |
| 11     | 1/1/2022    | 0.00          | 21,011,904.97     | 0.00                        | 21,011,904.97         | 72,060.83     | 0.00                  | 678,404.22       | 20,647,568.46              | 42,620.50            | 406,957.00         |
| 12     | 2/1/2022    | 0.00          | 21,011,904.97     | 0.00                        | 21,011,904.97         | 72,301.03     | 0.00                  | 750,706.25       | 20,604,947.97              | 42,620.50            | 449,577.50         |
| 13     | 3/1/2022    | 0.00          | 21,011,904.97     | 0.00                        | 21,011,904.97         | 72,542.03     | 0.00                  | 823,247.28       | 20,562,327.47              | 42,620.50            | 492,198.00         |
| 14     | 4/1/2022    | 83,333.33     | 21,011,904.97     | 0.00                        | 21,011,904.97         | 72,783.84     | 83,333.33             | 812,697.79       | 20,519,706.97              | 42,620.50            | 534,818.49         |
| 15     | 5/1/2022    | 83,333.33     | 21,011,904.97     | 0.00                        | 21,011,904.97         | 72,748.68     | 83,333.33             | 802,163.13       | 20,477,086.48              | 42,620.50            | 577,438.99         |
| 16     | 6/1/2022    | 83,333.33     | 21,011,904.97     | 0.00                        | 21,011,904.97         | 72,713.39     | 83,333.33             | 790,493.19       | 20,434,465.98              | 42,620.50            | 620,059.49         |
| 17     | 7/1/2022    | 83,333.33     | 21,011,904.97     | 0.00                        | 21,011,904.97         | 72,677.99     | 83,333.33             | 780,817.65       | 20,391,845.48              | 42,620.50            | 662,679.98         |
| 18     | 8/1/2022    | 83,333.33     | 21,011,904.97     | 0.00                        | 21,011,904.97         | 72,642.48     | 83,333.33             | 770,147.00       | 20,349,224.99              | 42,620.50            | 705,300.48         |
| 19     | 9/1/2022    | 83,333.33     | 21,011,904.97     | 0.00                        | 21,011,904.97         | 72,606.84     | 83,333.33             | 759,420.50       | 20,306,604.49              | 42,620.50            | 747,920.98         |
|        |             | Sum           |                   | Sum                         |                       | Sum           |                       | Sum              |                            | Sum                  |                    |
|        |             | 43,900,000.00 |                   | 21,011,904.97               |                       | 22,888,095.03 |                       | 21,011,904.97    |                            | 21,011,904.97        |                    |



# Electronic Solution – Additional Inflow/Outflow

Index leases, rent credit, temporary payment relief, etc.

## Lease Accounting Management (Lessor)

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| Lease | Actual Amount | Ending Deferred Bal. | Total Scheduled Pmt. | Long Term  | Short Term | Actual Payment | Additional Inflow | Lease      |
|-------|---------------|----------------------|----------------------|------------|------------|----------------|-------------------|------------|
|       | 1,103,096.67  | 0.00                 | 862,402.66           | 220,600.51 |            | 17,986.67      | 0.00              | FEDE-10906 |
|       | 1,084,619.19  | 18,383.38            | 864,018.68           | 220,600.51 |            | 12,986.67      | -5,000.00         | FEDE-10906 |
|       | 1,056,236.69  | 18,383.38            | 845,635.30           | 220,600.51 |            | 17,986.67      | 0.00              | FEDE-10906 |
|       | 1,047,852.44  | 18,383.38            | 827,251.92           | 220,600.51 |            | 17,986.67      | 0.00              | FEDE-10906 |
|       | 1,029,468.27  | 18,383.38            | 808,868.54           | 220,600.51 |            | 17,986.67      | 0.00              | FEDE-10906 |
|       | 1,011,084.09  | 18,383.38            | 790,485.16           | 220,600.51 |            | 17,986.67      | 0.00              | FEDE-10906 |
|       | 992,702.31    | 18,383.38            | 772,101.80           | 220,600.51 |            | 17,986.67      | 0.00              | FEDE-10906 |
|       | 974,318.94    | 18,383.38            | 753,718.42           | 220,600.51 |            | 17,986.67      | 0.00              | FEDE-10906 |
|       | 955,935.56    | 18,383.38            | 735,335.04           | 220,600.51 |            | 17,986.67      | 0.00              | FEDE-10906 |
|       | 937,552.18    | 18,383.38            | 716,951.67           | 220,600.51 |            | 17,986.67      | 0.00              | FEDE-10906 |

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FEDE-10906

Content Type

Lease Schedule

Line #

2

Actual Payment

12,986.67

Contract Number

FEDE-10906

[Save](#)

[Cancel](#)

# Electronic Solution – Early Termination

Write off the remaining asset & liability account balance

Edit Share Copy link Delete ... X 1 selected

Lease Schedule > WB Test

| Line # | Payment D... | Monthly Pa... | Beginning Leas... | Reduction of Lease Recei... | Ending Lease Recei... | Interest   | Reduction Interest R... | Interest R... | Ending Deferred Infl... | Amortization/Leas... | Accumulated Amo... |
|--------|--------------|---------------|-------------------|-----------------------------|-----------------------|------------|-------------------------|---------------|-------------------------|----------------------|--------------------|
| 59     | 2/1/2024     | 16,132.29     | 445,745.86        | 14,846.47                   | 421,099.38            | 1,485.82   | 1,485.82                | 0.00          | 400,017.87              | 12,931.61            | 737,964.00         |
| 60     | 3/1/2024     | 16,132.29     | 438,099.38        | 14,896.30                   | 416,404.09            | 1,437.00   | 1,437.00                | 0.00          | 387,066.26              | 12,931.61            | 750,895.61         |
| 61     | 4/1/2024     | 16,132.29     | 416,404.09        | 14,744.28                   | 401,659.81            | 1,388.01   | 1,388.01                | 0.00          | 374,154.65              | 12,931.61            | 763,827.23         |
| 62     | 5/1/2024     | 16,132.29     | 401,659.81        | 14,793.43                   | 391,138.38            | 1,338.87   | 1,338.87                | 0.00          | 361,233.03              | 12,931.61            | 776,758.84         |
| 63     | 6/1/2024     | 16,132.29     | 386,866.38        | 14,842.74                   | 372,023.64            | 1,289.55   | 1,289.55                | 0.00          | 348,291.42              | 12,931.61            | 789,690.45         |
| 64     | 7/1/2024     | 16,132.29     | 372,023.64        | 14,891.71                   | 357,131.93            | 1,240.08   | 1,240.08                | 0.00          | 335,359.81              | 12,931.61            | 802,622.06         |
| 65     | 8/1/2024     | 16,132.29     | 357,131.93        | 14,941.86                   | 342,189.57            | 1,190.44   | 1,190.44                | 0.00          | 322,428.20              | 12,931.61            | 815,553.68         |
| 66     | 9/1/2024     | 16,132.29     | 342,189.57        | 14,991.66                   | 327,197.91            | 1,140.63   | 1,140.63                | 0.00          | 309,496.56              | 12,931.61            | 828,485.29         |
| 67     | 10/1/2024    | 16,132.29     | 327,197.91        | 15,041.63                   | 312,156.28            | 1,090.66   | 1,090.66                | 0.00          | 296,564.97              | 12,931.61            | 841,416.90         |
| 68     | 11/1/2024    | 16,132.29     | 312,156.28        | 15,091.77                   | 297,064.50            | 1,040.52   | 1,040.52                | 0.00          | 283,633.36              | 12,931.61            | 854,348.51         |
| 69     | 12/1/2024    | 16,132.29     | 297,064.50        | 15,142.08                   | 281,922.43            | 990.22     | 990.22                  | 0.00          | 270,701.75              | 12,931.61            | 867,280.12         |
| 70     | 1/1/2025     | 16,616.26     | 281,922.43        | 15,976.52                   | 266,245.91            | 939.74     | 939.74                  | 0.00          | 257,770.14              | 12,931.61            | 880,211.74         |
|        |              | Sum           |                   | Sum                         |                       | Sum        |                         |               | Sum                     |                      |                    |
|        |              | 1,299,400.72  |                   | 1,125,050.26                |                       | 174,350.46 |                         |               | 1,125,050.26            |                      |                    |

Amort Schedule Before Termination

DFW



# Electronic Solution – Early Termination (cont.)

No change to previously recognized revenues and expenses (interest, amortization, etc)

Lease Schedule > WB Test Termination

| Line # | Payment Dt. | Monthly Pa... | Beginning Leas... | Reduction of Lease R... | Ending Lease Recei... | Interest   | Reduction Interest R... | Interest Recei... | Beginning (Deferred Inl... | Amortization/Leas... | Accumulated Amo... |
|--------|-------------|---------------|-------------------|-------------------------|-----------------------|------------|-------------------------|-------------------|----------------------------|----------------------|--------------------|
| 59     | 2/1/2024    | 16,132.29     | 445,745.86        | 14,846.47               | 431,099.39            | 1,485.82   | 1,485.82                | 0.00              | 400,017.87                 | 12,931.61            | 737,964.00         |
| 60     | 3/1/2024    | 16,132.29     | 431,099.39        | 14,695.30               | 416,404.09            | 1,437.00   | 1,437.00                | 0.00              | 387,086.26                 | 12,931.61            | 750,895.61         |
| 61     | 4/1/2024    | 16,132.29     | 416,404.09        | 14,744.28               | 401,659.81            | 1,388.01   | 1,388.01                | 0.00              | 374,154.65                 | 12,931.61            | 763,827.23         |
| 62     | 5/1/2024    | 16,132.29     | 401,659.81        | 14,793.43               | 386,866.38            | 1,338.87   | 1,338.87                | 0.00              | 361,223.03                 | 12,931.61            | 776,758.84         |
| 63     | 6/1/2024    | 16,132.29     | 386,866.38        | 14,842.74               | 372,023.64            | 1,289.55   | 1,289.55                | 0.00              | 348,291.42                 | 12,931.61            | 789,690.45         |
| 64     | 7/1/2024    | 0.00          | 0.00              | 0.00                    | 0.00                  | 0.00       | 0.00                    | 0.00              | 0.00                       | 0.00                 | 0.00               |
| 65     | 8/1/2024    | 0.00          | 0.00              | 0.00                    | 0.00                  | 0.00       | 0.00                    | 0.00              | 0.00                       | 0.00                 | 0.00               |
| 66     | 9/1/2024    | 0.00          | 0.00              | 0.00                    | 0.00                  | 0.00       | 0.00                    | 0.00              | 0.00                       | 0.00                 | 0.00               |
| 67     | 10/1/2024   | 0.00          | 0.00              | 0.00                    | 0.00                  | 0.00       | 0.00                    | 0.00              | 0.00                       | 0.00                 | 0.00               |
| 68     | 11/1/2024   | 0.00          | 0.00              | 0.00                    | 0.00                  | 0.00       | 0.00                    | 0.00              | 0.00                       | 0.00                 | 0.00               |
| 69     | 12/31/2024  | 0.00          | 0.00              | 0.00                    | 0.00                  | 0.00       | 0.00                    | 0.00              | 0.00                       | 0.00                 | 0.00               |
| 70     | 1/1/2025    | 0.00          | 0.00              | 0.00                    | 0.00                  | 0.00       | 0.00                    | 0.00              | 0.00                       | 0.00                 | 0.00               |
|        |             | Sum           |                   | Sum                     |                       | Sum        |                         |                   | Sum                        |                      |                    |
|        |             | 911,933.16    |                   | 753,026.62              |                       | 158,906.54 |                         |                   | 789,690.45                 |                      |                    |

Amort Schedule After Termination

DFW

# Electronic Solution – Lease Summary

Index page of all leases, can also be exported to Excel

|    | A  | B               | C                   | D                   | E                                 | F                                       | G   | H                      | I                       |
|----|--|-----------------|---------------------|---------------------|-----------------------------------|---|---|------------------------|-------------------------|
|    | Amortization Schedule                      | Customer Number | Agreement Number    | Contract Number     | Company Name                      | Operating Name (Do Business As)         | Billing Account                                 | Anticipated Lease Term | Starting Annual Payment |
| 2  | <a href="#">View Amortization Schedule</a> | S00008945       | 010593              | 010593              | MultiRestaurants Concepts, LTD    | Whataburger                             | 0102-4310-010-210 Food & Bev. Base Rent         | 69                     | 172,000.00              |
| 3  | <a href="#">View Amortization Schedule</a> | S00010907       | 010840              | TCPA-1225           | TC Passport Park Building 1 Owner | 2600 Rental Car Dr.                     | 0102-4200-010-530 Fixed Ground Rentals          | 473                    | 1,215,836.76            |
| 4  | <a href="#">View Amortization Schedule</a> | S00000042       | 000325              | AVIS-0474 ERSP      | Avis Rent-A-Car Systems, Inc.     | Avis Rent-A-Car Systems, Inc.           | 0102-4200-005-540 RAC Ground Rent               | 54                     | 500,062.12              |
| 5  | <a href="#">View Amortization Schedule</a> | S00000042       | 000325              | AVIS-0474 MSCA      | Avis Rent-A-Car Systems, Inc.     | Avis Rent-A-Car Systems, Inc.           | 0102-4200-005-540 RAC Ground Rent               | 54                     | 420,052.25              |
| 6  | <a href="#">View Amortization Schedule</a> | S00000042       | 000325              | AVIS-0474           | Avis Rent-A-Car Systems, Inc.     | Avis Rent-A-Car Systems, Inc.           | 0102-4210-001-535 RAC % Rent                    | 54                     | 3,257,447.21            |
| 7  | <a href="#">View Amortization Schedule</a> | S00000101       | 010906              | FEDE-10906          | Federal Express Corporation       | 3001 N. Airfield Drive                  | 0102-4550-001-515 East Cargo Area East Cargo Ar | 60                     | 215,840.00              |
| 8  | <a href="#">View Amortization Schedule</a> | S00000198       | 010941              | USPS-1240           | US Postal Service                 | 2420 Innovation Drive, Dallas, TX 75261 | 0102-4200-003-530 Facility Rent                 | 301                    | 69,960.00               |
| 9  | <a href="#">View Amortization Schedule</a> | S00009600       | 008133              | 008133              | HDS & Partners at DFW, LLC        | 7 Eleven                                | 0102-4311-010-210 Retail Base Rent              | 121                    | 154,300.00              |
| 10 | <a href="#">View Amortization Schedule</a> | WB Term         | WB Test Termination | WB Test Termination | WB Test Termination               | WB Test Termination                     | 0102-4310-010-210 Food & Bev. Base Rent         | 63                     | 172,000.00              |
| 11 | <a href="#">View Amortization Schedule</a> | WB Test         | WB Test             | WB Test             | WB Test                           | WB Test                                 | 0102-4310-010-210 Food & Bev. Base Rent         | 87                     | 172,000.00              |

|    | J                  | K              | L                      | M                | N                 | O            | P                   | Q                        | R   | S   | V                 |
|----|--------------------|----------------|------------------------|------------------|-------------------|--------------|---------------------|--------------------------|---|---|-------------------|
|    | Lease Type         | Lease Location | Discount Rate (Annual) | Net Present Val  | Index Lease (CPI) | Lease Active | Contract Start Date | Monthly Due              | Contract Increment (MM/DD/YYYY #####.###)     | Notes   | Contract End Date |
| 1  | Facility Lease     | Terminal E     | 4.0000%                | \$ 959,894.81    | FALSE             | TRUE         | 10/1/2020           | BOM (Beginning of Month) | 01/01/2021 177160.00                          |   | 6/10/2026         |
| 2  | Ground Lease       | Non Terminal   | 4.0000%                | \$ 32,264,297.91 | FALSE             | TRUE         | 10/1/2020           | BOM (Beginning of Month) | 01/01/2022 182474.80<br>02/21/2025 1410370.68 |   | 2/20/2060         |
| 3  | Concessions Lease  | Non Terminal   | 4.0000%                | \$ 2,164,176.15  | FALSE             | TRUE         | 10/1/2020           | BOM (Beginning of Month) | 02/21/2030 1635300.36<br>10/01/2021 515063.98 | Exclusive Remote Service Premises (ERSP)  | 3/25/2025         |
| 4  | Concessions Lease  | Non Terminal   | 4.0000%                | \$ 1,817,908.28  | FALSE             | TRUE         | 10/1/2020           | BOM (Beginning of Month) | 10/01/2022 530515.90<br>10/01/2021 432653.82  | Market Share Common Areas (MSCA):<br>Parking Garage/Common Building/Bus<br>Based on 85% of the total percentage fee paid<br>by company to the board in the preceding fiscal | 3/25/2025         |
| 5  | Concessions Lease  | Non Terminal   | 4.0000%                | \$ 10,382,778.48 | FALSE             | TRUE         | 10/1/2020           | BOM (Beginning of Month) | 10/01/2022 445633.43<br>10/1/2021 2768830.13  |   | 3/25/2025         |
| 6  | Concessions Lease  | Non Terminal   | 4.0000%                | \$ 10,382,778.48 | FALSE             | TRUE         | 10/1/2020           | BOM (Beginning of Month) | 10/1/2022 2353505.61                          |   | 3/25/2025         |
| 7  | Aeronautical Lease | Non Terminal   | 4.0000%                | \$ 1,001,123.83  | FALSE             | TRUE         | 11/1/2018           | BOM (Beginning of Month) | 10/01/2019 221669.20<br>07/06/2024 78705      | Ground Rental Rate on 7.6 acres   | 10/31/2023        |
| 8  | Facility Lease     | Non Terminal   | 4.0000%                | \$ 1,355,607.93  | FALSE             | TRUE         | 7/6/2019            | BOM (Beginning of Month) | 07/06/2029 87450<br>01/01/2017 158929         |   | 7/5/2044          |
| 9  | Concessions Lease  | Terminal A     | 4.0000%                | \$ 1,439,736.36  | FALSE             | TRUE         | 10/27/2015          | BOM (Beginning of Month) | 01/01/2018 163696.87<br>1/1/2021 177160.00    |   | 10/26/2025        |
| 10 | Concessions Lease  | Terminal A     | 4.0000%                | \$ 1,145,096.83  | FALSE             | TRUE         | 4/29/2019           | BOM (Beginning of Month) | 1/1/2022 182474.80<br>1/1/2021 177160.00      |   | 6/10/2024         |
| 11 | Concessions Lease  | Terminal A     | 4.0000%                | \$ 1,145,096.83  | FALSE             | TRUE         | 4/29/2019           | BOM (Beginning of Month) | 1/1/2022 182474.80                            |   | 6/10/2026         |



# Electronic Solution – Export Detail to Excel

JE support, disclosure requirement, reconciliation

|    | A                    | B                             | C                              | D                                    | E                              | F               | G                                    | H                          | I                                | J                                  | K                      |
|----|----------------------|-------------------------------|--------------------------------|--------------------------------------|--------------------------------|-----------------|--------------------------------------|----------------------------|----------------------------------|------------------------------------|------------------------|
| 1  | Lease:Revenue Type   | (All)                         |                                |                                      |                                |                 |                                      |                            |                                  |                                    |                        |
| 2  | Lease:RevenueAccount | 0102-4310-010                 | Food & Bev. Base Rent          |                                      |                                |                 |                                      |                            |                                  |                                    |                        |
| 3  |                      |                               |                                |                                      |                                |                 |                                      |                            |                                  |                                    |                        |
| 4  | Row Labels           | Sum of Monthly Payment Amount | Sum of Beging Lease Receivable | Sum of Reduction of Lease Receivable | Sum of Ending Lease Receivable | Sum of Interest | Sum of Reduction Interest Receivable | Sum of Interest Receivable | Sum of Beginning Deferred Inflow | Sum of Amortization/ Lease Revenue | Sum of Ending Deferred |
| 5  | 7/1/2015             | -                             | 1,180,369                      | -                                    | 1,180,369                      | -               | -                                    | -                          | 1,180,369                        | 12,980                             | 1,167,389              |
| 6  | 8/1/2015             | -                             | 1,180,369                      | -                                    | 1,180,369                      | 5,235           | -                                    | 5,235                      | 1,167,389                        | 13,413                             | 1,153,976              |
| 7  | 9/1/2015             | -                             | 1,180,369                      | -                                    | 1,180,369                      | 5,434           | -                                    | 10,669                     | 1,153,976                        | 13,413                             | 1,140,563              |
| 8  | 10/1/2015            | -                             | 1,180,369                      | -                                    | 1,180,369                      | 5,459           | -                                    | 16,128                     | 1,140,563                        | 13,413                             | 1,127,150              |
| 9  | 11/1/2015            | 5,300                         | 1,180,369                      | -                                    | 1,180,369                      | 5,484           | 5,300                                | 16,312                     | 1,127,150                        | 13,413                             | 1,113,737              |
| 10 | 12/1/2015            | 15,900                        | 1,180,369                      | -                                    | 1,180,369                      | 5,485           | 15,900                               | 5,897                      | 1,113,737                        | 13,413                             | 1,100,324              |
| 11 | 1/1/2016             | 15,900                        | 1,180,369                      | 4,566                                | 1,175,803                      | 5,437           | 11,334                               | -                          | 1,100,324                        | 13,413                             | 1,086,911              |
| 12 | 2/1/2016             | 15,900                        | 1,175,803                      | 10,511                               | 1,165,292                      | 5,389           | 5,389                                | -                          | 1,086,911                        | 13,413                             | 1,073,498              |
| 13 | 3/1/2016             | 15,900                        | 1,165,292                      | 10,559                               | 1,154,733                      | 5,341           | 5,341                                | -                          | 1,073,498                        | 13,413                             | 1,060,085              |
| 14 | 4/1/2016             | 15,900                        | 1,154,733                      | 10,607                               | 1,144,126                      | 5,293           | 5,293                                | -                          | 1,060,085                        | 13,413                             | 1,046,672              |
| 15 | 5/1/2016             | 15,900                        | 1,144,126                      | 10,656                               | 1,133,470                      | 5,244           | 5,244                                | -                          | 1,046,672                        | 13,413                             | 1,033,259              |
| 16 | 6/1/2016             | 15,900                        | 1,133,470                      | 10,705                               | 1,122,765                      | 5,195           | 5,195                                | -                          | 1,033,259                        | 13,413                             | 1,019,846              |
| 17 | 7/1/2016             | 15,900                        | 1,122,765                      | 10,754                               | 1,112,011                      | 5,146           | 5,146                                | -                          | 1,019,846                        | 13,413                             | 1,006,433              |
| 18 | 8/1/2016             | 15,900                        | 1,112,011                      | 10,803                               | 1,101,208                      | 5,097           | 5,097                                | -                          | 1,006,433                        | 13,413                             | 993,020                |
| 19 | 9/1/2016             | 15,900                        | 1,101,208                      | 10,853                               | 1,090,355                      | 5,047           | 5,047                                | -                          | 993,020                          | 13,413                             | 979,607                |
| 20 | 10/1/2016            | 15,900                        | 1,090,355                      | 10,903                               | 1,079,452                      | 4,997           | 4,997                                | -                          | 979,607                          | 13,413                             | 966,194                |
| 21 | 11/1/2016            | 15,900                        | 1,079,452                      | 10,953                               | 1,068,499                      | 4,947           | 4,947                                | -                          | 966,194                          | 13,413                             | 952,781                |
| 22 | 12/1/2016            | 15,900                        | 1,068,499                      | 11,003                               | 1,057,496                      | 4,897           | 4,897                                | -                          | 952,781                          | 13,413                             | 939,368                |
| 23 | 1/1/2017             | 16,377                        | 1,057,496                      | 11,530                               | 1,045,966                      | 4,847           | 4,847                                | -                          | 939,368                          | 13,413                             | 925,955                |
| 24 | 2/1/2017             | 16,377                        | 1,045,966                      | 11,583                               | 1,034,383                      | 4,794           | 4,794                                | -                          | 925,955                          | 13,413                             | 912,542                |
| 25 | 3/1/2017             | 16,377                        | 1,034,383                      | 11,636                               | 1,022,747                      | 4,741           | 4,741                                | -                          | 912,542                          | 13,413                             | 899,129                |
| 26 | 4/1/2017             | 16,377                        | 1,022,747                      | 11,689                               | 1,011,058                      | 4,688           | 4,688                                | -                          | 899,129                          | 13,413                             | 885,716                |
| 27 | 5/1/2017             | 16,377                        | 1,011,058                      | 11,743                               | 999,315                        | 4,634           | 4,634                                | -                          | 885,716                          | 13,413                             | 872,303                |

# Summary

- Cloud-based standalone lease tool
- Works for both lessor and lessee
- All in one place – lease document & amortization
- Does not impact financial reporting which is driven by airline use agreement
- Easy to reconcile when existing leases terminate and new leases are executed
- Provides clear documentation for accounting requirement, such as JE, GAAP adjustment, and disclosure requirement
- Satisfies audit requirements
- Efficient use of resources

Thank You