IBM TRIRIGA
Version 10 Release 5.3.1

Release Notes

IBM.

Note
Before using this information and the product it supports, read the information in "Notices" on page 17.

This edition applies to version 10, release 5, modification 3.1 of IBM® TRIRIGA® and to all subsequent releases and modifications until otherwise indicated in new editions.

Contents

Release Notes

Welcome to the March 2018 release of IBM® TRIRIGA® 10.5.3.1.

These release notes include the following:

- An overview of what's new, known limitations, changes, and patch helper workflows
- Instructions for installing the OM package
- Documentation for the changes and pointers to where you can download more extensive documentation

> **Note** – If updates or corrections are required for this document, a new version will be posted on the [IBM TRIRIGA Lease Accounting wiki](#).

What's New in TRIRIGA Lease Accounting

IBM TRIRIGA 10.5.3.1 continues to enhance IBM TRIRIGA Real Estate Manager lease accounting processes to accelerate and ensure compliance with existing lease accounting guidelines (ASC 840 and IAS 17) as well as new accounting standards (ASC 842 and IFRS 16).

New and enhanced features include:

Index Adjustments support now includes:

- Multiple payment schedules, escalated rent payment schedules, and payment schedules with a renewal option.
- Multiple index clause types, such as for rent or parking.
- Multiple index clauses with the same clause type. This is used if there are multiple minimum increase % or maximum increase % clauses over the life of the lease.
- For GAAP leases, there are three situations where the Variable Lease Payment amount is rolled into the fixed payment and the Variable Lease Payment amount from the Operating or Finance schedule is cleared from that period forward. The three situations are:
    1. Contract Administrator does an amendment to extend, expand or exercise an option.
    2. Lease Accountant does a contractual factor to update the residual value guarantee.
    3. Lease Accountant does a change in assessment to select an option when it is reasonably certain to take that option.

General instructions for creating an index clause follow here. For various use cases for setting up a lease that includes one or more index clause and one or more payment schedules, see the `IBM TRIRIGA 10.5.3.1 Lease Accounting Best Practices for Index Adjustments.pdf` document, which is available from the [IBM TRIRIGA Lease Accounting wiki](#).

- To create an index clause:
    1. Sign in as a Contract Administrator user.
    2. Create or navigate to the lease record.
    3. Create the payment schedules.
    4. On the **Clauses, Options & Terms** tab, create a Rent clause and select the **Includes Index Adjustment?** check box.
    5. In the **Index Adjustments** section, enter the details for the index clause.
        - **Compare To Previous?** - When you have more than one payment schedule with the same payment type or more than one index clause with the same clause type, this setting determines whether the first payment of the subsequent schedule or clause is compared to the final payment of the previous

schedule or clause and whether to use the greater or lesser of the two calculations if they are compared.

- Note that if you do not select **Has Minimum % Increase**, payments will decrease if the index decreases. If a decrease in payments is not allowed, you must select **Has Minimum % Increase** and enter 0 as the value.
- **Year of Adjustment** – Determines the number of years from the **First Adjustment Date** that the adjustment is effective.

6. Select the payment schedule to which the clause applies.
7. Click **Submit For Accounting Review**. The Lease Accountant is notified.
8. Log in as a Lease Accountant, go to the Accounting tab, set the Accounting Start Date, the Accounting End Date and the Accounting Standard.
9. Answer the questions in the **FASB Treatment** or **IFRS Treatment** section, then click **Calculate Lease Treatment**.
10. Click **Generate Accounting Schedules**.
11. After the accounting schedules are generated, click **Activate**.
12. Log in as a Contract Administrator to apply the new CPI index when it is known. The user can either go to **Action Items** on the home page or on the Payments tab, **Payment Processes** sub-tab of the active lease. In the **Related Reports**, click **Index Adjustment Calcs Processing Details** and see the list of the available **Index Adjustment Calculators**.
13. Open the first **Index Adjustment Calculator** and enter the **New Index**, click **Calculate** and then **Issue**. The Lease Accountant is notified.
14. Log in as a Lease Accountant and open the lease to review, click **Generate Accounting Schedules**.
15. **Activate** the Lease record.

Incentive Schedules for Tenant Improvements support now includes the ability to make updates and recalculate:

- You can now update tenant improvement incentive and then generate new incentive schedules with the recalculated values, including accrual and liability. Calculations are based on straight-line changes for the effective fiscal period of the modification.
- To make changes to the tenant improvement incentive and then generate new incentive schedules:
    1. Sign in as a Contract Administrator.
    2. On the Accounting tab of the lease record, in the Incentive Schedule After Lease Commencement section, you can view the current incentive schedule, including the incentive amount, accrual, and liability.
    3. To make a change, update the payment line items on the Payment tab of the lease record. Then, click **Submit For Accounting Review**. The Lease Accountant is notified.
    4. Sign in as a Lease Accountant and click **Calculate Lease Treatment** and then click **Recalculate Accounting Schedules**. Click **Save & Close**.
    5. Now when you open the record, on the Accounting tab, the Incentive Schedule After Lease Commencement section shows the change in the payment and also shows updated values in the Accrual and Liability columns, including a one-time adjustment at the time of the modification.

Lease History performance has been improved:

- Rather than taking a snapshot for the history records when you revise a lease, the snapshot is now taken on activation of the lease.
- When you do a Data Revise or an Amendment, a new snapshot is recorded and only the most recent snapshot is stored.
- History is now also captured upon termination of a lease, when an index adjustment is applied, and when a new standard adopted.

Data Revise now includes several read-only fields to prevent validation failures:

- When you revise a contract using the Data Revise option, several of the fields and sections are now read-only to prevent changes that would result in validation failures.

Journal Entry support now includes:

- Added, updated, and deleted journal entry templates. You can find a full list of the changed journal entry templates on the [IBM TRIRIGA Lease Accounting wiki](#) in a file named `IBM TRIRIGA 10.5.3.1 Journal Entry Updates.xls`.
- A new trigger subtype is added under the **Lease Event** trigger type for **Standard Adopted**. If you select this trigger type and subtype, journal entries are recorded when the standard is adopted on the lease record. With this feature, journal entries are recorded automatically after the standard is adopted on a lease record.
- The **Journal Entry Period** options now include **Standard Adoption Period** and **Local Standard Adoption Period** to be used for journal entries created when the standard is adopted.

Segment error correction support during journal entry processing now includes:

- You can now correct segment errors on journal entries.
- To view and correct segment errors, begin on the **Process Lease Journal Entries** form, in the **Periodic Journal Entries** section. Journal entry records that contain segment errors are marked with an exclamation point (**!**) in the first column. To correct these errors, use the following steps:
    1. Click the journal entry name to display the record.
    2. Locate the segment that contains an error in the **Segment Value** column of the **General Ledger Segments** section.
    3. Use the **Lease** link in the **Lease Details** section to open the lease record, locate the cause of the error in the segment that was indicated in step 2, and then click **Accounting Revise** to make the necessary change.
    4. Click **Activate**.
    5. Return to the **Process Journal Entries** form. Click **Correct Segment Errors**. The status changes to **Processing**. The journal entries with segment errors are reprocessed including any changes that you made. The updated **Periodic Journal Entries** list displays.

Dismantle Cost support now includes:

- A new field, **Dismantle Cost**, has been added to the Accounting tab of a lease record. You use this field to enter an estimate of the cost to dismantle the property at the end of the lease period. This cost is added to the last FLI (fiscal line item) for the schedule.
- A Lease Accountant can enter a value when the lease is created, or you can add or change the value by doing a Contractual Factor.
- Changes are recorded in the History tab of the lease record.
- To make an update to the dismantle cost:
    1. Sign in as a Lease Accountant.
    2. Click **Accounting Revise**.
    3. In the **Change Type** menu, select "Contractual Factors".
    4. In the Details section, edit the value in the **Dismantle Cost** field and click **Continue**.
    5. Click **Recalculate Accounting Schedules**.

Changes to the adoption process and fields include:

- In the Application Settings, in the New Standard Adoption section, the Lease Accounting Settings tab now includes separate fields for **GAAP Adoption Fiscal Period** and **IFRS Adoption Fiscal Period**, as well as for **GAAP Look Back Fiscal Period** and **IFRS Look Back Fiscal Period**.
- When you create a request to review lease assumptions for the "Initial Adoption to New Standard" process while doing an accounting standard transition either from ASC840 to ASC842 or IAB17 to IFRS16, you must go to **Contracts > Leases > Review Lease Assumptions** and click **Add**. The **Bulk Create Review Assumption Request** form pops up and includes in the Reason section a field named **Schedule To Process**. You can choose to do the adoption and transition process for either the GAAP schedules, the IFRS schedules, or both for the selected leases.
- Your selection in the **Schedule to Process** menu determines where the schedules that are processed are displayed. For example,
    1. If you select "GAAP Schedule" in the **Schedule to Process** field and the accounting standard for the lease is set to GAAP, the schedules that are processed are displayed in the Accounting tab of the lease record.
    2. If you select "GAAP Schedule" in the **Schedule to Process** field and the accounting standard for the lease is set to IFRS and **Local Reporting** is selected, the schedules that are processed are displayed on the Local Reporting tab of the lease record.
    3. If you select "IFRS Schedule" in the **Schedule to Process** field and the accounting standard for the lease is set to IFRS, the schedules that are processed are displayed in the Accounting tab of the lease record.
    4. If you select "IFRS Schedule" in the **Schedule to Process** field and the accounting standard for the lease is set to GAAP and **Local Reporting** is selected, the schedules that are processed are displayed on the Local Reporting tab of the lease record.
- **Business Unit** was added as an option in the Lease Filters section of the General tab of the Bulk Create Review Assumptions request form. You use this option to filter only the leases within one business unit.
- When you click the **Find** action on the Leases section, **Business Unit** and **Local Standard Adopted** fields are added.

Corrections and updates were made to the Disclosure Report Templates. You can find a document that explains the assumptions used in creating the Disclosure Reports as well as a list of the requirements that have been completed for each changed report on the [IBM TRIRIGA Lease Accounting wiki](#) in a file named `IBM TRIRIGA 10.5.3.1 Disclosure Report Assumptions and Design.pdf` that is included in the 10.5.3.1 documentation ZIP. The new BIRT disclosure reports OM package is also available for download from the wiki.

Features were added to allow a Local Lease Accountant to access and change only information for local reporting:

- Some organizations may have an overall lease accountant and another lease accountant for local reporting. New features, including new actions on the Accounting tab and the Local Reporting tab of the lease record and a new security group for Local Lease Accountant, ease the coordination of duties between these two accountants.
- The new security group, **TRIRIGA Local Lease Accountant**, can be assigned to a local lease accountant who is restricted to viewing and changing information on the Local Reporting tab. Security groups are defined by an admin at **Tools > Administration > Security Manager**.

Added features to local reporting:

- You can now calculate NPV and ROU asset values and generate accounting schedules separately between the Accounting tab and Local Reporting tab with each tab using its own incremental borrowing rate.

- When a GAAP lease has **Local Reporting Required** checked on the Accounting tab, the **Generate GAAP Schedule** action is available on the FASB Treatment section to allow the lease accountant to generate/re-calculate the Accounting tab. This affects only the GAAP schedules and does not generate/re-calculate the Local Reporting IFRS schedule. But, if a lease accountant wants to only generate/re-calculate the Local Reporting tab (IFRS schedule), the **Generate Local IFRS Schedule** action is available on the IFRS Treatment section on the Local Reporting tab.

- When an IFRS lease has **Local Reporting Required** checked on the Accounting tab, the **Generate IFRS Schedule** action is available on the IFRS Treatment section to allow the Lease accountant to generate/re-calculate the Accounting tab. This affects only the IFRS schedules alone and not generate/re-calculate the Local Reporting GAAP schedule. But if a lease accountant wants to only generate/re-calculate the Local Reporting tab (GAAP schedule), the **Generate Local GAAP Schedule** action is available on the FASB Treatment section on the Local Reporting tab.

- If both tabs need to be generated/re-calculated, click the **Generate Accounting Schedules/Recalculate Accounting Schedules** action.

- The incremental borrowing rate that is used to calculate the schedule is separated on its own tab. The rates do not have to be the same. The rates can be changed when the lease accountant sets the contractual factors. The fields are labelled as **GAAP Incremental Borrowing Rate** and **IFRS Incremental Borrowing Rate**.

- The section actions are available only when the **Local Reporting Required** is checked on the Accounting tab.

Added features to support ASC842 GAAP classification changes from Operating to Finance:

- When you modify a lease and the lease is reclassified from Operating to Finance, a new Lease Reclassification section on the Accounting tab of the Lease record displays a record of each reclassification and the range of dates for which the classification was in place.
- To view a snapshot of the schedules under a previous classification, click the record in the Lease Reclassification section.

> **Note** – This function is currently only available for flipping a lease classification from Operating to Finance, not from Finance to Operating.

Installing the OM Package

You must install the OM package on an existing TRIRIGA v10.5.3 installation.

1. Browse to the `10.5.3-TIV-PDM-FP001.tar` file downloaded from Fix Central.
2. Untar the file to extract the OM package ZIP file (`TRIRIGA_10_5_3_1.zip`).
3. Log in to TRIRIGA as an administrator.
4. Go to Tools > Object Migration.
5. Click **New Import Package**.
6. Browse for the TRIRIGA_10_5_3_1.zip file extracted in Step 2 and click **OK**.
7. Use the **Validate** action to verify that the objects can be imported successfully.
8. Use the **Import** action to initiate the import process. A notification is sent to the user when the import process is complete.

> **Note** – After applying the OM package for 10.5.3.1, you can also apply the separate OM package that contains updated BIRT disclosure reports. A document describing the BIRT disclosure report changes is available on the [IBM TRIRIGA Lease Accounting wiki](#) in a file named `IBM TRIRIGA 10.5.3.1 Disclosure Report Assumptions and Design.pdf` that is included in the 10.5.3.1 documentation ZIP. The BIRT report OM package is a separate download also available from the wiki.

IBM TRIRIGA 10.5.3.1 Known Limitations

The following known limitations have been identified in the release of IBM TRIRIGA 10.5.3.1:

Area of Impact	Description
Amendments Payment adjustments	When doing an amendment to adjust payments that are based on an index lease, a user can only adjust payments using **Update Action = Update or Split Payment Schedules** on the Payment Adjustment form to cause the variable that results from the index to become a fixed payment.
BIRT disclosure reports	All BIRT disclosure reports, except for one report, are designed to retrieve data directly from the database using SQL statements. As a result, the column name that is referenced may not be the same in your TRIRIGA database. Since these reports retrieve data directly from the database, the different SQL statements are written separately, one for Oracle/DB2 and another for Microsoft SQL Server. 10.5.3.1 currently supports three database servers: Oracle, DB2, and Microsoft SQL Server **IMPORTANT:** BIRT disclosure reports for local reporting are not corrected in this release. They will be delivered in a future release.
Currency conversion	The currency conversion for BIRT disclosure reports only supports the 'Default' currency conversion group.
Index adjustments	Partial calculations of index adjustments are not supported.

Area of Impact	Description
Index clauses	When setting up an index lease with multiple index clauses, the system is using the clause type to group the index clauses. This is for the purpose of calculation comparison.
Lease reclassification	Finance to Operating schedules reclassification flip functionality is not available.
Operating lease IAS17 to IFRS16	When transitioning a lease previously classified as an Operating lease under IAS17 to IFRS16 with the modified retrospective approach, TRIRIGA measures the ROU Asset using Option 2, referencing the KPMG guidance (https://www.in.kpmg.com/ifrs/files/Leases-Transition-Options-Nov-2016.pdf page 19). Option 2 measures the ROU asset at an amount equal to the lease liability (subject to certain adjustments).
Payment adjustments	When doing a payment adjustment, the **Update or Split Payment Schedules** option is not supported for one-time payment schedules. For incentive schedule adjustment, you can create a separate one-time payment schedule to increase/decrease the incentive amount by adding a positive or negative amount.

IBM TRIRIGA 10.5.3.1 Changes

The following changes to IBM TRIRIGA are in this release:

Area of Impact	Description
Asset Lease Real Estate Lease	Added the state action "Accounting Revise", which is available for the Local Lease Accountant group. On the Accounting tab, if the Local Reporting field is checked and a user in the Local Lease Accountant group selects the Accounting Revise action, then the user can select the value of the Contractual Factors field from the Change Type drop-down list on the contract revise popup form. However, on the Accounting tab, if the Local Reporting field is not checked and a user in the Local Lease Accountant group selects the Accounting Revise action, then the contract revise popup form is read-only and the user cannot perform any action. (Tri-51096)
Asset Lease Real Estate Lease	After an ASC 840 lease with a known incentive is amended and extended, the incentive schedule is now recalculated from the effective period. (Tri-50492)
Asset Lease Real Estate Lease	After an index adjustment is applied, the net rent payment of all fiscal line items within the specified date range are now updated correctly. (Tri-51201-IJ03959)
Asset Lease Real Estate Lease	After you use the Terminate action to perform an early termination of an operating lease, the accrual liability column now displays the carried-over amount, which is the last period of the FLI that was closed. (Tri-49749)

Area of Impact	Description
Asset Lease Real Estate Lease	Corrected a typographical error on the following Lease Journal Entry Setup templates: Asset - GAAP - 842 - Operating - 00014 and Real Estate - GAAP - 842 - Operating – 00014. In addition, the Calculation Source of Input02 was renamed to 'Finance/Operating Schedule'. To correct Lease Journal Entry Setup records that were created by using these Lease Journal Entry Setup templates, run the following patch helper workflow: triPatchHelper - triCalculate - 10.5.3.1 - Update Name and Calculation Input of Journal Entry Setup. (Tri-49750)
Asset Lease Real Estate Lease	For a short term lease with the Include In Amortization Schedule field not selected on the Accounting tab, a user can now activate the lease directly without the need to select the Generate Accounting Schedule action. (Tri-51625)
Asset Lease Real Estate Lease	For an IFRS lease, changed the formula used to calculate the Rent Obligation as Percentage of FMV field. With this change, the triPVRentBldgOnlyNU field is calculated as follows: triPVRentBldgOnlyNU = triPVofRentNU – triLandRentPortionNU. (Tri-49611)
Asset Lease Real Estate Lease	For an IFRS lease, when the Lease Treatment is Operating for the Current Standard, but for the new standard (IFRS16), Lease Classification can only be Finance, when doing the adoption/transition process, the starting ROU Asset Value is now calculated correctly using the following formula: ROU Asset at transition (IFRS16 - Finance) = New Lease Liability (NPV) + Deferred Rent (Current Standard – Straight Line schedule) + Unamortized IDC (Current Standard - Straight Line schedule) + Unamortized Prepayment (Current Standard Straight Line schedule) – Unamortized TI (Current Standard - Incentive Before and/or Incentive After schedule) (Tri-51147-IJ03960)
Asset Lease Real Estate Lease	Improved performance of amending a lease. Every time a lease is activated, a copy is created and associated to the lease using a temporary association. The copy is now used during an amendment. (Tri-50032)
Asset Lease	In the Asset Lease form, in the General tab, in the Details section, added a new Contract Status field. The value of this field now shows in the Expire and Template popup forms and also in the copy of asset lease records. This new field is displayed instead of the Status field on asset lease manager queries and on most of the asset lease portal queries. (Tri-50499)
Asset Lease Real Estate Lease	In the Lease Classification section of the Accounting tab, the question "No alternative use of specialized asset to lessor at end of lease term?" was changed to "Is this a specialized asset?". When the Accounting Standard is GAAP (FASB), the Override Lease Classification section action is available at all times on the Accounting tab. When you click the action, if the Lease Classification is set to Operating, it changes to Finance and vice versa. **Note** – If the Accounting Standard is IFRS (IASB) on the Accounting tab, the Override Lease Classification section action is available at all times on the Local Reporting tab if the Local Reporting Required field is selected on the Accounting tab.

Area of Impact	Description
	(Tri-51502)
Asset Lease Real Estate Lease	In the Schedule Operating Fiscal Line Item form, in the Schedule Operating Values section, the value of the Rent Expense field was corrected. It now matches the value of the Rent Expense field in the Operating Schedule section of a lease. (Tri-50501)
Asset Lease Real Estate Lease	Index Adjustment Calculator records now show the correct base payment amount when prior records are opened after additional updates have been made. (Tri-50916)
Asset Lease Real Estate Lease	On the Payment Adjustment form, currency and currency indicator now display correctly in the Minimum Adjustment Amount and Index Adjustment Amount fields. (Tri-29846)
Asset Lease	Options can now be edited when an asset lease is in Draft Returned status. (Tri-50096)
Asset Lease Real Estate Lease	Purchase Price when doing a purchase option and Penalty amount when doing a termination option are now included in the last FLI of the Operating/Finance schedule. (Tri-48865)
Asset Lease Real Estate Lease	Running the following patch helper sets records associated to the real estate lease and/or asset lease that do not have the dependent flag enabled, read-only when the status of the lease is Draft Accounting In Review. Run the following patch helper workflow: triPatchHelper - triCalculate - 10.5.3.1 - Make Dependent Record Read Only When Draft Accounting In Review. (Tri-51089)
Asset Lease Real Estate Lease	The behavior of the Calculate Lease Treatment action on the Local Reporting tab is now the same as the Calculate Lease Treatment action on the Accounting tab. (Tri-50495)
Asset Lease	The finance lease amortization amount for the last fiscal line item was greater than the other fiscal line items when the likely expiration date was greater than accounting end date. Now, all amortization values in the finance schedule are the same. (Tri-49584)
Asset Lease Real Estate Lease	The first index adjustment calculator populates the base index from the index clause and subsequent calculators now populate from the previous calculators. (Tri-51550)
Asset Lease Real Estate Lease Security	The following groups were updated to correct some actions and editable forms that should have been read only. - TRIRIGA Lease Accountant - TRIRIGA Lease Accountant – Fundamentals The TRIRIGA Local Lease Accountant group is new with this release. (Tri-29837, Tri-29843)

Area of Impact	Description
Asset Lease Real Estate Lease	The following Lease Journal Entry Setup Template records were retired: 1. 842 - Reclass Operating Lease to Finance Lease -Setup Finance Asset 2. 842 - Reclass Operating Lease to Finance Lease -Setup Finance Liability (Tri-51009)
Asset Lease Real Estate Lease	The following message now appears when you issue an Index Adjustment Calculator record, "When you issue this Index Adjustment Calculator, the payment line items are updated and cannot be reverted. Click Continue to perform the update or Close to cancel." (Tri-51007)
Asset Lease Real Estate Lease	The NPV is now calculated correctly when the Likely Termination End Date is not at the end of month. With this change, the Liability and Asset Value are down to 0 at the end of the lease. (Tri-51031)
Asset Lease Real Estate Lease	The NPV is now calculated correctly when using the retail calendar. With this change, the Liability and Asset Value are down to 0 at the end of the lease term. (Tri-51111-IJ03849)
Asset Lease Real Estate Lease	The order of the fiscal periods used to calculate the NPV value was changed and the NPV value is now calculated correctly. (Tri-51228)
Asset Lease Real Estate Lease	The Process Lease Journal Entries action now only retrieves journal entries from active leases. (Tri-51008)
Asset Lease Real Estate Lease	The task "Set Lease Treatment = OPERATING" in the workflow "triContract - Synchronous - Set Lease Treatment from Accounting Standards" no longer fails when the workflow is triggered on a real estate lease because the field being mapped in that task does not exist in Real Estate Contract business object. The workflow now only maps the field for an asset lease. (Tri-50853-IJ02868)
Asset Lease Real Estate Lease	The tax and insurance gross percentages are no longer included as part of rent, so the Net Rent column in the 842 schedules now only shows the gross percentage rent. (Tri-51650)
Asset Lease Real Estate Lease	Updated and added Journal Entry Setup Template records to handle the scenario when there are initial direct costs, rental prepayment, and/or incentives as part of the starting right of use asset value. Now each component is recorded separately rather than as one combined value. (Tri-49535)
Asset Lease Real Estate Lease	When a lease is in Draft Returned status, the payment line items are now correctly in read-only mode and the clauses are in editable mode for the contract administrator. (Tri-51090)
Asset Lease Real Estate Lease	When a lease is terminated, a history lease is now created to capture the values before the termination process begins. The journal entry is now created with the correct value. (Tri-50905-IJ02527)

Area of Impact	Description
Asset Lease Owned Property (Fee) Agreement Real Estate Lease	When a payment schedule is voided, you can see the voided payment line items for the voided payment schedule by running the new related report that displays the voided payment line items on the payment line items section of the payment schedule. (Tri-50498)
Asset Lease Real Estate Lease	When amending and recalculating the accounting schedules of a lease with the Local Reporting Required field checked, now only one fiscal line item per fiscal period is created. (Tri-51575)
Asset Lease Real Estate Lease	When an accounting start date is on the 31st of the month, the rent expense for the month now correctly accounts for that day instead of showing 0. The total rent expense now equals the Total Net Rent column in accounting schedules. (Tri-49758-IV98485)
Asset Lease Real Estate Lease	When an index lease also contains a payment schedule that is not associated to the index clause, the variable lease payment column is now updated correctly. You must run the following patch helper workflow to update the minimum amount on the PLIs that are associated to an asset lease or a real estate lease: triPatchHelper - Synchronous - Update Minimum Payment on PLIs. This patch helper is called from: triPatchHelper - triCalculate - 10.5.3.1 - Update Index Leases. (Tri-51733)
Asset Lease Real Estate Lease	When doing a modification, the starting right of use asset value no longer uses the unamortized initial direct costs, unamortized prepaid rent, or unamortized incentive before commencement date in calculations. (Tri-50911)
Asset Lease Real Estate Lease	When index adjustment does not start on the first of the month, the Liability Value is now down to 0 at the end of the lease term. (Tri-51504)
Asset Lease Real Estate Lease	When the Accounting start date is not on the first day of the fiscal period and the Accounting end date is not on the last day of the fiscal period, the incentive amounts for those periods are now prorated. (Tri-49751-IV99711)
Asset Lease Real Estate Lease	When using a retail calendar, net rent of the fiscal line item that covers two partial payments of two payment schedules is now populated correctly with the sum of those two partial payment amounts. (Tri-49522-IV99270)
Asset Lease Real Estate Lease	When you create a payment schedule with the 30-day prorata basis, the partial amount is now calculated using 30 days in a month. (Tri-50160-IJ00175)
Asset Lease	You must retire the workflow, triAssetLease - triFinalApprovalHidden - Update GUI and Schedule Payments. In 10.5.3, this workflow was replaced by the workflow, triAssetLease - triSubmitAccountingReview - Update GUI and Schedule Payments. (Tri-50964)
Asset Lease	You must run the following patch helper workflow. The patch helper updates Application Settings by copying the value of the GAAP Adoption Fiscal Period

Area of Impact	Description
Real Estate Lease	field into the IFRS Adoption Fiscal Period field and copying the value of the GAAP Look Back Fiscal Period field into the IFRS Look Back Fiscal Period field. Run the following patch helper workflow: triPatchHelper - triCalculate - 10.5.3.1 - Application Settings Defaults. (Tri-50502)
Asset Lease Real Estate Lease	You must run the patch helper workflow that sets the value of the Local Standard Adopted field to false on the Local Reporting tab of existing asset leases and real estate leases. Run the following patch helper workflow: triPatchHelper - triCalculate - 10.5.3.1 - Update New Standard Adopted to False on Accounting and Local Reporting Tab. (Tri-50284)
Object Migration	Warning messages that were caused by workflow issues no longer show in the object migration log. (Tri-49773-IV99841)
Real Estate Lease	After payment is changed on an active lease and the lease is re-activated, selecting Data Revise and then the Submit for Accounting Review action no longer causes an attention message. (Tri-50963-IJ03354)
Real Estate Lease	On the Process Lease Journal Entries form, a new Correct Segment Errors action was added. This action is visible only when there are invalid segment values. After you correct the invalid values, click the action. (Tri-50109)
Real Estate Lease	On the Real Estate Lease form, FASB and IFRS sections, the following changes were made: 1. The formula for the field "Rent Obligation as % of FMV" is now "(NPV of Rent / Fair Market Value) * 100". 2. The label "Rent Obligation as % of FMV" is now "NPV of Rent Obligation as % of FMV". 3. The label "NPV of Rent/Building Only (Discounted)" was hidden. You must run the following patch helper workflow to hide the NPV of Rent/Building Only on FASB Treatment section when the FASB Lease Type = Building and Land or FASB Lease Type = Partial Building and Is Cost or Fair Value Determinable? = Yes: triPatchHelper - triCalculate - 10.5.3.1 - Hide NPV of Rent/Building Only on FASB Section. (Tri-49748-IV99735)
Real Estate Lease	The percentage rent clause on a real estate lease no longer creates additional incorrect percentage rent reporting records. The formula was corrected for triEndDA on RE Percent Rent Setup. This formula is used to create the events for initiating the percentage rent reporting records. (Tri-5878-IJ01574)
Real Estate Lease	When a lease is terminated, a history lease is now created to capture the values before the termination process begins. As a result of this change, the journal entry is created with the correct value. (Tri-50905-IJ02527)
Reporting System Setup	The Database Server field was added to the General tab in Application Settings. The default value is Oracle. To ensure that correct SQL is used for BIRT reports that differ based on database type, set the value of Database Server to match your TRIRIGA database type. (Tri-51700)

Area of Impact	Description
System Setup	You must run the following patch helper workflow to update existing fiscal periods start and end dates to the current system time zone: triPatchHelper - triCalculate - 10.5.3.1 - Update Fiscal Periods Dates for Current System TimeZone. This patch helper calls the following patch helper: triPatchHelper - Synchronous - Update Fiscal Period Dates for Current System TimeZone. After you run the 10.5.3.1 patch helper, if you update the system time zone, you can correct affected records by using the "Correct fiscal period start and end dates to system server time zone (milliseconds)" action on the General tab of the Application Settings. (Tri-51034)

IBM TRIRIGA 10.5.3.1 Patch Helper Workflows

Patch helper workflows correct the record data in your IBM TRIRIGA application. A patch helper workflow can revise and update, bring new data records for a release, and recalculate records. The patch helper makes necessary changes to your IBM TRIRIGA database. You apply the patch helper workflows for a release after you install or upgrade to that release. Wait for one patch helper workflow to complete before you begin the next. Some patch helper workflows can take a long time to complete.

The following patch helper workflows are in this release:

Name	Description
triPatchHelper - triCalculate - 10.5.3.1 - Application Settings Defaults	Sets default values in the Application Settings record.
triPatchHelper - triCalculate - 10.5.3.1 - Create Pay Schedule Intermediate for Index Adjustment Calculator	Creates a payment schedule intermediate record for each payment schedule that is associated to index adjustment calculator.
triPatchHelper - triCalculate - 10.5.3.1 - Hide NPV of Rent/Building Only on FASB Section	Hides the NPV of Rent/Building Only field on the Accounting tab of Real Estate GAAP lease when the FASB Lease Type = Partial Building or Building and Land.
triPatchHelper - triCalculate - 10.5.3.1 - Make Dependent Record Read Only When Draft Accounting In Review	Makes the dependent records (e.g., lease clause, option) to be read-only on existing Real Estate leases and Asset leases that have the status of Draft Accounting In Review.
triPatchHelper - triCalculate - 10.5.3.1 - Update Fiscal Periods Dates for Current System TimeZone	Updates the start and end dates of the fiscal period classification records to use the time zone of the server.
triPatchHelper - triCalculate - 10.5.3.1 - Update Incremental Borrowing Rate on Local Reporting Tab	Sets the incremental borrowing rate on the Local Reporting tab to be the same as the incremental borrowing rate on the Accounting tab. This is only set for Real Estate leases and Asset leases that have local reporting required as checked on the Accounting tab.

Name	Description
triPatchHelper - triCalculate - 10.5.3.1 - Update Index Leases	Updates the existing index lease. There are multiple workflows called within this patch helper. Below is the list of the updates: 1. Sets the Compare To Previous field on the index clause to be "Compare and Use Greater Payment" as default. 2. Calculates and sets the Year of Adjustment field on the index clause based on the end date of the associated payment schedule. Then, sets the Adjustment End Date. 3. Sets the Have Minimum % Increase and Have Maximum % Increase flags on the index clause, as well as, the index adjustment calculator records. Then, shows the Minimum % Increase and Maximum % Increase fields only if the above flags are checked. 4. Sets the Minimum Payment and Likely Minimum Payment fields on the Payment Line Item records. This is for all the Payment Line Items, including those that are for a non-index lease. 5. Updates the Minimum Payment and Likely Minimum Payment fields on the Payment Line Item records. This is only for the Payment Line Items that are adjusted based on the index adjustment. **Note** – **This patch helper will not update the existing index Real Estate lease and Asset lease that has been modified.**
triPatchHelper - triCalculate - 10.5.3.1 - Update Name and Calculation Input of Journal Entry Setup	Updates the name of some journal entry setup template records with the correct name. Also, updates the calculation source of the journal entry calculation variable records to point to the correct section of an accounting schedule.
triPatchHelper - triCalculate - 10.5.3.1 - Update New Standard Adopted to False on Accounting and Local Reporting Tab	Sets the new standard adopted flag to false on both accounting and local reporting tabs of a Real Estate lease or Asset lease that has not been adopted with the new standard.
triPatchHelper - triCalculate - 10.5.3.1 – Show Generate Schedule Section Action on Accounting and Local Reporting Tabs	Shows the Generate Schedule section action on both the Accounting and the Local Reporting tab of a Real Estate lease or Asset lease that has the Local Reporting Required as checked on the Accounting tab.
triPatchHelper - triCalculate - 10.5.3.1 - Application Data - App Version	Creates a 10.5.3.1 application version with the installation type as Upgrade in TRIRIGA.

Related Documentation

Lease accounting documentation for IBM TRIRIGA 10.5.3.1 is available in the IBM TRIRIGA Lease Accounting wiki on the IBM TRIRIGA wiki.

You will find the documentation for this release in the IBM TRIRIGA 10 Knowledge Center at http://www.ibm.com/support/knowledgecenter/SSFCZ3_10.5.3/com.ibm.tri.doc/product_landing.html and in the IBM TRIRIGA Application Platform 3 Knowledge Center at http://www.ibm.com/support/knowledgecenter/SSHEB3_3.5.3/com.ibm.tap.doc/product_landing.html. The documentation can be found in online IBM Knowledge Center topics, or in PDF files, or both.

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