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Capital Lease With
Guaranteed Residual
(Lease Testing
Criteria) Example:

~~Lease accounting
under IFRS 16~~

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(B) Chapter 21

Accounting For

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Chapter 21:

Accounting for Leases

As you will learn in

this chapter, due to

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lease accounting rules, users of financial statements must make an educated guess on the real-but-hidden leverage of leasing only by using the information disclosed in the notes and by applying a rule-of-thumb multiple.

Chapter 21

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21 ...

1) the certain or
determinable amount
that the lessee will
pay the lessor at the
end of the lease to
purchase the
property at the end of
the lease 2) the
amount the lessee
guarantees the lessor
will realize is the

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property is returned

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21. Chapter 21. Slide

21-2. Bob Anderson-

UCSB. A Lease is a

contractual

agreement between a

lessor and a lessee

that gives the lessee

the right to use

specific property,

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owned by the lessor,
for a specified period
of time in return for
stipulated, and
generally periodic,
cash payments
(rents).. A Lease is a
contractual
agreement between a
lessor and a lessee
that gives the lessee
the right to use
specific property,
owned by the lessor,

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for a specified period
of time in return for
stipulated

Leases

Basics of
Leasing Basics of
Leasing

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questions are
available at the end of
this chapter. TRUE-
FALSE —Conceptual

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- Description T 1.
Benefits of leasing. F
2. Accounting for
long-term leases. F 3.
Classifying lease
containing purchase
option. T 4.
Accounting for
executory costs. F 5.
Depreciating a
capitalized asset. F 6.
Lessee recording of
interest expense. T 7.

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21 ACCOUNTING
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in the lease

arrangement. Chapter

21 Accounting for

Leases. 21-1

Capitalization Criteria

(Lessee) 1. The lease

transfers ownership

of the property to the

lessee. 2. The lease

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contains a bargain-
purchase option. 1-3.
The lease term is for
the major part of the
economic life of the
asset. 4.

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When the capital
lease method is used,
the lessee treats the
lease transactions as

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if the asset were being purchased. The asset and liability are recorded at the lower of (1) the present value of the minimum lease payments (excluding executory costs) or (2) the fair value of the asset at the inception of the lease.

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From the standpoint of the lessor, leases may be classified for accounting purposes as: (a) operating leases, (b) direct-financing leases, and (c) sales-type leases. From the standpoint of lessors, a capital lease meets one or more of the following four criteria: 1.

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All of the following
statements about
lease accounting

under IFRS and U.S.
GAAP are true except:
IFRS is more general
in its lease accounting
provisions than is U.S.
GAAP. IFRS requires a
year-by-year breakout
of payments related
to leasing

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arrangements. the
IFRS leasing standard,
IAS 17, is the subject
of only three
interpretations.

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Questions Chapter 21

(Continued) **9. From

the standpoint of the

lessor, leases may be

classified for

accounting purposes

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as: (a) operating leases, (b) direct-financing leases, and (c) sales-type leases. From the standpoint of lessors, a capital lease meets one or more of the following four criteria:

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IN this recording, I explain the operating lease. An operating lease is a contract that allows for the use of an asset but does not convey ownership rights o...

Operating Lease (New FASB Rules) | Intermediate Accounting ...
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Notes – Student

Version Overview

Chapter 21 covers
accounting for leases.

This is the last
“ big ” chapter of
Intermediate II where
the technicalities of
the materiality are
very new and
potentially
challenging. This
chapter is very
different, both in

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terms of terminology
and in accounting
treatments. Much like
Chapter 14 on
accounting for long
term debt, the
Chapter 21 ...

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LEARNING

OBJECTIVES. After
studying this chapter,

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you should be able to:

- 1 Explain the nature, economic substance, and advantages of lease transactions.;
- 2 Describe the accounting criteria and procedures for capitalizing leases by the lessee.;
- 3 Contrast the operating and capitalization methods of recording leases.;
- 4 Explain the

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advantages and
economics of leasing
to lessors and identify
the ...

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Questions Chapter 21
(Continued) (2)A
guaranteed residual
value affects the
lessee ' s
computation of the

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minimum lease payments and the capitalized amount of the leased asset and the lease obligation. The capitalized value is affected initially by the presence of a guaranteed residual value since the present value of the lease obligation is now made up of two

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periodic lease
payments and the
guaranteed residual
value.

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1 Chapter 21
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Accounting, 11th ed.
Kieso, Weygandt, and
Warfield 2 Chapter
21 Accounting for
Leases After studying
this chapter, you
should be able to.
Menjelaskan Sifat,
substansi ekonomi,
dan keunggulan
transaksi lease.
Menjelaskan kriteria
akuntansi dan
prosedur utk

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Significance of lease arrangements in recent years has intensified the need for uniform accounting and complete informative reporting of leasing transactions. Chapter 21 presents a discussion of the accounting issues related to leasing arrangements from

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Chapter 21
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the point of view of
both the lessee and
the lessor.

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