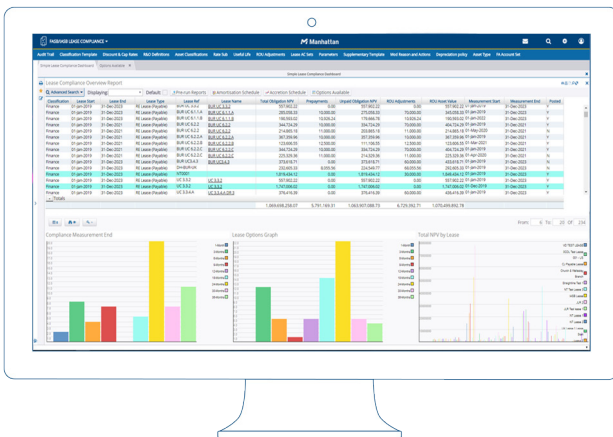




Ensure compliance with the new FASB ASC 842, IASB IFRS 16, AASB 16 and GASB 87 reporting standards



Trimble's Manhattan **Compliance Management** module helps support real estate accounting and financial professionals during the complex FASB, IASB and GASB preparatory, pre-transition, transition and final adoption periods ... and beyond.



- ▶ Unique approach for quantifying, recording, reclassifying and reporting on leases.
- ▶ Greater accuracy and transparency with a more granular set of charge codes
- ▶ Process and record multiple subledgers
- ▶ Simultaneously support both FASB, IASB and GASB in the same system
- ▶ SOC 1 Type 2 Certified
- ▶ Out-of-the-box ERP interface with minimal client specific configuration

How can Trimble Manhattan help you?

Book a demo or contact us via our website



Trimble's Manhattan **Compliance Management** module has been built from the ground up to be fully GAAP compliant and accurate. The module accesses data from Manhattan's lease management and financial ledgers to avoid duplicate data entry. SOC 1 certified, Manhattan is the most comprehensive lease accounting solution on the market today and provides functionality for FASB, IASB, AASB and GASB guidelines.

Classification (Lessee)

In Manhattan, all IASB lessee/payable leases are classified and accounted for as Finance leases. FASB lessee guidance still maintains the distinction between Operating and Finance. The correct classification and documentation is important to support the proper accounting treatment.

Classification (Lessor)

Manhattan features a template for you to properly classify leases. Lessor/receivable leases from both a FASB and IASB perspective require the proper classification to support the correct accounting treatment. Lessor leases must be classified as either Operating or Finance from an IASB perspective. Lessor lease must be classified as Operating/Sales type/Direct financing from a FASB perspective.

Modification Reclassification/Remeasurement (Lessee)

Depending on the type of lease, ie Lessor vs Lessee as well as FASB vs IASB, there are different approaches for filers to consider when there is a modification to the terms and conditions of the original lease contract. Manhattan provides the ability to select the method and account for the transaction/modification.

Remeasurement

Modifications to the lease contract will require incorporation of the new/amended lease terms as well as all residual lease related balances for the NPV and ROU to ensure the correct accounting on a go forward basis. You can use Manhattan to document and transact this type of accounting.

Reclassification

From a FASB perspective, modifications to the lease contract may require the original lease to be reclassified from an Operating Lease to a Finance Lease. IASB lessee leases are all classified as Finance leases and therefore not subject to this requirement.

Transition (Adoption)

There are 3 transition/adoption approaches for IASB as well as 2 transition/adoption approaches for FASB available to filers. All approaches are supported by Manhattan but require preparatory steps in order to transition and adoption.

Remeasurement

Impairment: Certain lease contracts could in some instance lose the full value related the ROU (Right of Use) leased asset. Although not fully impaired/worthless, Manhattan enables you to write down the value of the lease to a predetermined worth which is deemed reasonable by the user.

Area Change in Scope: You can use Manhattan to account for modifications to the terms of a contract which reduces the original demised leased space from the original contract.

Impairment Onerous Lease: Certain leases may be fully impaired and therefore deemed worthless which requires the user to write down the value of the ROU to zero. For example, where a certain location is shut down permanently. Manhattan supports this accounting.

Sublease

In certain instances, your company might want to sublease a portion of the original leased premises to a third party. Manhattan enables you to account for the change in terms as well as the modification to the incoming rent stream.



The Manhattan Solution

- ▶ Application Platform
- ▶ Financial Management
- ▶ Transaction Management
- ▶ Lease Management
- ▶ **Compliance Management**
- ▶ Project Management
- ▶ Space Management
- ▶ Space Utilization
- ▶ Room & Desk Booking
- ▶ Facility Management
- ▶ Energy & Sustainability