

21

Accounting for Leases

Chapter Learning Objectives

1. Describe the environment related to leasing transactions.
2. Explain the accounting for finance leases.
3. Explain the accounting for operating leases.
4. Discuss the accounting and reporting for special features of lease arrangements.
- *5. Describe the lessee's accounting for sale-leaseback transactions.
- *6. Describe the lessor's accounting for a direct financing lease.
- *7. Apply lessee and lessor accounting to finance and operating leases.
- *8. Compare the accounting for leases under GAAP and IFRS.

Chapter Review

1. Leasing has grown tremendously in popularity. Today, it is the fastest growing form of capital investment. The previous FASB standard on leasing depended on whether a lease qualified as an operating lease or a financing lease. In an operating lease, companies did not report an asset on their balance sheet for the item they leased, nor did they report a related liability for their lease obligation. Only if the company had a finance lease would companies have to report an asset and a related liability on the balance sheet. However, the FASB has issued a new standard on leasing that mandates that all companies will have to report both assets and related liabilities for practically all lease arrangements. This accounting change will have a significant impact on many companies' balance sheets.

The Leasing Environment

2. (L.O. 1) A lease is a contractual agreement between a lessor and a lessee. This arrangement gives the lessee the right to use specific property, which is owned by the lessor, for a specified period of time. In return for the use of the property, the lessee makes rental payments over the lease term to the lessor.

**Note: All asterisked (*) items relate to material contained in the Appendices to the chapter.*

Advantages of Leasing-Lessee

3. From the perspective of the lessee, leasing can provide the following significant advantages: (a) 100% financing at fixed rates, (b) protection against obsolescence, (c) flexibility, and (d) less costly financing.

Lessors

Intermediate Accounting Chapter 21 Test Bank

RJ Alexander



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