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Chapter 15 Leases.
Chapter 15 focuses on accounting for leases from the perspective of

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both the lessor and the lessee. As discussed in Chapter 15, a lease can be classified as either an operating lease or a capital lease. An operating lease is basic rental of property between two parties. A capital lease, on the other hand is one where the substance is a transfer of property from the lessor to the lessee with the lessor receiving a long-term receivable for the lease

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payments, and the
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Criteria for determining
the capital lease or

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operating lease.

According to GAAP

(Generally Accepted Accounting Principles),

the following are four criteria for determining

whether a lease is a capital lease or an

operating lease:.

1. Title transfer provision:

The property is

transferred to the

lessee at the end of the lease period.

2. Bargain purchase

provision: The

purchase agreement of

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over par value paid in
by stockholders in
return fo.... The
amount each share of
stock would receive if a
company were....
Preferred stock that
permits the
corporation, at its
option, t....

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- the lease becomes an
asset and a liability on

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the lessee's books as if they had outright purchased the asset-As any asset, the lease is depreciated. ...

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GAAP requires that some lease agreements be accounted for as purchases of assets. The theoretical justification for this treatment is that a lease of this type:

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1. In Note 4: Summary of accounting policies, part 4.14: Leases, AF states that “leases are classified as finance leases when the lease arrangement transfers substantially all the risks and rewards of

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ownership to the lessee. All other leases are classified as operating leases. Is this the policy companies using U.S. GAAP follow?
2.

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(L.O. 2) For accounting purposes of the lessee, all leases may be classified as operating leases or capital

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leases. For a lease to be recorded as a capital lease, the lease must be noncancelable

...

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BRIEF Exercises Brief
Exercise 15-1 Because
none of the four
classification criteria is

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met, this is an operating lease. Accordingly, LTT will record rent expense for each of the four \$25,000 payments, reducing its earnings by \$100,000 each year.

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If the lease contract includes a bargain purchase, the lease term includes any renewal periods prior to the date of the bargain purchase option, but not beyond that date. 4.

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...

Each of the four independent situations below describes a

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direct financing lease
in which annual lease
payments of \$100,000
are payable at the

beginning of each year.
Each is a capital lease
for the lessee.

Determine the
following amounts at
the inception of the
lease: A. The lessor's:
1. Minimum lease
payments 2. Gross
investment in the lease
3.

Solved: Lease
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Accounting concepts; direct financing leases...

This video provides an overview of lease accounting based on the new accounting rule per U.S. GAAP (ASU 2016-02). Under the new rule, all leases longer than one year must be capitalized.

Lease Accounting Overview (the new lease rule)

The proper accounting for capital leases for

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both lessees and lessors has been an extremely difficult problem. We leave further discussion of capital leases for an intermediate accounting text.

Operating leases A lease that does not qualify as a capital lease is an operating lease. A one-year lease on an apartment and a week's rental of an ...

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