Welcome to Financial Reporting Updates – New GASB Standards

The presentation will begin soon.

Housekeeping Notes

- Attendees are automatically muted for audio quality.
- Please direct technical questions to outreach@osc.ny.gov.
- This class is being recorded for future on-demand viewing.
- Please complete the post-conference survey you receive to help us improve your OOO Fall Conference experience.
Financial Reporting Updates - New GASB Standards

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Why These Projects are Important

• Annually, the State Comptroller is required to compile financial statements.

• These are audited to render an opinion on the fair presentation of the financial statements and in conformity to GAAP.

• Based upon the data in the financial statements, as well as the audit opinion, credit rating agencies will make determinations on the riskiness of NY State debt.
Agenda

• GASBS 87 Leases
  – Materiality
  – LeaseController™ templates
  – Reasonably Certain determination
  – Things to look out for

• GASBS 94 Public-Private Partnership Agreements
  – Overview and update

• GASBS 96 Subscription-Based IT Arrangements (SBITA)
  – SBITA examples
  – Materiality
  – SBITA exclusions
  – Subscription term
  – Implementation costs

• GASBS 83 Asset Retirement Obligations
  – Overview and refresher

• GASBS 42 Impairments
  – Overview and refresher
New Accounting and Reporting Requirements for Lease and Lease-like Agreements

<table>
<thead>
<tr>
<th>Leases (GASBS 87)</th>
<th>Public-Private Partnership Agreements (GASBS 94)</th>
<th>Subscription-Based IT Arrangements (GASBS 96)</th>
</tr>
</thead>
</table>
| • Implementation Date  
  — Current Fiscal Year  
  Year-end 3/31/2023 | • Implementation Date  
  — Year-end 3/31/2024 | • Early Implementation Date  
  — Year-end 3/31/2023 |
| • All land, building, equipment, vehicle and embedded leases. | • Agreements between a government and an operator to provide public service by conveying control of an asset. | • GASB Standard Implementation Date  
  — Year-end 3/31/2024 |
| • Quarterly requests to continue building first year inventory for use in year-end financial reporting. | | • All agreements for government use of IT software on a subscription basis, similar to a lease. |
| | | • Overlap with GASBS 87 process. |
Leases

(GASB Statement 87)

• Definition

- A contract (e.g., an agreement between two or more parties that creates enforceable rights and obligations) that conveys control of the right-to-use another entity’s nonfinancial asset (the underlying asset) as specified in the contract for a period of time in an exchange or exchange-like transaction.
# Leases

(GASB Statement 87)

<table>
<thead>
<tr>
<th>Included*</th>
<th>Not Included*</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Real Property</td>
<td>• Short-term leases (12 months or less)</td>
</tr>
<tr>
<td>• Equipment</td>
<td>• Leases that transfer ownership</td>
</tr>
<tr>
<td>• Land</td>
<td>• Leases of intangible assets</td>
</tr>
<tr>
<td>• Vehicles</td>
<td>• Leases of biological assets</td>
</tr>
<tr>
<td>• Servers</td>
<td>• Leases of Inventory</td>
</tr>
<tr>
<td>• Printers/Copiers</td>
<td>• Supply Contracts (purchase power agreements)</td>
</tr>
</tbody>
</table>

*This is not an exhaustive list of examples.*
Materiality Threshold

(GASB Statement 87)

• The current materiality for leases is $100,000 annual exchange of value. Continue to use this threshold in your review for leases to be added to the LeaseController template submissions.

• All leases that commenced prior to 2/1/21 have a materiality threshold of $300,000 annual exchange of value.

• All leases managed by OGS are maintained in SFS and will be accounted for regardless of materiality. These leases should not be included on LeaseController templates.
Lease Population

• SFS:
  • Approximately 650 active or pending leases.

• LeaseController:
  • Approximately 70 leases as of the quarter ended 6/30/2022.
Things To Look Out For

• **Embedded Leases**
  - Contracts that contain the right to use an underlying asset as part of a larger agreement.
  - Embedded leases are often found in advertising, service, transportation and construction agreements.
  - GASBS 96 contracts with lease components.

• **Subleases**
  - Components must be recognized separately.

• **Modifications, amendments or transfer of ownership**
  - L000001 vs L000001A

• **Evergreen leases**

• **Variable Payments**
Evergreen, Holdover & Short-term Leases

- Evergreen leases with indefinite or regular renewals.
- Short-term lease: A short-term lease is defined as a lease that has a maximum possible term of 12 months (or less), including any options to extend, regardless of their probability of being exercised.
Reasonably Certain – Agency Responsibility

- GASBS 87 requires that all clauses/options with a financial impact be evaluated for whether the clauses/options are reasonably certain to occur.
- Reasonably certain is a high threshold of probability that must be met to include optional lessee payments in the measurement of lease assets and lease liabilities.
- Lessee or lessor must have a compelling economic reason to exercise the option (or not to exercise the option).
- All economic factors relevant to the assessment must be considered:
  - Significant economic incentive (market rates)
  - Significant economic disincentive (cost to terminate)
  - Abandonment of significant leasehold improvements
  - Costs of identifying another suitable underlying asset
  - Costs of returning the underlying asset in a contractually specified condition or location
  - Condition of the asset
  - History of exercising the options to extend or terminate
  - The extent to which the asset underlying the lease is essential to the provision of government services
Reasonably Certain Contract Options

- **Renewal Clause**
  - Periods in a lease agreement that extend the lease beyond the initial lease period.

- **Termination Clause**
  - A clause in a lease agreement that allows termination by either the lessee, the lessor, or both.

- **Purchase Option**
  - A clause in a lease agreement that allows the lessee the option to purchase the asset.

- **Residual Value Guarantees**
  - A clause in a lease agreement that requires an additional payment at the end of the lease term based on the condition of the asset.

- **Fiscal Funding**
  - A clause in a lease agreement that would allow governmental lessees to cancel a lease if the government does not appropriate funds for the lease payments.
Reasonably Certain

• The reasonably certain decision is made during the initial accounting for the lease. Document how you came to your reasonably certain decision in the comment section on the LeaseController template.

• The reasonably certain decision cannot be changed during the life of the lease unless the NYS reporting entity has signed a document that changes the term of the lease (Ex: a signed contract amendment or written notice to exercise an existing renewal clause).
### Modification Template

<table>
<thead>
<tr>
<th>Lease ID</th>
<th>Add Rows</th>
<th>Modification Date</th>
<th>Modification Comment</th>
<th>Is the lease entered in error?</th>
<th>Is the lease terminated early?</th>
<th>Penalty Amount (cash outflow)</th>
<th>Refund Amount (cash inflow)</th>
<th>Is the lease partially terminated?</th>
<th>Penalty Amount (cash outflow)</th>
<th>Refund Amount (cash inflow)</th>
<th>What is the Entity's accounting policy for remeasurement of the Right of Use Asset?</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The lease ID is the unique ID assigned to a particular lease.

**Date of Modification**

**Comment**

- Select 'Yes' if applicable
- Select 'No' if applicable

**Enter Penalty Amount**

**Enter Refund Amount**

**Select 'Yes' if applicable**

**Choose the appropriate method for modification calculations**

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**GT**

**IntMod_Mod10YN**

**202**

Is there any other modification/remeasurement event (such as change in lease term, change in the lease consideration, grant of additional Right of Use Asset)?

Select 'Yes' if applicable
LeaseController Templates

Common Errors – Add Rows Button
### LeaseController Templates

#### Common Errors – Cells with Asterisks

<table>
<thead>
<tr>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>LeaseID</td>
<td>LeaseAgreementDateOrig</td>
<td>LeaseStartDateOrig</td>
<td>LeaseAgreementDate</td>
<td>LeaseEndDate</td>
</tr>
<tr>
<td>1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>LeaseID *</td>
<td>Original Lease Agreement Date (YYYY-MM-DD)</td>
<td>Original Lease Commencement Date (YYYY-MM-DD)</td>
<td>Current Lease Agreement Date (YYYY-MM-DD) *</td>
<td>Current Lease Commencement Date (YYYY-MM-DD) *</td>
</tr>
<tr>
<td>3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The lease ID is the unique ID assigned to a particular lease.</td>
<td>This is the date on which the main agreement was signed by both the parties. Enter the details if you have the original agreement. Otherwise, leave it blank.</td>
<td>This is the lease commencement date based on the original lease. Enter the details if you have the original agreement. Otherwise, leave it blank.</td>
<td>The current lease date is the date of the initial (or renewal agreement that is currently in effect as of the evaluation date.</td>
<td>The current commencement date is either the commencement of the original lease or renewal agreement whichever is in effect as of the evaluation date.</td>
</tr>
<tr>
<td></td>
<td>ENTER the Procurement Contract NYS Contract ID (E4)</td>
<td></td>
<td></td>
<td></td>
<td>This is the end date of the term that is currently active. For example, if a lease was signed on 1/1/2012 with an expiration of 3/31/2013 with a one year renewal option, the end of the current term is 3/31/2013. However, if a lease was signed on 1/1/2012 with an expiration of 1/31/2012 and a one year renewal option (and lease was renewed), the end date would be 12/31/2013.</td>
</tr>
</tbody>
</table>
LeaseController Templates

Common Errors – Validate Button

**Instructions**

1. Do not insert or delete columns.
2. Do not change values in rows 1 - 8.
3. LeaseID should always be populated in column A for each record. Do not leave it blank.
4. Do not populate cells with variants of "N.A." or "Not Applicable".
5. Row 2 shows what is expected in each column - whether the value should be a Date, Amount, Text, etc. Boolean means Yes or No. Sign means $ or %.
6. Row 5 shows what the default value is. Fill in all required fields and leave all cells blank/empty if no data is available.
7. If Row 4 displays 'YES' or 'NO' or a 'Dropdownlist', only those values will be accepted.
8. Please populate payment schedule on the PaymentSchedule worksheet with the correct LeaseID.
9. If there are Renewal Options, Nonindex Escalations, or Index Escalations please populate them in the corresponding tables with the correct LeaseIDs.
10. Click Validate button below before submitting. If any cell in column A is highlighted red, then some issue has been detected in that row. Please investigate and fix the issue and again click Validate.
11. If the entire row is highlighted in red, then it means the LeaseID is missing. Please enter the value of the appropriate LeaseID and again click Validate.
12. Make sure the Upload template is of version 8.0.1 or higher.

**Validation Analytics**

<table>
<thead>
<tr>
<th>Tab</th>
<th>Count of Rows with Errors</th>
</tr>
</thead>
<tbody>
<tr>
<td>LeasesDetails</td>
<td>4</td>
</tr>
<tr>
<td>PaymentSchedule</td>
<td>0</td>
</tr>
<tr>
<td>RenewalOptions</td>
<td>0</td>
</tr>
<tr>
<td>NonindexEscalation</td>
<td>2</td>
</tr>
<tr>
<td>IndexEscalation</td>
<td>0</td>
</tr>
</tbody>
</table>

**Upload Template Version:** 8.2.1

**LeaseController™**

GASB 87 Lessor New Lease Upload Template
Public-Private Partnership
(GASB Statement 94)

• Definitions

– **Public-private and public-public partnership arrangements (PPPs):** An arrangement in which a government (the transferor) contracts with an operator (a governmental or nongovernmental entity) to provide public services by conveying control of the right-to-operate or -use a nonfinancial asset, such as infrastructure or other capital asset (the underlying PPP asset), for a period of time in an exchange or exchange-like transaction.

– **Availability payment arrangement (APA):** An arrangement in which a government compensates an operator for services that may include designing, constructing, financing, maintaining, or operating an underlying nonfinancial asset for a period of time in an exchange or exchange-like transaction. APAs are considered a financing transaction.

*APAs are different from PPPs in that the payments made by the government to an operator are based entirely on the asset’s availability for use rather than on tolls, fees, or similar revenues or other measures of demand.*
Public-Private Partnership
(GASB Statement 94)

• Definitions (continued)
  – A service concession arrangement (SCA) is a type of PPP that meets all of the following conditions:
    • The operator collects and is compensated by fees from third parties;
    • The transferor determines or has the ability to modify or approve which services the operator is required to provide, to whom the operator is required to provide the services, and the prices or rates that can be charged for the services; and
    • The transferor is entitled to significant residual interest in the service utility of the underlying PPP asset at the end of the arrangement.
Public-Private Partnership
(GASB Statement 94)

• Common types of agreements in NYS
  – SCA agreements
    • Agreement is between a NYS reporting entity (transferor) and another entity, PBC or private company (operator) to manage a physical asset of NYS
    • NYS receives significant compensation: monetary, construction or improvement of a physical asset
  – APA agreements
    • Payments to a firm to design and construct a physical asset
    • Payments over time and beyond the completion of the building
Public-Private Partnership
(GASB Statement 94)

NYS allows PPP agreements through specific contract wording. The agreements that include specific PPP wording tend to be high dollar or large projects (Ex: Sports stadiums, bridges, etc.).
Public-Private Partnership
(GASB Statement 94)

• OSC is not expecting agencies to make a final determination as to the applicability of GASBS 94, but only to identify arrangements that could meet the definition of a PPP or APA and notify the GASB team.

• Agencies should retain documentation for any arrangements that are subject to GASBS 94.
Subscription-Based Information Technology Arrangements (SBITAs)

Guidance:
GASB Statement No. 96 (GASBS 96)

Target Implementation Date:
Fiscal Year 2023

Purpose:
Enhance authoritative guidance for accounting/reporting of SBITAs
SBITA Definition

Per GASBS 96, Paragraph 6:

“A contract that conveys control of the right to use another party’s (a SBITA vendor’s) **IT software**, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a **period of time** in an exchange or exchange-like transaction.”
## SBITA Definition

<table>
<thead>
<tr>
<th>GASBS 87</th>
<th>GASBS 96</th>
</tr>
</thead>
<tbody>
<tr>
<td>“A contract that conveys control of the right-to-use another entity’s nonfinancial asset (the underlying asset), as specified in the contract for a period of time in an exchange or exchange-like transaction.”</td>
<td>“A contract that conveys control of the right-to-use another party’s (a SBITA vendor’s) IT software, alone or in combination with tangible capital assets (the underlying IT assets), as specified in the contract for a period of time in an exchange or exchange-like transaction.”</td>
</tr>
</tbody>
</table>

**Source:** GASBS 87, Paragraph 4

**Source:** GASBS 96, Paragraph 6
SBITA Examples

- Software as a Service (SaaS)
- Platform as a Service (PaaS)
- Infrastructure as a Service (IaaS)

Examples

- Microsoft 0365
- Zoom
- Adobe
- WebEx
- Tableau
SBITA Exclusions: Materiality

**Current Materiality Threshold**
$50,000 Annual Exchange of Value (AEV)

**Annual Exchange of Value**
AEV represents the dollar value of the SBITA over a 12-month period

**Formula**
AEV = \( \sum \) reasonably certain right to use payments/reasonably certain term in months) \* 12
AEV Calculation

Included in Calculation of AEV

• Subscription payment costs
• Implementation costs incurred on or after 4/1/22

Not Included in Calculation of AEV

• Maintenance services
• Payments for perpetual licensing arrangements
• Implementation costs incurred prior to 4/1/22
SBITA Exclusions

Governments that provide the right to use their IT software to other entities through SBITA
- Contracts where a government is a SBITA “lessor” are not reported under GASBS 96

Contracts for subscriptions to online access to databases, journals, or other news sources

Contracts that fall under the scope of GASBS 87 (Leases) and contain an insignificant software component
- Example: Smart copier
SBITA Exclusions: Non-subscription Components

- Contracts may contain subscription components and non-subscription components.

- Non-subscription components could include items such as:
  - Perpetual licensing agreements
  - Maintenance services
SBITA Exclusions: Short-Term SBITAs

GASBS 87

“ [...] a lease that, at the commencement of the lease term, has a maximum possible term under the lease contract of 12 months (or less), including any options to extend, regardless of their probability of being exercised.”

Source: GASBS 87, Paragraph 16

GASBS 96

“ [...] a SBITA that, at the commencement of the subscription term, has a maximum possible term under the SBITA contract of 12 months (or less) including any options to extend, regardless of their probability of being exercised.”

Source: GASBS 96, Paragraph 13
Short-Term SBITAS

• A SBITA should be reported if one of the following is true:
  – NYS has the right to use the software for a period greater than 12 months, or
  – The subscription term is for 12 months or shorter, but the contract includes the option to extend the contract beyond 12 months
Subscription Term

Noncancelable period

If reasonably certain option will be exercised:
Periods where the SBITA vendor/government (or both) have the option to extend the SBITA

If reasonably certain option will not be exercised:
Periods where the SBITA vendor/government (but not both) have the option to terminate the SBITA
<table>
<thead>
<tr>
<th>GASBS 87</th>
<th>GASBS 96</th>
<th>Definition</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renewal Clause</td>
<td>Renewal Clause</td>
<td>Periods that extend the agreement beyond the initial subscription/lease period</td>
</tr>
<tr>
<td>Termination Clause</td>
<td>Termination Clause</td>
<td>A clause that allows termination of the agreement by either the lessee/lessor or the government/SBITA vendor</td>
</tr>
<tr>
<td>Purchase Option</td>
<td>N/A</td>
<td>A clause in a lease agreement that allows the lessee the option to purchase the asset</td>
</tr>
<tr>
<td>Residual Value Guarantee</td>
<td>N/A</td>
<td>A clause in a lease agreement that requires an additional payment at the end of the lease term based on the condition of the asset</td>
</tr>
<tr>
<td>Fiscal Funding Clause</td>
<td>Fiscal Funding Clause</td>
<td>A clause in a lease/SBITA agreement that would allow the government lessee to cancel a lease/SBITA if the government does not appropriate funds for the lease/SBITA payments</td>
</tr>
</tbody>
</table>
Reasonably Certain – Factors to Consider

• Significant economic incentives
  – Are the terms and conditions in the contract favorable compared to current market rates?

• Technological developments

• Change in government’s demand for the IT assets

• Significant economic disincentives
  – Would there be high costs associated with negotiating another contract or identifying another SBITA vendor?

• History of exercising options to extend or terminate

• Extent to which the underlying IT assets in the SBITA are essential to the provision of government services
Implementation Stages

**Preliminary Project Stage**
- **Examples:** Conceptual formulation and evaluation of alternatives, selecting a SBITA vendor
- **Accounting Treatment:** Expense as incurred

**Initial Implementation Stage**
- **Examples:** Configuration, coding, testing, installation, and other charges necessary to place the subscription asset into service
- **Accounting Treatment:** Generally capitalize*

**Operation and Additional Implementation Stage**
- **Operation**
  - **Examples:** Maintenance, troubleshooting, etc.
  - **Accounting Treatment:** Expense as incurred

- **Additional Implementation Activities:**
  - **Accounting Treatment:** Outlays are capitalized if they meet certain criteria

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*Training costs are expensed, regardless of the stage in which they are incurred.*

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Additional Implementation Stage Capitalizable Outlays

**Increase in Functionality**
- Allows government to perform tasks that could not previously be performed with the subscription asset

**Increase in Efficiency**
- Increase in the level of service provided by the subscription asset without the ability to perform additional tasks

**Source:** GASBS 96, Paragraph 40
# Reporting Template

<table>
<thead>
<tr>
<th>Lease ID</th>
<th>Lease Category ID</th>
<th>Lease Description</th>
<th>Entity UID</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SBITA ID</strong>&lt;br&gt;ENTER the Procurement Contract NYS Contract (SBITA = Subscription Based IT Arrangement)</td>
<td><strong>Lease Type</strong>&lt;br&gt;Enter the Value &quot;SBITA&quot;</td>
<td><strong>SBITA Description</strong></td>
<td><strong>Legal Entity</strong>&lt;br&gt;Enter your SFS GL BU ID Value (Ex: ABC11)</td>
</tr>
<tr>
<td>The SBITA ID is the unique ID assigned to a particular SBITA.</td>
<td>Only Lease Type of 'SBITA' accepted for this upload template</td>
<td>Enter a brief description of the SBITA i.e. the name of the parties and the asset details. (Ex: - Equipment SBITA (AXXX) between XYZ Limited and ABC Limited)</td>
<td>Entity ID associated to a lease</td>
</tr>
</tbody>
</table>
GASBS 83 – Certain Asset Retirement Obligations (AROs)

ARO Definition

• A **legally enforceable** liability associated with the retirement of a tangible capital asset
  – AROs result from the **normal operation** of a tangible capital asset

AROs could include liabilities related to:

• Retirement of a tangible capital asset
• Disposal of a replaced part of a tangible capital asset
• Environmental remediation associated with the retirement of a tangible capital asset
# Asset Retirement Obligations

<table>
<thead>
<tr>
<th>Examples of assets that may have associated AROs:</th>
<th>Examples of items that do not fall under the scope of GASBS 83:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Petroleum bulk storage tanks</td>
<td>Obligations that arise solely from a plan to sell/dispose of a tangible capital asset or to prepare it for an alternate use</td>
</tr>
<tr>
<td>X-ray machines and certain laboratory equipment</td>
<td>Landfill closure and postclosure care obligations</td>
</tr>
<tr>
<td>Sewage treatment plants and water treatment plants</td>
<td>Capital asset maintenance costs/replacement part costs</td>
</tr>
<tr>
<td>Dams</td>
<td>Obligations related to pollution remediation, such as asbestos removal, due to other-than-normal operation of an asset</td>
</tr>
</tbody>
</table>
Asset Retirement Obligations

AROs are **legally** enforceable.

- Federal, State, or local laws or regulations
- Legally binding contracts
- Court judgements
Reporting an ARO to OSC

We collect information about AROs annually, including:

- Asset and asset description
- The legal obligation to retire the asset
- Statutory reference (if required by State, Federal, Local Law or regulation)
- Asset’s estimated remaining useful life
- Estimated cost to retire
- Any method used to estimate cost
- Any funding or assurance provisions (if applicable)
Capital Asset Impairments

Guidance: GASBS 42

Definition:
Asset impairment is “a significant, unexpected decline in the service utility of a capital asset.” – GASBS 42, paragraph 5

• Events that lead to impairments are not normal/ordinary—they would not have been expected to occur
• Capital asset impairments are permanent

<table>
<thead>
<tr>
<th>Significant</th>
<th>Unexpected</th>
</tr>
</thead>
<tbody>
<tr>
<td>“The expenses associated with continued operation and maintenance (including depreciation) or costs associated with restoration of the capital asset are significant in relation to the current service utility.”</td>
<td>“The restoration cost or other impairment circumstance is not a part of the normal life cycle of the capital asset.”</td>
</tr>
</tbody>
</table>

Source: GASBS 42, paragraph 11a

Source: GASBS 42, paragraph 11b
# Impairment Indicators

<table>
<thead>
<tr>
<th>Indicators</th>
<th>Examples</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evidence of physical damage (resulting in a loss of service utility)</td>
<td>A building damaged by fire or flood</td>
</tr>
<tr>
<td>Enactment or approval of laws or regulations or other changes in environmental factors</td>
<td>A water treatment plan that cannot meet and cannot be modified to meet new water quality standards</td>
</tr>
<tr>
<td>Technological development or evidence of obsolescence</td>
<td>An MRI machine or some other type of research equipment that is rarely used because newer equipment provides better service</td>
</tr>
<tr>
<td>Change in the manner or expected duration of use of a capital asset</td>
<td>The closure of a school prior to the end of its useful life</td>
</tr>
<tr>
<td>Construction stoppage or development stoppage of internally generated intangible assets</td>
<td>Construction stoppage of a building or development stoppage of software due to lack of funding</td>
</tr>
</tbody>
</table>

Source: GASBS 42, Paragraph 9
Why are Impairments Important?

• A portion of historical cost may need to be written off to reflect an asset impairment (loss of service utility)

• Impaired capital assets that will no longer be used in operations should be reported at lower of carrying value or fair value (cost or market)
As of March 31, 2022 do you have any buildings with a book value over $1 million that are not being utilized (i.e. vacant)? (Attach additional sheets if necessary)

As of March 31, 2022 do you have any buildings with a book value over $1 million that are not performing at their original usable capacity? For example, the original building was designed for 100 beds but now only 25 are in use. (Attach additional sheets if necessary)

Does your agency have any capital assets that have been physically impaired during the (2021-22) fiscal year with an impairment value of more than $75,000?

**YES** □ **NO** □

If the answer to the above question is **YES**, please refer to the sample form below to complete the Impaired Asset Form and return this entire document as instructed above. If the answer is **NO** please answer the questions below and then sign/date the form and return as instructed.
# Impairment Reporting

## NEW YORK STATE
OFFICE OF GENERAL SERVICES
2021-22 FISCAL YEAR
IMPAIRED ASSET REPORTING FORM

<table>
<thead>
<tr>
<th>IMPAIRED ASSET DESCRIPTION</th>
<th>DATE ACQUIRED</th>
<th>DATE &amp; CAUSE OF IMPAIRMENT</th>
<th>HISTORICAL COST OF ASSET</th>
<th>GENERAL LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Storage shed</td>
<td>05/30/80</td>
<td>07/02/2007 Shed destroyed by fire.</td>
<td>$200,000</td>
<td>Region 1</td>
</tr>
<tr>
<td>Bridge</td>
<td>11/11/92</td>
<td>08/05/2007 Bridge destroyed by flood</td>
<td>$1,000,000</td>
<td>Central Office</td>
</tr>
</tbody>
</table>

**SAMPLE**
Further GASB Resources:
https://www.osc.state.ny.us/state-agencies/guidance/new-gasb-standards

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