

NAVIGATING THE GASB 87 DATE FIELDS

Example 1: Lease that began on January 1, 2021, which is prior to the implementation date of GASB 87 (7/1/2021). Payments are \$1,000.00 per month and made at the beginning of each period. The interest rate is 4%.

The three dates for Questions 14, 15, and 16 should be entered as follows:

14. Lease start date: 1/1/2021 – just as it appears on the contract
15. Lease Payment Date in Measurement Year: 7/1/2021
- a. Although the payments began January 1, 2021, GASB 87 ignores payments prior to the Statement’s implementation date.
 - b. Therefore, the first payment date **during the measurement year** is 7/1/21.
16. Measurement Date: 7/1/2021
- a. Because we are implementing GASB 87 during fiscal year 2021-2022, the measurement date is 7/1/2021 for any leases beginning on or before 7/1/2021.
 - b. See Example 2 for leases beginning after 7/1/2021.

GASB 87 Decision Tree - Agency 110000

1. Lease ID (Short Name) *

110000-Date Test-Contract starts pre-7/1/21



7 characters remaining

Provide a unique, short alphanumeric name for the lease that begins with your OLO. 50 characters or fewer.

Example: 430000-contract #-Copiers

2. Lease Description

Contract start date 1/1/21, payment date 1/1/21, 5-year lease @ 4% interest rate

An optional description for the lease can be specified

3. Lease Type *

Lessee

Lessor

Specify whether the lease is for the lessee or lessor

After going through the determination questions, it has been determined that this is, indeed, a GASB 87 lease:

This is a GASB 87 Lease. Complete the lease details below.

11. Organization's Year End Date *

06/30/2022



Provide the organization's year-end date

12. Department/Agency *

110000

OLO Number of the agency where lease is recorded

13. Fund Number *

110000202339120

Number of the fund where lease is recorded

14. Lease Start Date *

01/01/2021



Date on which the lease commences

15. Lease Payment Date in Measurement Year *

07/01/2021



Date lease payment is due within the Measurement year. Measurement year is the fiscal year in which the lease is recorded per GASB 87

16. Measurement Date *

07/01/2021



Lease start date, except in year of implementation, then it is the beginning of the first fiscal year presented

17. Lease Increment Between Payments *

- 1 - Monthly
- 2 - Bi-monthly
- 12 - Annually

Specify the amount of months between successive payments

18. Lease Period (in months) *

60

Total number of months lease covers from 'Lease Payment Date in Measurement Year' to end of lease term (including extension(s) when applicable)

19. Lease Annual Interest Rate *

4

Annual interest rate (listed in lease contract or calculated implied rate). Values are % values out of a 100, annually. So 6.25% annually would be entered as 6.25. See [CEFP rate](#).

20. Lease Payments (in months) *

Specify payments

Note: If the lease is paid or received over a period other than monthly (such as annually), convert the payments/receipts to a monthly basis.

Remember that the first payment made within the measurement period (fiscal year 2021-2022) was made on 7/1/2021 (because it is due at the beginning of each month). The field controlling when the payment breakdown period begins is the **Lease Payment Date in the Measurement Year**. Note that the monthly breakdown in the image below begins with July 2021.

Specify Monthly Payment Breakdown

Pick one of the three options below to specify the monthly payment breakdown.

Single Fixed Payment

Escalation Rule

Monthly Breakdown

Payment Breakdown *

Specify the individual payments per period.

You can paste values from the clipboard. Make sure the values are tab separated, and format MM-yyyy or MMyyyy and payment amount. Select the first payment input box (Cmd+V on macOS)

Period	Amount
07-2021	<input type="text"/>
08-2021	<input type="text"/>
09-2021	<input type="text"/>
10-2021	<input type="text"/>
11-2021	<input type="text"/>
12-2021	<input type="text"/>
01-2022	<input type="text"/>

Had the first payment been due on August 1, 2021, the data fields and the payment breakdown schedules would appear as follows:

14. Lease Start Date *

 

Date on which the lease commences

15. Lease Payment Date in Measurement Year *

 

Date lease payment is due within the Measurement year. Measurement year is the fiscal year in which the lease is recorded per GASB 87

16. Measurement Date *

 

Lease start date, except in year of implementation, then it is the beginning of the first fiscal year presented

Single Fixed Payment

Escalation Rule

Monthly Breakdown

Payment Breakdown *

Specify the individual payments per period.

You can paste values from the clipboard. Make sure the values are tab separated, and format MM-yyyy or MMyyyy and payment amount. Select the first payment input box (Cmd+V on macOS)

Period	Amount
08-2021	<input type="text"/>
09-2021	<input type="text"/>
10-2021	<input type="text"/>
11-2021	<input type="text"/>

Example 2: Lease that began on October 1, 2021, which is after the implementation date of GASB 87 (7/1/2021). Payments are \$1,000.00 per month and made at the beginning of each period. The interest rate is 4%.

The three dates for Questions 14, 15, and 16 should be entered as follows:

14. Lease start date: 10/1/2021 – just as it appears on the contract

15. Lease Payment Date in Measurement Year: 10/1/2021

16. Measurement Date: 7/1/2021 or 10/1/2021

- a. Because we are implementing GASB 87 during fiscal year 2021-2022, the measurement date is 10/1/2021 for any leases beginning after the 7/1/2021 GASB 87 implementation date.
- b. The user can also enter 7/1/2021, since the year of implementation begins on 7/1/2021.

14. Lease Start Date *

 

Date on which the lease commences

15. Lease Payment Date in Measurement Year *

 

Date lease payment is due within the Measurement year. Measurement year is the fiscal year in which the lease is recorded per GASB 87

16. Measurement Date *

 

Lease start date, except in year of implementation, then it is the beginning of the first fiscal year presented

- OR -

14. Lease Start Date *

 

Date on which the lease commences

15. Lease Payment Date in Measurement Year *

 

Date lease payment is due within the Measurement year. Measurement year is the fiscal year in which the lease is recorded per GASB 87

16. Measurement Date *

 

Lease start date, except in year of implementation, then it is the beginning of the first fiscal year presented

Either one of those entry options results in the same monthly payment breakdown schedule, which begins October 2021.

Single Fixed Payment Escalation Rule Monthly Breakdown

Payment Breakdown *

Specify the individual payments per period.

You can paste values from the clipboard. Make sure the values are tab separated, and format MM-yyyy or MMyyyy and payment amount. Select the first payment input box (Cmd+V on macOS)

Period	Amount
10-2021	<input type="text"/>
11-2021	<input type="text"/>
12-2021	<input type="text"/>