

Lessor – Right to Receive Calculation

Base Example – Generic Building Lease

**Disclaimer – The exposure draft received nearly 700 letters of comment through the comment period ended December 15, 2010. There is some expectation that key features of the standard will be modified as a result of constituent response. As a result, these illustrative examples will not likely be accurate or appropriate to rely upon after issuance of the final standard. We have provided these as an educational tool only and do not represent these examples to be accurate under current or future final standards. Any templates used in the examples below are for internal use only and are not available for distribution.

BKD 2010 Lease Exposure Draft Template - Version 09-2010

LESSOR - Right to Receive Asset Calculation and Amortization

Initial Indirect Costs
 Present Value of Lease Streams (calculated from schedules)
 Liability
 Original Present Value of Lease Streams:
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 Effective Monthly Rate

\$	(50,000.00)
\$	5,028,482.12
\$	4,978,482.12
\$	4,978,482.12
	8.00%
	0.67%

Because changes in future cash flows may occur, once the initial lease term is defined, the beginning right to use asset PV of lease streams should be manually keyed as a starting point.

Periods	Liability Balance	Int Exp	Cash Rental Payment	Balance	Interest Flexible Average	Interest Flexible Total
Jan-10	5,028,482.12	33,523.21	-	5,062,005.33	34,035.27	408,423.26
Feb-10	5,062,005.33	33,746.70	-	5,095,752.03		
Mar-10	5,095,752.03	33,971.68	-	5,129,723.71		
Apr-10	5,129,723.71	34,198.16	36,666.67	5,127,255.20		
May-10	5,127,255.20	34,181.70	36,666.67	5,124,770.24		
Jun-10	5,124,770.24	34,165.13	36,666.67	5,122,268.70		
Jul-10	5,122,268.70	34,148.46	36,666.67	5,119,750.49		
Aug-10	5,119,750.49	34,131.67	36,666.67	5,117,215.50		
Sep-10	5,117,215.50	34,114.77	36,666.67	5,114,663.60		
Oct-10	5,114,663.60	34,097.76	36,666.67	5,112,094.69		
Nov-10	5,112,094.69	34,080.63	36,666.67	5,109,508.66		
Dec-10	5,109,508.66	34,063.39	36,666.67	5,106,905.38		
Jan-11	5,106,905.38	34,046.04	38,500.00	5,102,451.42	33,879.04	406,548.47
Feb-11	5,102,451.42	34,016.34	38,500.00	5,097,967.76		
Mar-11	5,097,967.76	33,986.45	38,500.00	5,093,454.21		
Apr-11	5,093,454.21	33,956.36	38,500.00	5,088,910.57		
May-11	5,088,910.57	33,926.07	38,500.00	5,084,336.64		
Jun-11	5,084,336.64	33,895.58	38,500.00	5,079,732.22		
Jul-11	5,079,732.22	33,864.88	38,500.00	5,075,097.10		
Aug-11	5,075,097.10	33,833.98	38,500.00	5,070,431.08		
Sep-11	5,070,431.08	33,802.87	38,500.00	5,065,733.95		
Oct-11	5,065,733.95	33,771.56	38,500.00	5,061,005.51		
Nov-11	5,061,005.51	33,740.04	38,500.00	5,056,245.55		
Dec-11	5,056,245.55	33,708.30	38,500.00	5,051,453.85		
Jan-12	5,051,453.85	33,676.36	40,433.33	5,044,696.88	33,423.02	401,076.19
Feb-12	5,044,696.88	33,631.31	40,433.33	5,037,894.85		
Mar-12	5,037,894.85	33,585.97	40,433.33	5,031,047.49		
Apr-12	5,031,047.49	33,540.32	40,433.33	5,024,154.48		
May-12	5,024,154.48	33,494.36	40,433.33	5,017,215.50		
Jun-12	5,017,215.50	33,448.10	40,433.33	5,010,230.27		
Jul-12	5,010,230.27	33,401.54	40,433.33	5,003,198.48		
Aug-12	5,003,198.48	33,354.66	40,433.33	4,996,119.80		
Sep-12	4,996,119.80	33,307.47	40,433.33	4,988,993.94		
Oct-12	4,988,993.94	33,259.96	40,433.33	4,981,820.57		
Nov-12	4,981,820.57	33,212.14	40,433.33	4,974,599.37		
Dec-12	4,974,599.37	33,164.00	40,433.33	4,967,330.04		
Jan-13	4,967,330.04	33,115.53	42,450.00	4,957,995.57	32,765.55	393,186.59
Feb-13	4,957,995.57	33,053.30	42,450.00	4,948,598.87		
Mar-13	4,948,598.87	32,990.66	42,450.00	4,939,139.53		
Apr-13	4,939,139.53	32,927.60	42,450.00	4,929,617.13		
May-13	4,929,617.13	32,864.11	42,450.00	4,920,031.24		
Jun-13	4,920,031.24	32,800.21	42,450.00	4,910,381.45		
Jul-13	4,910,381.45	32,735.88	42,450.00	4,900,667.33		
Aug-13	4,900,667.33	32,671.12	42,450.00	4,890,888.45		
Sep-13	4,890,888.45	32,605.92	42,450.00	4,881,044.37		
Oct-13	4,881,044.37	32,540.30	42,450.00	4,871,134.67		
Nov-13	4,871,134.67	32,474.23	42,450.00	4,861,158.90		

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Periods	Liability Balance	Int Exp	Cash Rental Payment	Balance	Interest Flexible Average	Interest Flexible Total
Dec-13	4,861,158.90	32,407.73	42,450.00	4,851,116.63		
Jan-14	4,851,116.63	32,340.78	44,566.67	4,838,890.74	31,882.38	382,588.60
Feb-14	4,838,890.74	32,259.27	44,566.67	4,826,583.35		
Mar-14	4,826,583.35	32,177.22	44,566.67	4,814,193.90		
Apr-14	4,814,193.90	32,094.63	44,566.67	4,801,721.86		
May-14	4,801,721.86	32,011.48	44,566.67	4,789,166.68		
Jun-14	4,789,166.68	31,927.78	44,566.67	4,776,527.79		
Jul-14	4,776,527.79	31,843.52	44,566.67	4,763,804.64		
Aug-14	4,763,804.64	31,758.70	44,566.67	4,750,996.68		
Sep-14	4,750,996.68	31,673.31	44,566.67	4,738,103.32		
Oct-14	4,738,103.32	31,587.36	44,566.67	4,725,124.01		
Nov-14	4,725,124.01	31,500.83	44,566.67	4,712,058.18		
Dec-14	4,712,058.18	31,413.72	44,566.67	4,698,905.23		
Jan-15	4,698,905.23	31,326.03	46,800.00	4,683,431.26	30,745.86	368,950.28
Feb-15	4,683,431.26	31,222.88	46,800.00	4,667,854.14		
Mar-15	4,667,854.14	31,119.03	46,800.00	4,652,173.17		
Apr-15	4,652,173.17	31,014.49	46,800.00	4,636,387.66		
May-15	4,636,387.66	30,909.25	46,800.00	4,620,496.91		
Jun-15	4,620,496.91	30,803.31	46,800.00	4,604,500.22		
Jul-15	4,604,500.22	30,696.67	46,800.00	4,588,396.89		
Aug-15	4,588,396.89	30,589.31	46,800.00	4,572,186.20		
Sep-15	4,572,186.20	30,481.24	46,800.00	4,555,867.44		
Oct-15	4,555,867.44	30,372.45	46,800.00	4,539,439.89		
Nov-15	4,539,439.89	30,262.93	46,800.00	4,522,902.82		
Dec-15	4,522,902.82	30,152.69	46,800.00	4,506,255.51		
Jan-16	4,506,255.51	30,041.70	49,133.33	4,487,163.88	29,325.89	351,910.63
Feb-16	4,487,163.88	29,914.43	49,133.33	4,467,944.97		
Mar-16	4,467,944.97	29,786.30	49,133.33	4,448,597.94		
Apr-16	4,448,597.94	29,657.32	49,133.33	4,429,121.93		
May-16	4,429,121.93	29,527.48	49,133.33	4,409,516.07		
Jun-16	4,409,516.07	29,396.77	49,133.33	4,389,779.51		
Jul-16	4,389,779.51	29,265.20	49,133.33	4,369,911.38		
Aug-16	4,369,911.38	29,132.74	49,133.33	4,349,910.78		
Sep-16	4,349,910.78	28,999.41	49,133.33	4,329,776.86		
Oct-16	4,329,776.86	28,865.18	49,133.33	4,309,508.71		
Nov-16	4,309,508.71	28,730.06	49,133.33	4,289,105.43		
Dec-16	4,289,105.43	28,594.04	49,133.33	4,268,566.14		
Jan-17	4,268,566.14	28,457.11	51,583.33	4,245,439.92	27,590.02	331,080.19
Feb-17	4,245,439.92	28,302.93	51,583.33	4,222,159.51		
Mar-17	4,222,159.51	28,147.73	51,583.33	4,198,723.91		
Apr-17	4,198,723.91	27,991.49	51,583.33	4,175,132.07		
May-17	4,175,132.07	27,834.21	51,583.33	4,151,382.94		
Jun-17	4,151,382.94	27,675.89	51,583.33	4,127,475.50		
Jul-17	4,127,475.50	27,516.50	51,583.33	4,103,408.67		
Aug-17	4,103,408.67	27,356.06	51,583.33	4,079,181.39		
Sep-17	4,079,181.39	27,194.54	51,583.33	4,054,792.60		
Oct-17	4,054,792.60	27,031.95	51,583.33	4,030,241.22		

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Periods	Liability Balance	Int Exp	Cash Rental Payment	Balance	Interest Flexible Average	Interest Flexible Total
Nov-17	4,030,241.22	26,868.27	51,583.33	4,005,526.15		
Dec-17	4,005,526.15	26,703.51	51,583.33	3,980,646.33		
Jan-18	3,980,646.33	26,537.64	54,166.67	3,953,017.30	25,501.73	306,020.70
Feb-18	3,953,017.30	26,353.45	54,166.67	3,925,204.09		
Mar-18	3,925,204.09	26,168.03	54,166.67	3,897,205.45		
Apr-18	3,897,205.45	25,981.37	54,166.67	3,869,020.15		
May-18	3,869,020.15	25,793.47	54,166.67	3,840,646.96		
Jun-18	3,840,646.96	25,604.31	54,166.67	3,812,084.60		
Jul-18	3,812,084.60	25,413.90	54,166.67	3,783,331.83		
Aug-18	3,783,331.83	25,222.21	54,166.67	3,754,387.38		
Sep-18	3,754,387.38	25,029.25	54,166.67	3,725,249.96		
Oct-18	3,725,249.96	24,835.00	54,166.67	3,695,918.29		
Nov-18	3,695,918.29	24,639.46	54,166.67	3,666,391.09		
Dec-18	3,666,391.09	24,442.61	54,166.67	3,636,667.03		
Jan-19	3,636,667.03	24,244.45	56,883.33	3,604,028.15	23,020.69	276,248.28
Feb-19	3,604,028.15	24,026.85	56,883.33	3,571,171.66		
Mar-19	3,571,171.66	23,807.81	56,883.33	3,538,096.14		
Apr-19	3,538,096.14	23,587.31	56,883.33	3,504,800.12		
May-19	3,504,800.12	23,365.33	56,883.33	3,471,282.11		
Jun-19	3,471,282.11	23,141.88	56,883.33	3,437,540.66		
Jul-19	3,437,540.66	22,916.94	56,883.33	3,403,574.27		
Aug-19	3,403,574.27	22,690.50	56,883.33	3,369,381.43		
Sep-19	3,369,381.43	22,462.54	56,883.33	3,334,960.64		
Oct-19	3,334,960.64	22,233.07	56,883.33	3,300,310.38		
Nov-19	3,300,310.38	22,002.07	56,883.33	3,265,429.11		
Dec-19	3,265,429.11	21,769.53	56,883.33	3,230,315.31		
Jan-20	3,230,315.31	21,535.44	59,733.33	3,192,117.42	20,103.25	241,238.99
Feb-20	3,192,117.42	21,280.78	59,733.33	3,153,664.86		
Mar-20	3,153,664.86	21,024.43	59,733.33	3,114,955.96		
Apr-20	3,114,955.96	20,766.37	59,733.33	3,075,989.00		
May-20	3,075,989.00	20,506.59	59,733.33	3,036,762.25		
Jun-20	3,036,762.25	20,245.08	59,733.33	2,997,274.00		
Jul-20	2,997,274.00	19,981.83	59,733.33	2,957,522.50		
Aug-20	2,957,522.50	19,716.82	59,733.33	2,917,505.98		
Sep-20	2,917,505.98	19,450.04	59,733.33	2,877,222.69		
Oct-20	2,877,222.69	19,181.48	59,733.33	2,836,670.84		
Nov-20	2,836,670.84	18,911.14	59,733.33	2,795,848.64		
Dec-20	2,795,848.64	18,638.99	59,733.33	2,754,754.30		
Jan-21	2,754,754.30	18,365.03	62,716.67	2,710,402.66	16,702.12	200,425.38
Feb-21	2,710,402.66	18,069.35	62,716.67	2,665,755.35		
Mar-21	2,665,755.35	17,771.70	62,716.67	2,620,810.38		
Apr-21	2,620,810.38	17,472.07	62,716.67	2,575,565.78		
May-21	2,575,565.78	17,170.44	62,716.67	2,530,019.56		
Jun-21	2,530,019.56	16,866.80	62,716.67	2,484,169.69		
Jul-21	2,484,169.69	16,561.13	62,716.67	2,438,014.15		
Aug-21	2,438,014.15	16,253.43	62,716.67	2,391,550.92		
Sep-21	2,391,550.92	15,943.67	62,716.67	2,344,777.92		

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Periods	Liability Balance	Int Exp	Cash Rental Payment	Balance	Interest Flexible Average	Interest Flexible Total
Oct-21	2,344,777.92	15,631.85	62,716.67	2,297,693.10		
Nov-21	2,297,693.10	15,317.95	62,716.67	2,250,294.39		
Dec-21	2,250,294.39	15,001.96	62,716.67	2,202,579.68		
Jan-22	2,202,579.68	14,683.86	65,850.00	2,151,413.54	12,765.45	153,185.38
Feb-22	2,151,413.54	14,342.76	65,850.00	2,099,906.30		
Mar-22	2,099,906.30	13,999.38	65,850.00	2,048,055.68		
Apr-22	2,048,055.68	13,653.70	65,850.00	1,995,859.38		
May-22	1,995,859.38	13,305.73	65,850.00	1,943,315.11		
Jun-22	1,943,315.11	12,955.43	65,850.00	1,890,420.54		
Jul-22	1,890,420.54	12,602.80	65,850.00	1,837,173.34		
Aug-22	1,837,173.34	12,247.82	65,850.00	1,783,571.16		
Sep-22	1,783,571.16	11,890.47	65,850.00	1,729,611.63		
Oct-22	1,729,611.63	11,530.74	65,850.00	1,675,292.37		
Nov-22	1,675,292.37	11,168.62	65,850.00	1,620,610.99		
Dec-22	1,620,610.99	10,804.07	65,850.00	1,565,565.06		
Jan-23	1,565,565.06	10,437.10	69,150.00	1,506,852.16	8,235.73	98,828.74
Feb-23	1,506,852.16	10,045.68	69,150.00	1,447,747.84		
Mar-23	1,447,747.84	9,651.65	69,150.00	1,388,249.49		
Apr-23	1,388,249.49	9,255.00	69,150.00	1,328,354.49		
May-23	1,328,354.49	8,855.70	69,150.00	1,268,060.19		
Jun-23	1,268,060.19	8,453.73	69,150.00	1,207,363.92		
Jul-23	1,207,363.92	8,049.09	69,150.00	1,146,263.01		
Aug-23	1,146,263.01	7,641.75	69,150.00	1,084,754.76		
Sep-23	1,084,754.76	7,231.70	69,150.00	1,022,836.46		
Oct-23	1,022,836.46	6,818.91	69,150.00	960,505.37		
Nov-23	960,505.37	6,403.37	69,150.00	897,758.74		
Dec-23	897,758.74	5,985.06	69,150.00	834,593.80		
Jan-24	834,593.80	5,563.96	72,600.00	767,557.76	3,050.52	36,606.26
Feb-24	767,557.76	5,117.05	72,600.00	700,074.81		
Mar-24	700,074.81	4,667.17	72,600.00	632,141.98		
Apr-24	632,141.98	4,214.28	72,600.00	563,756.26		
May-24	563,756.26	3,758.38	72,600.00	494,914.64		
Jun-24	494,914.64	3,299.43	72,600.00	425,614.07		
Jul-24	425,614.07	2,837.43	72,600.00	355,851.50		
Aug-24	355,851.50	2,372.34	72,600.00	285,623.84		
Sep-24	285,623.84	1,904.16	72,600.00	214,928.00		
Oct-24	214,928.00	1,432.85	72,600.00	143,760.85		
Nov-24	143,760.85	958.41	72,600.00	72,119.26		
Dec-24	72,119.26	480.80	72,600.00	0.06		