# O2 Works

#### Putting Oracle to Work Oracle E-Business Specialists

#### **Texas Louisiana Oracle Application User Group**

Update on Oracle eBS solution to address ASC842/IFRS 16

Recording and Accounting for Capital Leases using Accounts Payable and Fixed Assets

September 14, 2018





# About the Presenter

Mike Kambesis is a senior-level Accounting professional who has focused his business acumen and project management skills for the past 19 years in implementing, optimizing and supporting Oracle Financial Applications.

His area(s) of expertise include fixed asset management, general accounting, forecasting/budgeting, financial statement preparation, consolidations, procure-to-pay and order-to-cash processes. He is an experienced leader in all aspects of the SDLC and has provided leadership for numerous full life-cycle implementations.

Mike also serves as an Board Member on the OAUG Fixed Asset SIG as the Enhancement Chairperson.





# About O2 Works

**O2 Works** is one of the leading E-Business Suite services providers offering the most experienced teams of functional and technical consultants in the industry. Our hands-on resources average **19+ years of experience** focused exclusively on implementing, upgrading, integrating, and extending Oracle's E-Business Suite.





# Agenda

- Introduction
- Summary of regulatory changes related to ASC842 and IFRS16
- Overview of Oracle's solution
  - Patches
  - Solution Overview
  - Compliance Reports
  - Setup Changes
  - New responsibilities, menu, and functions
  - Migration and preparatory work
  - Useful notes and resources
- Demonstrate eBusiness functionality used to record and account for leased assets
- Demo the conversion of lease payments in Accounts Payable and the subsequent creation of Assets





#### Overview of changes related to ASC842 and IFRS16

In February 2016, the Financial Accounting Standards Board (FASB) issued Accounting Standards Update (ASU) 2016-02 Leases (ASC 842). This ASU, along with IFRS 16 Leases, was a joint effort by the FASB and the International Accounting Standards Board (IASB) to improve financial reporting of leasing transactions by requiring companies to recognize lease assets and lease liabilities on the balance sheet. Although these standards aren't effective until 2019 (for public business entities with calendar year ends), companies face significant changes. Both lessees and lessors need to evaluate the effect of the new standard on their business processes, financial statements, and internal controls prior to implementation.





# **Patches**

Via the following patches Oracle Financials users are granted Restricted Use of Oracle Property Manager for the purpose of accounting for equipment expense leases.

Release	Patch		
R12.1.3 and above	• Patch 27606088:R12.PN.B		
R12.2.4 and above	<ul> <li>Patch 27606088:R12.PN.C</li> <li>Patch 28073854:R12.PN.C</li> <li>Patch 28332098:R12.PN.C</li> </ul>		





### Information required for Compliance

Per the new accounting standards, tenants must calculate and report the following in their balance sheets:

- Lease liability
- Right of Use (ROU)
- Lease Expense
- Amortization Expense
- Interest Expense
- Cash
- Foreign Exchange Gain/Loss





# **Compliance Reports**

New reports are provided for the "Look Back" reporting needs. The reports provide period-end balances with detailed amortization schedules for the liability and right of use

- Portfolio Summary
- Portfolio Detail
- Lease Detail
- Lease Analysis Report





## **Calculate Balances**

The calculation program is expected to be run during each period end. You can, however, run the program in "Draft" mode at any time. You can run the program in Final mode only once for a portfolio, for a particular period end. When the program is executed in Final mode, an archival of the calculations and Lease Detail is taken and finalized. Each time reports are run for this period, the reports run on this archived data and not on the production data; this creates an auditable/reliable single source of truth for the calculations.





# Setup Changes

The following new components were added/updated in Oracle Property Manager, for generating calculations and reports.

- Discount Rate Index
- Accounting Method
- Payment Terms Checkboxes
- Compliance Setups
  - Regime
  - Primary Regime
  - Calculations Type
  - Transition Date



## Additional Changes

- New Responsibility with new menu and functions for creating and managing equipment leases
- New processes for equipment leases
  - Create and finalize equipment leases
  - Auto Trigger Schedules, Items and Booking events.
  - Approve payments on equipment. Run new program: Approve or Cancel Approval of Equipment Schedules
  - Export to AP Run new program: Export Equipment Payment Items to AP
  - Generate Period end Normalization expense and new "Accruals" for compliance accounting Run new program: Transfer Normalized Equipment Lines to GL





## **Transition Date – Compliance Accounting**

You can choose one of the following compliance accounting options:

- 1. Continue existing normalized and AP accounting or invoices without the Phase I or Phase II solutions
- 2. Uptake the Phase I solution and generate the reports only, and never use Phase II solution (compliance accounting)
- 3. Uptake the Phase II solution with multiple GAAP accounting (IFRS, US GAAP, and existing normalization accounting) in primary and secondary ledgers. This option allows you to continue with existing accounting for normalization in one of the secondary ledgers with IFRS and US GAAP as the primary reporting.





## **Recap - Migration and Preparatory Work**

At a high level, customers are required to complete the following activities as upgrade preparatory work.

- Lease classification Classify your leases into Finance/Operating/Both and leases which can be excluded from compliance reporting. a.
- 2. Set up the Discount Rate Index
- 3. Identify adder rates for the contracts
- 4. Identify checkbox values for ROU, Liability and Report from Inception for payment terms
- 5. Identify Options with values and the effective from date to be added to the leases
- 6. Update production leases and archived data with values required for all newly introduced attributes





## Post patch preparatory work

You are expected to run the calculation program in draft mode for a period and ensure that the results are satisfactory. After ensuring that the calculations data is good, you should run the program in Final mode. For best results, run the program providing the as of date in an incremental fashion for each of the months after January 2017 until the date of patch application. After patch application, the calculation program should be executed as part of your period end activities. The calculation program cannot run in Final mode multiple times for a given period. You should therefore be very careful in running the Final mode. The data used for the calculation program is frozen after the final run and thus amendments, addition of leases, and so on, should all be performed before the calculation program is run in Final mode.



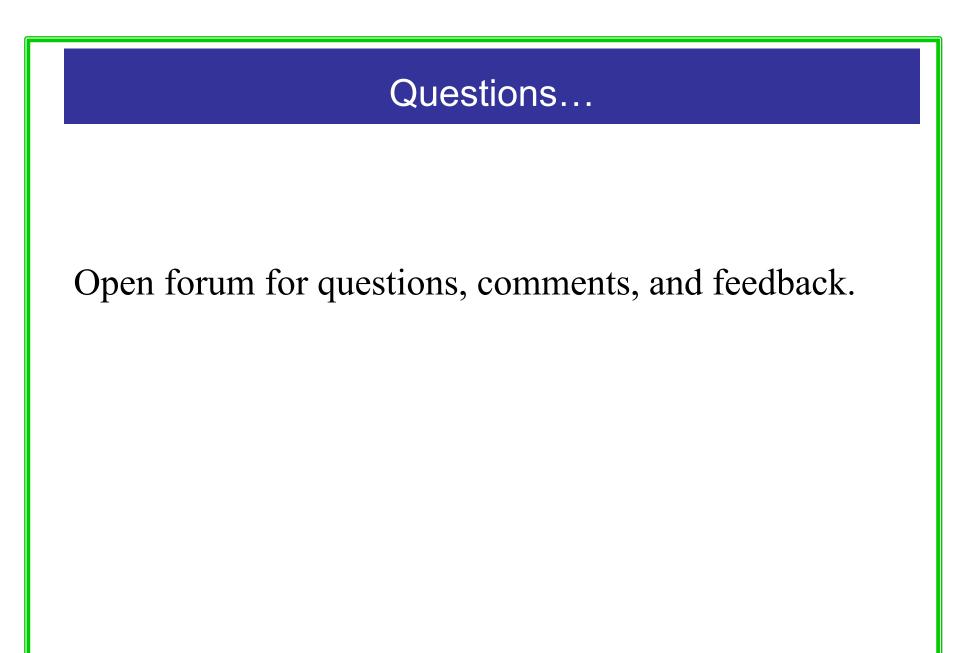


## Final Tips, best practices, and suggested reading

- Talk with your Auditors ASAP to determine plans to verify Capital and Operating Leases are being recorded and accounted properly to meet new regulations
- Start ASAP and thoroughly test.
- EBS FA Community note titled 'what is the Oracle solution for FASB 842
  - https://community.oracle.com/message/13761096#13761096
- Link to Financial Accounting Standards Board (FASB 842)
  - <u>http://www.fasb.org/jsp/FASB/Document\_C/DocumentPage?cid=11761</u> 67901010&acceptedDisclaimer=true
- Enhancements to Property Manager for Compliance with New Accounting Standards for Property and Equipment (Doc ID 2388210.1)
- Log and SR prior to applying patches to obtain assistance during the upgrade, setup, and testing process











#### Recording and Accounting for Capital Leases using AP and FA

- Create Lease Schedule
- Create Lease
- View Amortization table
- Creating invoice and payments
- Create and view accounting
- Transfer invoices to mass additions
- Create/View Asset
- Leased Asset report
- Tips and Best Practice
- Using the Lease schedule as Financial Calculator (calculate PV or Payment)





# Record the Payment Schedule of Lease

	Payment S	chedule	Collabora	ate18		Lease Date	01-SEP-2010
	Intere	est Rate	5.75	%		Currency	USD
	Compounding Fre	equency	Monthly			Present Value	
							Payment Type
ease Pa	ayments						Find%
Line	Start Date		Amou	nt	Number	Payment Type	Payment Type
1	01-SEP-2010		10,000.0	00		Balloon Payment	Annuity Balloon Payment
2	01-SEP-2010		1,000.0	00	48	Annuity	Bargain Purchase Option
3	01-SEP-2010		25.0	00	1	Penalty	Bargain Renewal Option Guaranteed Residual Value
4	01-SEP-2010		10.0	00	1	Miscellaneous	Miscellaneous
5	01-SEP-2010		0.0	00	1		Penalty
					View A	mortization	





# Calculate to get present value of lease payments

		ScheduleCollaborate18rest Rate5.75%requencyMonthly		Lease Date Currency Present Value	01-SEP-2010 USD 53,0	) <mark>28.8</mark>
ease Pa	ayments					
Line	Start Date	Amount	Number	Payment Type	End Date	
1	01-SEP-2010	10,000.00	1	Balloon Payment	01-SEP-2010	Ē
2	01-SEP-2010	1,000.00	48	Annuity	01-AUG-2014	
3	01-SEP-2010	25.00	1	Penalty	01-SEP-2010	
4	01-SEP-2010	10.00	1	Miscellaneous	01-SEP-2010	
			View <u>A</u>	Amortization	<u>C</u> alculate	



## **View Amortization Schedule**

D	Amortization	Schedule -	Collaborate18

				Reduction of Principa	al
Line	Date	Payment	Interest		Obligation
	01-SEP-2010				53,028.87
1	01-SEP-2010	10,000.00	0.00	10,000.00	43,028.87
2	01-SEP-2010	10.00	0.00	10.00	43,018.87
3	01-SEP-2010	1,000.00	0.00	1,000.00	42,018.87
4	01-SEP-2010	25.00	0.00	25.00	41,993.87
5	01-OCT-2010	1,000.00	201.22	798.78	41,195.09
6	01-NOV-2010	1,000.00	197.39	802.61	40,392.48
7	01-DEC-2010	1,000.00	193.55	806.45	39,586.03
8	01-JAN-2011	1,000.00	189.68	810.32	38,775.71
	Total:	15,035.00	781.84	14,253.16	38,775.71



## **Enter Lease Details**

Lease Number	Collaborate18.1	Description	Collaborate 18 Presentation
Lessor	GE Capital	Currency	USD
Lessor Site	DANBURY	Lease Type	Capitalized · [
Payment Schedule	Collaborate18	Payment Account	<mark>01-000-1570-0000-000</mark> (
		Payment Term	Immediate
Capitalization Test			
Cost to Capitalize	53,028.87	Test Result	Capitalized
□ Transfer <u>o</u> f Ownership		□ <u>B</u> argain Purchase Op	otion
Economic Life		Present Value	
Lease Ter	m in Months 48	F	air Value 55,000.00
Asset Lit	e in Months 48	Prese	ent Value 53,028.87
Criterion Met		Criterion Met	
			Payment Schedule

#### Enter Lease Details (Continued)

#### **Operating vs Capital lease**

A lease will be considered a capital lease if any of the following criteria is met:

1. Ownership of the asset transfers to the lessee at the end of the lease

2. A bargain purchase option exists

3. Term of the lease is more than 75% of the economic life of the leased asset

4. Present value of the minimum lease payments exceeds 90% of the fair market value of the asset at lease inception

#### Entering the FV automatically classifies the Lease Type

Lease Number Col	laborate18.1	Description	Collaborate 18 Presentation
	Capital	Currency	
	NBURY	Lease Type	
Payment Schedule Col	laborate18		<mark>01-000-1570-0000-000</mark> (
		Payment Term	Immediate
Capitalization Test			
Cost to Capitalize	53,028.87	Test Result	Capitalized
□Transfer <u>o</u> f Ownership		□ <u>B</u> argain Purchase Op	otion
Economic Life		Present Value	
Lease Term in	Months	F	air Value 55,000.00
Asset Life in	Months	Prese	ent Value 53,028.87
Criterion Met		Criterion Met	,
			Payment Schedule



# **Issuing Lease Payments**

Query the 'Lease Number'

Lease Number	Collaborate18.1		
Due Date			
Payment Amount			
Lessor Name		]	
Status		]	
	Clear	Find	





#### **Enter Lease Details**

• Select the 'Export' field and Export (B) . Oracle Assets will submit 'Export Lease Payments to Payables' request

Expor	t Status	Due Date	Payment Amount	Lease Number	Lessor Name	Lessor Site	Invoice Number
V	POST	01-SEP-2010	10,000.00	Collaborate18.1	GE Capital	DANBURY	FA-Collaborate18.
	NEW	01-SEP-2010	1,000.00	Collaborate18.1	GE Capital	DANBURY	FA-Collaborate18.
	NEW	01-SEP-2010	25.00	Collaborate18.1	GE Capital	DANBURY	FA-Collaborate18.
	NEW	01-SEP-2010	10.00	Collaborate18.1	GE Capital	DANBURY	FA-Collaborate18.
	NEW	01-OCT-2010	1,000.00	Collaborate18.1	GE Capital	DANBURY	FA-Collaborate18.
	NEW	01-NOV-2010	1,000.00	Collaborate18.1	GE Capital	DANBURY	FA-Collaborate18.
	NEW	01-DEC-2010	1,000.00	Collaborate18.1	GE Capital	DANBURY	FA-Collaborate18.
	NEW	01-JAN-2011	1,000.00	Collaborate18.1	GE Capital	DANBURY	FA-Collaborate18.
	NEW	01-FEB-2011	1,000.00	Collaborate18.1	GE Capital	DANBURY	FA-Collaborate18.
	NEW	01-MAR-2011	1,000.00	Collaborate18.1	GE Capital	DANBURY	FA-Collaborate18.
					(I)	Ī	•
		View Schedule		S <u>a</u> ve	Cancel	Expo	ort

## Enter Lease Details

#### Export Lease Payments to Payables

xport	Status	Due Date	Payment Amount	Lease Number	Invoice Number	Account	Payment Term	()
	POST	01-SEP-2010	10,000.00	Collaborate18.1	FA-Collaborate18.	01-000-1570-0000-000	Immediate	
	NEW	01-SEP-2010	1,000.00	Collaborate18.1	FA-Collaborate18.	01-000-1570-0000-000	Immediate	
	NEW	01-SEP-2010	25.00	Collaborate18.1	FA-Collaborate18.	01-000-1570-0000-000	Immediate	
	NEW	01-SEP-2010	10.00	Collaborate18.1	FA-Collaborate18.	01-000-1570-0000-000	Immediate	
	NEW	01-OCT-2010	1,000.00	Collaborate18.1	FA-Collaborate18.	01-000-1570-0000-000	Immediate	
	NEW	01-NOV-2010	1,000.00	Collaborate18.1	FA-Collaborate18.	01-000-1570-0000-000	Immediate	
	NEW	01-DEC-2010	1,000.00	Collaborate18.1	FA-Collaborate18.	01-000-1570-0000-000	Immediate	
	NEW	01-JAN-2011	1,000.00	Collaborate18.1	FA-Collaborate18.	01-000-1570-0000-000	Immediate	
	NEW	01-FEB-2011	1,000.00	Collaborate18.1	FA-Collaborate18.	01-000-1570-0000-000	Immediate	
	NEW	01-MAR-2011	1,000.00	Collaborate18.1	FA-Collaborate18.	01-000-1570-0000-000	Immediate	
								[ <b>&gt;</b> ]
		View <u>S</u> chedule	) (	S <u>a</u> ve	<u>C</u> ancel	Exp	ort	

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#### Issuing Lease Payments – Concurrent Request and Detail Output

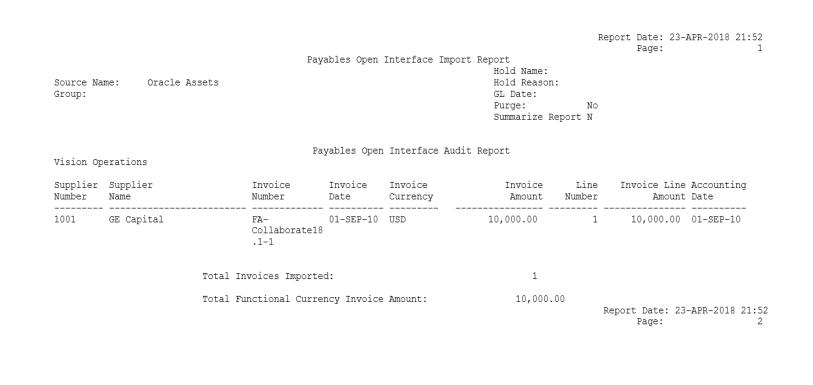
Requests							
Refres	h Data	Find Re	equests	Submit	a New Request	Su <u>b</u> mit New R	equest Set
□ Auto Refre	sh ( <u>X</u> )			<u>С</u> ору	Single Request	Copy Regu	est Set
Request ID			Parent				
	Name			Phase	Status	Parameters	
7462562	Export Lease	Payments to		Completed	Normal		<u>*</u>
rganization	Name: Vision	n Operations					
					0 FA-Co	llaborate18.1-1	==> Succeed
and of log me	essages from	FND FILE					
				O2Work	<b>S</b> <i>Vork</i>		

# Run the Payables Open Interface Import

OR/

Run this Rec	luest		
			Сору
	Name Payabl	es Open Interface Import	
Operat	ting Unit		
Parameters			
Operating Unit			
	Oracle Assets		Create invoices from Oracle Assets
Group	Oracic Assets		
	Collaborate18 I	Lease Payment 10-SEP-2010	
Hold Name			
Hold Reason			
GL Date			
Purge	No		
Summarize Report	No		
			QK Cancel Clear
		O2Works	

#### **Review - Output from Payables Open Interface Import**





# Accounts Payable Invoice

Gradin	g Unit	Туре 1	rading Pa	Supplier Num	Supplier Site	e Invoice Date	Invoice Num	GL Date	Invoice	Invoice Amount	Tax Amou
ion O	perations	Standard (	GE Capital	1001	DANBURY	01-SEP-201	FA-Collaborat	01-SEP-2010	USD	10,850.00	850.
4											
<u>1</u> (	General	2	Lines	<u>3</u> H	olds	4 View Pa	ments <u>5</u> Sc	heduled Payments	View F	Prepayment Appli	ations
<b>e</b> 1	Mike's	7			Total Gross	10,850	0.00 Reta	ined		Net	10,850.00
Num	п Туре	Amount	Default	Distribution Acc	ount GL	Date	Track As Asset			sset Category	PO N
1	Item	10,000.0	01-000	-1570-0000-000		SEP-2010		OPERATIONS COF	RPOI VE	EHICLE-LEASED	STA
5	Item	0.0	00		01-	SEP-2010					
	_										
											Ð
•											





# Accounts Payable Invoice

perating l	Jnit	Туре	Trading Pa	Supplier Num	Supplier Site	Invoice Date	Invoice Num	GL Date	Invoice	Invoice Amount	Tax Ar
sion Oper	ations	Standard	GE Capital	1001	DANBURY	01-SEP-201	FA-Collaborat	01-SEP-2010	USD	10,850.00	3
<u>1</u> Ge	neral		2 Lines	<u>3</u> H	olds	4 View Pay	ments <u>5</u> So	cheduled Payment	s <u>6</u> View I	Prepayment Appl	ications
🗳 Mik	e's				Total Gross	10,850	.00 Ret	ained		Net	10,85
Date	Defer	red End Dat	e Manu	facturer	Model		Serial Numbe	er Warra	nty Numbe	r Inventory	/ Item
			Colla	borate MFG	Model - X	YZ	#336320	Warra	nty #123		
							Discard	Line 1	<u>D</u> istribution	s <u>A</u> llo	cations
	s 1	Calc	ulate Tax	Ta <u>x</u> Deta	ails	Corrections	Qui	ck Match	Match		Distri <u>b</u> u

#### Conditions for transferring Asset lines to Accounts Payable

Conditions for **Asset** Invoice Line Distributions to be imported to Assets during the mass additions create process:

- The line is charged to an account set up as an Asset account
- The account is set up for an existing asset category as either the asset clearing account or the CIP clearing account
- The Track As Asset check box is checked. (It is automatically checked if the account is an Asset account)
- The invoice is approved
- The invoice line distribution is posted to Oracle General Ledger from Payables
- The general ledger date on the invoice line distribution is on or before the date you specify for the create program
- If you use the multiple organization feature, your Payables operating unit must be tied to the same ledger as the corporate book for which you want to create mass additions.





#### Conditions for transferring Asset lines to Accounts Payable

Conditions for **Expensed** Invoice Line Distributions to Import into Assets:

- The invoice line distribution is charged to an Expense account
- Track as Asset is checked
- The invoice is approved
- The invoice line distribution is posted to Oracle General Ledger from Payables
- The general ledger date on the invoice line distribution is on or before the date you specify for the create program
- Your installation of Payables must be tied to the same ledger as the corporate book for which you want to create mass additions





#### Run 'Mass Additions Create Report' – Fixed Assets

	ubmit Request Run this Request	X
		Сору
	Name	Mass Additions Create Report
	Operating Unit	
	Parameters	
	Book OPS CORP	OPERATIONS CORPORATE BOOK
ACLE'	PARTNER	CO2Works Parting Oracle To Work

OR

# Output of 'Mass Additions Create Report'

Book: Reque	N ENTERPRIS OPS CORP st Id: 7462 gn Currency	2592	USD	Mas	s Addi	tions Create	Report		Report Date: 23-A Page:
AP Co	Asset Account	Dpt	Vendor Number - Name	Invoice Number		Invoice Date	Payables Batch Name	Asset Description	Cost (USD)
01	1570	000	1001 - GE Capital	FA-Collaborate	1 - 1	01-SEP-2010		Capital Lease -	10,000.00
			Department 000	0 Totals:					10,000.00
		Asset	Acount 1570 Tot	tals:					10,000.00
	AP Company	y 01 To	tals:						10,000.00
Curre	ncy Code USI	D Total	s:						10,000.00
Repor	t Totals:								10,000.00



# Fixed Assets – Mass Additions

ORACL

Book	OPS CORP		Queue C	ON HOLD	
Transaction Type			Transaction Date		
Invoice Number	FA-Collaborate18.1-1		Line Number 1	]	
Category	VEHICLE-LEASED STAND	DARD	Group Asset		
Employee Name			Employee Number		
Expense Account			Location		
Date in Service	30-SEP-2010	✓ Depreciate	Cost 1	0,000.00	
Source Asset Deta	ils Depreciation				
				23-APR-2018 01-SEP-2010	
Comm	ents				
Project Details.		Assignments	Cancel	Done	

# Fixed Assets – Mass Additions

Book	OPS CORP			Queue		
Transaction Type			Transac	tion Date		
Invoice Number	FA-Collaborate18.1-1		Line	e Number	1	[]
Category	VEHICLE-LEASED STA	ANDARD	Gro	oup Asset		
Employee Name			Employee	e Number		
Expense Account	01-000-7350-0000-000			Location	USA-CA-NOVA	TO-RED
Date in Service	30-SEP-2010	✓ Deprec	iate	Cost	10,000.00	
Source Asset Deta	ails Depreciation					
Asset Number			Description	Capital	casa Callabar	
Tag Number			Description Asset Key	Capital L	ease - Collabor	
Serial Number	#226220	Units 1		1		
Asset Type	Capitalized ·	Parent Asset		1	1	
	Collaborate MFG	Model Number Warranty Number		Model - )		
	Collaborate18.1					
	GE Capital	⊡In <u>U</u> se	varianty Number		cal Inventory	
Property Type			Ownership	Leased	car inventory	
Property Class				Leaseu		
Froperty class			Bought			
Project Details.		Assignments		<u>C</u> ancel		Done

3 6

## Post Mass Additions

Request Set	Post Mass Additions			
Program	Operating Unit	Stage	Parameters	Language
Mass Additions Post		Mass Additions Post	OPS CORP	NLS
Mass Additions Postir	ng Rep	Mass Additions Posti	OPS CORP	NLS
				NLS
				NLS
				NLS
•				
			<u>O</u> ptions	Delivery Op
At these Times				
	As Soon As Possible			Sche <u>d</u> ule
				Notification
Help ( <u>A</u> )			Sub <u>m</u> it	Cancel

# View Asset

Asset Number	121567	Description	Capital Lease - Collaborate
Tag Number		Category	VEHICLE-LEASED STANDARD [
Serial Number	#336320	Asset Key	NONE
Asset Type	Capitalized	Units	1
Parent Asset		Description	
Manufacturer	Collaborate MFG	Model	Model - XYZ
Warranty Number			ų
Lease Number	Collaborate18.1	Description	Collaborate 18 Presentation [
	GE Capital		·
	✓In <u>U</u> se		
	In Physical Inventory		
Property Type	Personal	Ownership	Leased -
Property Class	1245	Bought	New
Commitment		Investment Law	
	View Subcomponents		Done Cancel

# Lease Asset Report

VISION ENTERPRISES Book: OPS CORP Company: 01 Category: VEHICLE-LEASED STANDARD Leased Assets Report

Report Date: 24-AP Page: 1

Lease Number	Asset Number - Description			Deprn Reserve	
Collaborate18.1	. 121567 - Capital Lease - Collabora		10,850.00		10,850.00
	Lease Collaborate18.1 Totals:			0.00	
Konica - 12Ab	KONICA-1 - Konika test mk	30-SEP-2010	108.50	0.00	108.50
	Lease Konica - 12Ab Totals:		108.50	0.00	108.50
L100				19,174.72 0.00	
	Lease L100 Totals:		60,363.50	19,174.72	41,188.78
L156	100402 - Leased Vehicle	05-JAN-1998	36,550.00	36,550.00	0.00
	Lease L156 Totals:			36,550.00	
Test2 lease	MKLEASED2 - Cap lease test desc	30-SEP-2010	81.38	0.00	81.38
	Lease Test2 lease Totals:		81.38	0.00	81.38
Category VEHICL	E-LEASED STANDARD Totals:	-		55,724.72	
Company 01 Tota	ls:	-		55,724.72	
Report Totals:		-		55,724.72	





# O2 Works

Putting Oracle to Work

#### Oracle E-Business Specialists

# **Thank you**

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