

FFIEC

Federal Financial Institutions Examination Council
Arlington, VA 22226

CALL REPORT DATE: March 31, 2020
FIRST 2020 CALL, NUMBER 291

SUPPLEMENTAL INSTRUCTIONS

March 2020 Call Report Materials

New or revised Call Report data items take effect this quarter in Schedule RC-R, Regulatory Capital, of the FFIEC 031, FFIEC 041, or FFIEC 051 Call Report forms to implement certain recent changes to the agencies' regulatory capital rule, including the [capital simplifications rule](#) and the [community bank leverage ratio rule](#). The revisions to the Call Report this quarter also include a change in the scope of the FFIEC 031 Call Report. New topics that have been added to the Supplemental Instructions for March 2020 are "Call Report Signature Requirement and COVID-19," "Recent Banking Agency Actions Affecting Regulatory Capital," "Nonaccrual Treatment for Purchased Credit-Deteriorated (PCD) Assets," and "Presentation of Provisions for Credit Losses on Off-Balance Sheet Credit Exposures." In addition, information on certain sections of the Coronavirus Aid, Relief, and Economic Security Act that was enacted into law on March 27, 2020, that affect accounting and regulatory reporting has been included in Appendix A to these Supplemental Instructions. The topics on "Technical Amendments to the Banking Agencies' Regulatory Capital Rule" and "Presentation of Net Benefit Cost in the Income Statement" have been removed from the Supplemental Instructions this quarter; information on these topics will be included in the Call Report instruction book updates for March 2020. The topic on "Accounting and Reporting Implications of the Tax Cuts and Jobs Act" also has been removed this quarter.

In general, institutions with domestic offices only and total assets less than \$5 billion as of June 30, 2019, are eligible to file the FFIEC 051 Call Report as of March 31, 2020, but such institutions have the option to file the FFIEC 041 Call Report instead as of that date. Institutions are expected to file the same report form, either the FFIEC 051 or the FFIEC 041, for each quarterly report date during 2020.

Separate updates to the instruction book for the FFIEC 051 Call Report and the instruction book for the FFIEC 031 and FFIEC 041 Call Reports for March 2020 soon will be available for printing and downloading from the FFIEC's website (https://www.ffiec.gov/ffiec_report_forms.htm) and the FDIC's website (<https://www.fdic.gov/callreports>). In addition, separate standalone instructions for Schedule RC-R, Regulatory Capital, for non-advanced approaches institutions that file the FFIEC 041 and FFIEC 051 Call Reports and choose to wait to implement the capital simplifications rule until the reporting period ending June 30, 2020 (rather than implementing this rule in the reporting period ending March 31, 2020), soon will be available for printing and downloading from these websites. These separate standalone instructions are applicable for the March 31, 2020, report date only. Sample FFIEC 051, FFIEC 041, and FFIEC 031 Call Report forms, including the cover (signature) page, for March 2020 also can be printed and downloaded from these websites. In addition, institutions that use Call Report software generally can print paper copies of blank forms from their software. Please ensure that the individual responsible for preparing the Call Report at your institution has been notified about the electronic availability of the March 2020 report forms, instruction book updates (and standalone Schedule RC-R instructions, if applicable), and these Supplemental Instructions. The locations of changes to the text of the previous quarter's Supplemental Instructions (except references to the quarter-end report date) are identified by a vertical line in the right margin.

Submission of Completed Reports

Each institution's Call Report data must be submitted to the FFIEC's Central Data Repository (CDR), an Internet-based system for data collection (<https://cdr.ffiec.gov/cdr/>), using one of the two methods described in the banking agencies' Financial Institution Letter (FIL) for the March 31, 2020, report date. The CDR Help Desk is available from 9:00 a.m. until 8:00 p.m., Eastern Time, Monday through Friday, to provide assistance with user accounts, passwords, and other CDR system-related issues. The CDR Help Desk can be reached by telephone at (888) CDR-3111, by fax at (703) 774-3946, or by e-mail at CDR.Help@ffiec.gov.

Institutions are required to maintain in their files a signed and attested hard-copy record of the Call Report data file submitted to the CDR. (See the next section for information on the Call Report signature requirement.) The appearance of this hard-copy record of the submitted data file need not match exactly the appearance of the sample report forms on the FFIEC's website, but the hard-copy record should show at least the caption of each Call Report item and the reported amount. A copy of the cover page printed from Call Report software or from the FFIEC's website should be used to fulfill the signature and attestation requirement. The signed cover page should be attached to the hard-copy record of the Call Report data file that must be placed in the institution's files.

Currently, Call Report preparation software products marketed by (in alphabetical order) Axiom Software Laboratories, Inc.; DBI Financial Systems, Inc.; Fed Reporter, Inc.; FIS Compliance Solutions; FiServ, Inc.; KPMG LLP; SHAZAM Core Services; Vermeg; and Wolters Kluwer Financial Services meet the technical specifications for producing Call Report data files that are able to be processed by the CDR. Contact information for these vendors is provided on the final page of these Supplemental Instructions.

Call Report Signature Requirement and COVID-19

Generally, each Call Report submission must be signed by the Chief Financial Officer (or equivalent) and three directors (two for state nonmember banks).¹ While the Call Report data submission occurs electronically, the current Call Report instructions require that the signed cover page must be attached to a printout or copy of the Call Report forms or data reported to the agencies. The agencies note that while the instructions refer to a single page, the required signatures may be obtained on separate cover pages from each required signer, rather than all signatures on a single cover page.

Business disruptions related to the Coronavirus Disease (referred to as COVID-19), including distancing requirements and remote work, may make it operationally challenging for an institution to obtain original ink signatures from all required signers in order to submit the Call Report on a timely basis. Therefore, for the March 31, 2020, Call Report, and extending for the duration of the COVID-19 disruptions, the agencies will permit an institution to use electronic signatures in lieu of ink signatures to fulfill the Call Report attestation requirement. The institution should follow appropriate governance procedures for collecting and retaining electronic signatures:

- The signature is executed by the required signer with the intent to sign;
- The signature is digitally attached to or associated with a copy of the Call Report;
- The signature or process identifies and authenticates the required signer; and
- The institution maintains the electronically signed Call Report and has it available for subsequent examiner review.

One acceptable method during the COVID-19 disruption could include obtaining written attestation via e-mail from the required signer to the person submitting the Call Report data, provided the e-mail included an attached electronic version of the Call Report data and indicating the attestation is based on the attached information. That e-mail should be retained in the institution's records to support that the Call Report was appropriately attested to by the required signer.

Institutions should discuss any concerns regarding the attestation with their primary federal regulator.

Recent Banking Agency Actions Affecting Regulatory Capital

In light of recent disruptions in economic conditions caused by COVID-19, the banking agencies have recently issued, and requested comment on, interim final rules that revise certain aspects of the regulatory capital rule. These interim final rules, all of which took effect before March 31, 2020:

- [Revise the definition of "eligible retained income"](#) in the capital rule;
- Permit banking organizations to [neutralize the effects of purchasing assets through the Money Market Mutual Fund Liquidity Facility](#) on their risk-based and leverage capital ratios; and
- Provide banking organizations that implement Accounting Standards Update (ASU) No. 2016-13, Financial Instruments – Credit Losses, Topic 326, Measurement of Credit Losses on Financial Instruments, before

¹ See, e.g., 12 U.S.C. §§ [161\(a\)](#) and [1817\(a\)\(3\)](#).

the end of 2020 the option to [delay for two years an estimate of the current expected credit losses \(CECL\) methodology's effect on regulatory capital](#), relative to the incurred loss methodology's effect on capital, followed by a three-year transition period.

Instructions for implementing these three interim final rules in the Call Report for March 31, 2020, will be posted on the [FFIEC Reporting Forms](#) webpage and the Federal Deposit Insurance Corporation (FDIC) [Bank Financial Reports](#) webpage. The agencies have received approval from the U.S. Office of Management and Budget to implement the reporting changes arising from these interim final rules.

In addition, the agencies have issued a [Federal Register notice](#) allowing banking organizations to implement the final rule for the standardized approach for calculating the exposure amount of derivative contracts (SA-CCR) one quarter early, i.e., for the first quarter of 2020, on a best efforts basis. The SA-CCR final rule was issued with an effective date of April 1, 2020. Revised instructions for Schedule RC-R to implement the SA-CCR final rule are included in the Call Report instruction book updates for March 2020.

Nonaccrual Treatment for Purchased Credit-Deteriorated (PCD) Assets

In June 2016, the Financial Accounting Standards Board (FASB) issued ASU No. 2016-13, "Measurement of Credit Losses on Financial Instruments," which introduces the concept of PCD assets. PCD assets are acquired financial assets that, at acquisition, have experienced more-than-insignificant deterioration in credit quality since origination. When recording the acquisition of PCD assets, the amount of expected credit losses as of the acquisition date is recorded as an allowance and added to the purchase price of the assets rather than recording these acquisition date expected credit losses through provisions for credit losses. The sum of the purchase price and initial allowance for credit losses establishes the amortized cost basis of the PCD assets at acquisition. Any difference between the unpaid principal balance of the PCD assets and the amortized cost basis of the assets as of the acquisition date is the noncredit discount or premium. The initial allowance for credit losses and noncredit discount or premium determined on a collective basis at that acquisition date are allocated to the individual PCD assets.

After acquisition, the noncredit discount or premium recorded at acquisition is accreted into interest income over the remaining lives of the PCD assets on a level-yield basis. However, if a PCD asset is placed in nonaccrual status, Accounting Standards Codification (ASC) paragraph 310-20-35-17 requires institutions to cease accreting the noncredit discount or premium into interest income.

The current instructions for Schedule RC-N provide an exception to the criteria for placing financial assets in nonaccrual status for purchased credit-impaired (PCI) assets. However, the Schedule RC-N instructions indicate that this nonaccrual exception for PCI assets was not extended to PCD assets: "For purchased credit-deteriorated loans, debt securities, and other financial assets that fall within the scope of ASU 2016-13, nonaccrual status should be determined and subsequent nonaccrual treatment, if appropriate, should be applied in the same manner as for other financial assets held by an institution."

For purposes of the March 31, 2020, Call Report, if an institution has adopted ASU 2016-13 and has a PCD asset, including a PCD asset that was previously a PCI asset or part of a pool of PCI assets, that would otherwise be required to be placed in nonaccrual status (see the Glossary entry for "Nonaccrual status"), the institution may elect to continue accruing interest income and not report the PCD asset as being in nonaccrual status if the following criteria are met:

- (1) The institution reasonably estimates the timing and amounts of cash flows expected to be collected, and
- (2) The institution did not acquire the asset primarily for the rewards of ownership of the underlying collateral, such as use of collateral in operations of the institution or improving the collateral for resale.

When a PCD asset that meets the criteria above is not placed in nonaccrual status, the asset should be subject to other alternative methods of evaluation to ensure that the institution's net income is not materially overstated. Further, an institution is not permitted to accrete the credit-related discount embedded in the purchase price of a PCD asset that is attributable to the acquirer's assessment of expected credit losses as of the date of acquisition (i.e., the contractual cash flows the acquirer did not expect to collect at acquisition). Interest income should no longer be recognized on a PCD asset to the extent that the net investment in the asset would increase to an amount greater than the payoff amount. If an institution is required or has elected

to carry a PCD asset in nonaccrual status, the asset must be reported as a nonaccrual asset at its amortized cost basis in Schedule RC-N, column C.

For PCD assets whereby the institution has made a policy election to maintain previously existing pools on adoption of ASU 2016-13, the determination of nonaccrual or accrual status should be made at the pool level, not the individual asset level.

For a PCD asset that is not reported in nonaccrual status, the delinquency status of the PCD asset should be determined in accordance with its contractual repayment terms for purposes of reporting the amortized cost basis of the asset as past due in Schedule RC-N, column A or B, as appropriate. If the PCD asset that is not reported in nonaccrual status consists of a pool of loans that were previously PCI that is being maintained as a unit of account after the adoption of ASU 2016-13, delinquency status should be determined individually for each loan in the pool in accordance with the individual loan's contractual repayment terms.

The agencies will permit institutions the option to not report PCD assets in nonaccrual status if they meet the criteria described above on an interim basis. The agencies plan to propose changes to the Call Report Instructions to revise the nonaccrual treatment for PCD assets through the Paperwork Reduction Act (PRA) process, which will include a request for comment.

Presentation of Provisions for Credit Losses on Off-Balance Sheet Credit Exposures

For Call Report purposes, the instructions currently require all provisions for credit losses on off-balance sheet credit exposures to be reported in Schedule RI, item 7.d, "Other noninterest expense."

The agencies have received questions from institutions concerning the reporting of provisions for credit losses on off-balance sheet credit exposures in the Call Report income statement (Schedule RI) upon an institution's adoption of ASU 2016-13. This ASU introduces the current expected credit losses methodology (CECL) for estimating allowances for credit losses and addresses the measurement and reporting of expected credit losses on off-balance sheet credit exposures. According to ASC Subtopic 326-20, an institution should "report in net income (as a credit loss expense) the amount necessary to adjust the liability for credit losses for management's current estimate of expected credit losses on off-balance sheet credit exposures."

In their questions, these institutions indicated that, upon adoption of ASU 2016-13, reporting provisions for credit losses on off-balance sheet credit exposures together with the other provisions for credit losses in the Call Report income statement would be more appropriate than reporting them as part of other noninterest expense. The institutions also noted that such a change would allow for more consistency in how their credit loss provisions for off-balance sheet exposures are presented for financial reporting purposes.

The agencies plan to request public comment through the PRA process on this proposed change in reporting for institutions that have adopted ASU 2016-13. However, until that process is complete, the agencies will permit institutions to report provisions for credit losses on off-balance sheet credit exposures in either Schedule RI, item 4, "Provision for loan and lease losses," or, as provided in the current Call Report Instructions, Schedule RI, item 7.d, "Other noninterest expense." An institution that makes this election for reporting in the fiscal quarter in which it adopts ASU 2016-13 (i.e., in the quarter ending March 31, 2020, for an institution with a calendar year fiscal year) should maintain the same reporting treatment in each subsequent quarter until the proposed reporting change is finalized.

Small Bank Assessment Credits

As of September 30, 2018, the Deposit Insurance Fund (DIF) reserve ratio, the balance of the DIF as a percentage of estimated insured deposits, reached 1.36 percent, exceeding the statutorily required minimum reserve ratio of 1.35 percent. Under FDIC regulations issued pursuant to the Dodd-Frank Wall Street Reform and Consumer Protection Act, all insured depository institutions that were assessed as small institutions (generally, those with total consolidated assets of less than \$10 billion) at any time during the period from July 1, 2016, through September 30, 2018, were awarded assessment credits ("small bank assessment credits") for the portion of their assessments that contributed to the growth in the reserve ratio from the former minimum of 1.15 percent to 1.35 percent. The FDIC notified all such eligible institutions of their respective assessment credit amounts in January 2019.

As amended November 27, 2019, FDIC regulations further provide that, effective as of July 1, 2019, the FDIC will automatically apply small bank assessment credits up to the full amount of an institution's credits or its quarterly deposit insurance assessment, whichever is less, starting in the first quarterly assessment period in which the DIF reserve ratio is at least 1.38 percent and in each of the next three assessment periods thereafter in which this ratio is at least 1.35 percent. After assessment credits have been applied for four quarterly assessment periods, the FDIC will remit the full nominal value of an institution's remaining assessment credits, if any, in a single lump-sum payment to the institution in the next assessment period in which the DIF reserve ratio is at least 1.35 percent. The amended FDIC regulations are expected to result in more stable and predictable application of credits to quarterly assessments, permitting insured depository institutions to better budget for their assessment cash flow.

With the DIF reserve ratio reaching 1.40 percent as of June 30, 2019, the FDIC first applied small bank assessment credits to offset institutions' second quarter 2019 deposit insurance assessments, which were due September 30, 2019. The reserve ratio increased to 1.41 percent as of September 30, 2019, and the FDIC automatically applied small bank assessment credits to offset institutions' third quarter 2019 deposit insurance assessments, which were due December 30, 2019. The reserve ratio was 1.41 percent as of December 31, 2019, which was unchanged from the previous quarter. Therefore, the FDIC automatically applied small bank assessment credits to offset institutions' fourth quarter 2019 deposit insurance assessments, which were due March 30, 2020.

An institution that was awarded small bank assessment credits may not have offset (i.e., reduced) its deposit insurance assessment expense accrual for the fourth quarter of 2019 by the remaining amount of its assessment credits or its assessment expense for the fourth quarter, whichever was less, when it prepared its December 31, 2019, Call Report. When such an institution prepares its March 31, 2020, Call Report, the institution should reflect the amount of the assessment credits the FDIC automatically applied against the institution's fourth quarter deposit insurance assessment on March 30, 2020, as a reduction of the deposit insurance assessment expense it includes in Call Report Schedule RI, item 7.d, for the first quarter of 2020.

Furthermore, consistent with the FDIC's amended assessment regulations governing the use of small bank assessment credits and considering the level and trend of the DIF reserve ratio, an institution awarded small bank assessment credits may offset (i.e., reduce) the deposit insurance assessment expense it has accrued for the first quarter of 2020 by the remaining amount of its assessment credits or its assessment expense for the first quarter, whichever is less, when it prepares its March 31, 2020, Call Report. Such an institution would include the amount of deposit insurance assessment expense that it accrued for the first quarter of 2020, net of the assessment credits to be applied by the FDIC for the first quarter of 2020, in Schedule RI, item 7.d, of the Call Report for March 31, 2020.

Reporting High Volatility Commercial Real Estate (HVCRE) Exposures

Note: This section is relevant only to institutions that have not elected to use the community bank leverage ratio framework.

Section 214 of the Economic Growth, Regulatory Relief, and Consumer Protection Act (EGRRCPA), which was enacted on May 24, 2018, added a new Section 51 to the Federal Deposit Insurance Act governing the risk-based capital requirements for certain acquisition, development, or construction (ADC) loans. EGRRCPA provides that, effective upon enactment, the banking agencies may only require a depository institution to assign a heightened risk weight to an HVCRE exposure if such exposure is an "HVCRE ADC Loan," as defined in this new law.

The agencies published a [final rule](#) on December 13, 2019, that revises the HVCRE exposure definition, consistent with section 214 of EGRRCPA. The [final rule](#) is effective on April 1, 2020. Banking organizations must evaluate new ADC credit facilities in accordance with the revised definition of an HVCRE exposure starting on that date, and reflect those that meet this revised definition as HVCRE exposures in the June 30, 2020, Call Report. Under the capital rule's standardized approach, loans that meet the revised HVCRE exposure definition receive a 150 percent risk weight.

HVCRE exposures that are held for sale and held for investment are reported in Schedule RC-R, Part II, items 4.b and 5.b, respectively. HVCRE exposures held for trading are reported in Schedule RC-R, Part II,

item 7. The portion of any HVCRE exposure that is secured by collateral or has a guarantee that qualifies for a risk weight lower than 150 percent may continue to be assigned a lower risk weight when completing Schedule RC-R, Part II.

Institutions may continue to report and risk weight HVCRE exposures in a manner consistent with the current Call Report instructions for Schedule RC-R, Part II, for the March 31, 2020, report date. Prior to the effective date of the HVCRE final rule, banking organizations should refer to the [interagency statement regarding the impact of the EGRRCPA](#), dated July 6, 2018, for more information on the capital rule and associated reporting requirements that the agencies jointly administer and that EGRRCPA immediately affected. Institutions also have the flexibility to fully implement the HVCRE final rule as of the March 31, 2020, report date, if they elect to do so.

For purposes of applying the revised HVCRE exposure definition under the final rule, institutions are permitted, but not required, to reclassify a credit facility that was originated on or after January 1, 2015, and prior to April 1, 2020, the effective date of this final rule. The final rule also clarifies that the one- to four-family residential properties exclusion does not include credit facilities that solely finance land development activities, such as the laying of sewers, water pipes, and similar improvements to land. Under the final rule, a facility that finances land development, but does not finance the construction of one- to four-family residential structures, will be categorized as an HVCRE exposure, unless the exposure meets another exclusion.

For more detail, see the agencies' [final rule](#) published on December 13, 2019. In addition, the revised HVCRE exposure definition in Section 214 of EGRRCPA is provided in Appendix B to these Supplemental Instructions for your reference.

Goodwill Impairment Testing

In January 2017, the FASB issued ASU No. 2017-04, "Simplifying the Test for Goodwill Impairment," to address concerns over the cost and complexity of the two-step goodwill impairment test in ASC Subtopic 350-20, Intangibles—Goodwill and Other – Goodwill, that applies to an entity that has not elected the private company alternative for goodwill (which is discussed in the Glossary entry for "Goodwill" in the Call Report instructions). Thus, the ASU simplifies the subsequent measurement of goodwill by eliminating the second step from the test, which involves the computation of the implied fair value of a reporting unit's goodwill. Instead, under the ASU, when an entity tests goodwill for impairment, which must take place at least annually, the entity should compare the fair value of a reporting unit with its carrying amount. In general, the entity should recognize an impairment charge for the amount, if any, by which the reporting unit's carrying amount exceeds its fair value. However, the loss recognized should not exceed the total amount of goodwill allocated to that reporting unit. This one-step approach to assessing goodwill impairment applies to all reporting units, including those with a zero or negative carrying amount. An entity retains the option to perform the qualitative assessment for a reporting unit described in ASC Subtopic 350-20 to determine whether it is necessary to perform the quantitative goodwill impairment test.

For an institution that is a public business entity and is also a U.S. Securities and Exchange Commission (SEC) filer, as both terms are defined in U.S. generally accepted accounting principles (GAAP), the ASU is effective for goodwill impairment tests in fiscal years beginning after December 15, 2019. For a public business entity that is not an SEC filer, the ASU is effective for goodwill impairment tests in fiscal years beginning after December 15, 2020. For all other institutions, the ASU is effective for goodwill impairment tests in fiscal years beginning after December 15, 2021. Early adoption is permitted for goodwill impairment tests performed on testing dates after January 1, 2017. For Call Report purposes, an institution should apply the provisions of ASU 2017-04 to goodwill impairment tests on a prospective basis in accordance with the applicable effective date of the ASU. An institution that early adopts ASU 2017-04 for U.S. GAAP financial reporting purposes should early adopt the ASU in the same period for Call Report purposes.

For additional information, institutions should refer to ASU 2017-04, which is available at https://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176168778106&acceptedDisclaimer=true.

Credit Losses on Financial Instruments

In June 2016, the FASB issued ASU No. 2016-13, “Measurement of Credit Losses on Financial Instruments,” which introduces the current expected credit losses methodology (CECL) for estimating allowances for credit losses. Under CECL, an allowance for credit losses is a valuation account, measured as the difference between the financial assets’ amortized cost basis and the net amount expected to be collected on the financial assets (i.e., lifetime credit losses). To estimate expected credit losses under CECL, institutions will use a broader range of data than under existing U.S. GAAP. These data include information about past events, current conditions, and reasonable and supportable forecasts relevant to assessing the collectability of the cash flows of financial assets.

The ASU is applicable to all financial instruments measured at amortized cost (including loans held for investment and held-to-maturity debt securities, as well as trade receivables, reinsurance recoverables, and receivables that relate to repurchase agreements and securities lending agreements), a lessor’s net investments in leases, and off-balance-sheet credit exposures not accounted for as insurance, including loan commitments, standby letters of credit, and financial guarantees. The new standard does not apply to trading assets, loans held for sale, financial assets for which the fair value option has been elected, or loans and receivables between entities under common control.

The ASU also modifies the treatment of credit impairment on AFS debt securities. Under the new standard, institutions will recognize a credit loss on an AFS debt security through an allowance for credit losses, rather than the current practice required by U.S. GAAP of write-downs of individual securities for other-than-temporary impairment.

On November 15, 2019, the FASB issued ASU No. 2019-10 to defer the effective dates of ASU 2016-13 for certain institutions. Under this ASU, for institutions that are SEC filers, excluding those that are “smaller reporting companies” as defined in the SEC’s rules, ASU 2016-13 continues to be effective for fiscal years beginning after December 15, 2019, including interim periods within those fiscal years, i.e., January 1, 2020, for such entities with calendar year fiscal years. For all other entities, including those SEC filers that are smaller reporting companies, ASU 2016-13 now will take effect for fiscal years beginning after December 15, 2022, including interim periods within those fiscal years, i.e., January 1, 2023, for such entities with calendar year fiscal years. For all institutions, early application of the new credit losses standard is permitted for fiscal years beginning after December 15, 2018, including interim periods within those fiscal years.

Institutions must apply ASU 2016-13 for Call Report purposes in accordance with the effective dates set forth in the ASU as amended in November 2019. An institution that early adopts ASU 2016-13 for U.S. GAAP financial reporting purposes should also early adopt the ASU in the same period for Call Report purposes. However, Section 4014 of the Coronavirus Aid, Relief, and Economic Security Act allows an institution to delay the adoption of ASU 2016-13 until the earlier of (1) December 31, 2020, or (2) the termination of the national emergency concerning the coronavirus outbreak declared by the President on March 13, 2020, under the National Emergencies Act.

Institutions report the quarterly average for their total assets, generally as defined for Schedule RC, item 12, “Total assets,” in Schedule RC-K, item 9. The amount of total assets reported in Schedule RC, item 12, is net of the allowance for loan and lease losses or allowances for credit losses, as applicable. The banking agencies recognize that institutions that adopted ASU 2016-13 as of January 1, 2020, and report in accordance with this ASU in their first quarter 2020 Call Reports may not have recorded the entries for the initial balances of their allowances for credit losses as of January 1, 2020, in their books and records until a date after January 1. Accordingly, such institutions may use the allowance amounts reflected in their books and records for the days before the recording of their initial allowances for credit losses under ASU 2016-13 when calculating the quarterly average for total assets to be reported in their first quarter 2020 Call Reports.

For additional information, institutions should refer to the agencies’ [Frequently Asked Questions on the New Accounting Standard on Financial Instruments – Credit Losses](#), which were most recently updated on April 3, 2019; the agencies’ June 17, 2016, [Joint Statement on the New Accounting Standard on Financial Instruments – Credit Losses](#); and ASU 2016-13, which is available at http://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176168232528&acceptedDisclaimer=true.

Since the issuance of ASU 2016-13, the FASB has published the following amendments to the new credit losses accounting standard:

- ASU 2018-19, “Codification Improvements to Topic 326, Financial Instruments—Credit Losses,” available at https://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176171644373&acceptedDisclaimer=true;
- ASU 2019-04, “Codification Improvements to Topic 326, Financial Instruments—Credit Losses, Topic 815, Derivatives and Hedging, and Topic 825, Financial Instruments,” available at https://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176172541591&acceptedDisclaimer=true;
- ASU 2019-05, “Financial Instruments – Credit Losses (Topic 326): Targeted Transition Relief,” available at https://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176172668879&acceptedDisclaimer=true;
- ASU 2019-10, “Financial Instruments—Credit Losses (Topic 326), Derivatives and Hedging (Topic 815), and Leases (Topic 842): Effective Dates,” available at https://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176173775344&acceptedDisclaimer=true;
- ASU 2019-11, “Codification Improvements to Topic 326, Financial Instruments – Credit Losses,” available at https://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176173831330&acceptedDisclaimer=true; and
- ASU 2020-03, “Codification Improvements to Financial Instruments,” available at https://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176174290619&acceptedDisclaimer=true.

Accounting for Hedging Activities

In August 2017, the FASB issued ASU No. 2017-12, “Targeted Improvements to Accounting for Hedging Activities.” This ASU amends ASC Topic 815, Derivatives and Hedging, to “better align an entity’s risk management activities and financial reporting for hedging relationships through changes to both the designation and measurement guidance for qualifying hedging relationships and the presentation of hedge results.”

For institutions that are public business entities, as defined under U.S. GAAP, ASU 2017-12 is currently in effect. For institutions that are not public business entities (i.e., that are private companies), the FASB issued ASU 2019-10 on November 15, 2019, to defer the effective date of ASU 2017-12 by one year. As amended by ASU 2019-10, ASU 2017-12 will take effect for entities that are not public business entities for fiscal years beginning after December 15, 2020, and interim periods within fiscal years beginning after December 15, 2021.

Early application of ASU 2017-12 is permitted for all institutions in any interim period or fiscal year before the effective date of the ASU. Further, ASU 2017-12 specifies transition requirements and offers transition elections for hedging relationships existing on the date of adoption (i.e., hedging relationships in which the hedging instrument has not expired, been sold, terminated, or exercised or for which the institution has not removed the designation of the hedging relationship). These transition requirements and elections should be applied on the date of adoption of ASU 2017-12 and the effect of adoption should be reflected as of the beginning of the fiscal year of adoption (i.e., the initial application date). Thus, if an institution early adopts the ASU in an interim period, any adjustments shall be reflected as of the beginning of the fiscal year that includes the interim period of adoption, e.g., as of January 1 for a calendar year institution. An institution that early adopts ASU 2017-12 in an interim period for U.S. GAAP financial reporting purposes should also early adopt the ASU in the same period for Call Report purposes.

The Call Report instructions, including the Glossary entry for “Derivative Contracts,” will be revised to conform to the ASU at a future date.

For additional information, institutions should refer to ASU 2017-12, which is available at http://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176169282347&acceptedDisclaimer=true; and ASU 2019-10, “Financial Instruments—Credit Losses (Topic 326), Derivatives and Hedging (Topic 815), and Leases (Topic 842): Effective Dates,” which is available at https://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176173775344&acceptedDisclaimer=true.

Recognition and Measurement of Financial Instruments: Investments in Equity Securities

In January 2016, the FASB issued ASU 2016-01, “Recognition and Measurement of Financial Assets and Financial Liabilities.” This ASU makes targeted improvements to U.S. GAAP. As one of its main provisions, the ASU requires investments in equity securities, except those accounted for under the equity method and those that result in consolidation, to be measured at fair value with changes in fair value recognized in net income. Thus, the ASU eliminates the existing concept of AFS equity securities, which are measured at fair value with changes in fair value generally recognized in other comprehensive income. To be classified as AFS under current U.S. GAAP, an equity security must have a readily determinable fair value and not be held for trading. In addition, for an equity security that does not have a readily determinable fair value, the ASU permits an entity to elect to measure the security at cost minus impairment, if any, plus or minus changes resulting from observable price changes in orderly transactions for the identical or a similar investment of the same issuer. When this election is made for an equity security without a readily determinable fair value, the ASU simplifies the impairment assessment of such an investment by requiring a qualitative assessment to identify impairment.

The ASU's measurement guidance for investments in equity securities also applies to other ownership interests, such as interests in partnerships, unincorporated joint ventures, and limited liability companies. However, the measurement guidance does not apply to Federal Home Loan Bank stock and Federal Reserve Bank stock.

For institutions that are public business entities, as defined under U.S. GAAP, ASU 2016-01 is currently in effect. For all other entities, the ASU is effective for fiscal years beginning after December 15, 2018, and interim periods within fiscal years beginning after December 15, 2019. Institutions must apply ASU 2016-01 for Call Report purposes in accordance with the effective dates set forth in the ASU. Thus, institutions with a calendar year fiscal year that are not public business entities (and did not early adopt ASU 2016-01) should have begun to report their investments in equity securities in accordance with the ASU in the Call Report for December 31, 2019. Institutions with a fiscal year other than the calendar year that are not public business entities (and did not early adopt the ASU) must begin to report these investments in accordance with the ASU in the Call Report for the quarter in 2020 that includes the end of their fiscal year. For example, if such an institution has a fiscal year that begins April 1, it must begin to report in accordance with ASU 2016-01 in the Call Report for March 31, 2020.

With the elimination of the concept of AFS equity securities upon an institution's adoption of ASU 2016-01, the amount of net unrealized gains (losses) on these securities, net of tax effect, that is included in AOCI on the balance sheet as of the adoption date will be reclassified (transferred) from AOCI into the retained earnings component of equity capital on the balance sheet. Thereafter, changes in the fair value of (i.e., the unrealized gains and losses on) an institution's equity securities that would have been classified as AFS under previous U.S. GAAP will be recognized through net income rather than other comprehensive income (OCI). For an institution's holdings of equity securities without readily determinable fair values as of the adoption date for which the measurement alternative is elected, the measurement provisions of the ASU are to be applied prospectively to these securities.

For an institution with a fiscal year other than the calendar year that is not a public business entity, did not early adopt ASU 2016-01, and must first report its investments in equity securities in accordance with the ASU in the Call Report in 2020, e.g., an institution with a fiscal year that began April 1, 2019, the institution should report the fair value as of March 31, 2020, of its equity securities with readily determinable fair values not held for trading in Schedule RC, item 2.c, and leave Schedule RC-B, item 7, columns C and D, blank in its first quarter 2020 Call Report. If the institution is an insured state bank that has received FDIC approval in accordance with Section 362.3(a) of the FDIC's regulations to hold certain equity investments (“grandfathered equity securities”), it also must begin to report the cost basis of all equity securities with readily determinable fair values not held for trading (that are reported in Schedule RC, item 2.c) in Schedule RC-M, item 4. Otherwise, the institution should leave Schedule RC-M, item 4, blank. Equity securities and other equity investments without readily determinable fair values not held for trading should continue to be reported in Schedule RC-F, item 4, or in Schedule RC, item 9, “Direct and indirect investments in real estate ventures,” as appropriate, in the March 31, 2020, Call Report, but these investments should be reported at fair value or, if the measurement alternative is elected, at cost minus impairment, if any, plus or minus changes resulting from observable price changes since April 1, 2019, or acquisition date, if later.

Continuing this example for an institution with a fiscal year that began April 1, 2019, the institution should report the following in Schedule RI, item 8.b, “Unrealized holding gains (losses) on equity securities not held for trading,” in its March 31, 2020, Call Report:

- Unrealized holding gains (losses) before applicable income taxes, if any, during the January 1 through March 31, 2020, reporting period on equity securities with readily determinable fair values not held for trading. Because these equity securities were reported as available-for-sale equity securities in the Call Report for December 31, 2019, the unrealized holding gains (losses) on these securities, net of applicable income taxes, if any, that were included in AOCI on the Call Report balance sheet (Schedule RC, item 26.b) as of that date should be reclassified (transferred) from AOCI into retained earnings on the balance sheet (Schedule RC, item 26.a). The institution should not report any amounts associated with this reclassification in Schedule RI-A, Changes in Bank Equity Capital, because the reclassification is between two accounts within the equity capital section of the Call Report balance sheet and does not result in any change in the total amount of equity capital. No unrealized holding gains (losses) on available-for-sale equity securities should be reported in Schedule RI-A, item 10, in the Call Report for March 31, 2020.
- Unrealized holding gains (losses) during the January 1 through March 31, 2020, reporting period on equity securities and other equity investments without readily determinable fair values not held for trading that, after the adoption of ASU 2016-01, are measured at fair value through earnings. Unrealized holding gains (losses) on these equity securities and other equity investments, net of applicable income taxes, during the period from April 1, 2019, through December 31, 2019, should be reported as a direct adjustment to retained earnings and included in Schedule RI-A, item 2, as part of the cumulative effect of a change in accounting principle.
- Impairment, if any, plus or minus changes resulting from observable price changes during the January 1 through March 31, 2020, reporting period on equity securities and other equity investments without readily determinable fair values not held for trading for which this measurement alternative is elected. The amount of observable price changes on these equity securities and other equity investments during the period from April 1, 2019, through December 31, 2019, also should be reported as a direct adjustment to retained earnings and included in Schedule RI-A, item 2. Any other-than-temporary impairment losses on these equity securities and other equity investments that were recognized during this April 1 through December 31, 2019, reporting period will already have been included in retained earnings as of year-end 2019.
- Realized gains (losses) on equity securities and other equity investments not held for trading during the January 1 through March 31, 2020, reporting period. Realized gains (losses) on these equity securities and other equity investments that were recognized during the period from April 1, 2019, through December 31, 2019, will already be included in retained earnings as of year-end 2019.

For additional information, institutions should refer to ASU 2016-01, which is available at http://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176167762170&acceptedDisclaimer=true. Institutions may also refer to the Glossary entry for “Securities Activities” in the Call Report instruction books, which was updated in September 2019 in response to the changes in the accounting for investments in equity securities summarized above.

Recognition and Measurement of Financial Instruments: Fair Value Option Liabilities

In addition to the changes in the accounting for equity securities discussed in the preceding section of these Supplemental Instructions, ASU 2016-01 requires an institution to present separately in OCI the portion of the total change in the fair value of a liability resulting from a change in the instrument-specific credit risk (“own credit risk”) when the institution has elected to measure the liability at fair value in accordance with the fair value option for financial instruments. Until an institution adopts the own credit risk provisions of the ASU, U.S. GAAP requires the institution to report the entire change in the fair value of a fair value option liability in earnings. The ASU does not apply to other financial liabilities measured at fair value, including derivatives. For these other financial liabilities, the effect of a change in an entity’s own credit risk will continue to be reported in net income.

The change due to own credit risk, as described above, is the difference between the total change in fair value and the amount resulting from a change in a base market rate (e.g., a risk-free interest rate). An institution may use another method that it believes results in a faithful measurement of the fair value change attributable

to instrument-specific credit risk. However, it will have to apply the method consistently to each financial liability from period to period.

The effective dates of ASU 2016-01 are described in the preceding section of these Supplemental Instructions. Notwithstanding these effective dates, early application of the ASU's provisions regarding the presentation in OCI of changes due to own credit risk on fair value option liabilities is permitted for all entities for financial statements of fiscal years or interim periods that have not yet been issued or made available for issuance, and in the same period for Call Report purposes.

For additional information, institutions should refer to ASU 2016-01, which is available at http://www.fasb.org/jsp/FASB/Document_C/DocumentPage?cid=1176167762170&acceptedDisclaimer=true. In addition, the instructions for certain data items in Schedules RI, RI-A, and RC were updated in the Call Report instruction books in September 2019 in response to the change in accounting for own credit risk on fair value option liabilities.

New Revenue Recognition Accounting Standard

In May 2014, the FASB issued ASU No. 2014-09, "Revenue from Contracts with Customers," which added ASC Topic 606, Revenue from Contracts with Customers. The core principle of Topic 606 is that an entity should recognize revenue at an amount that reflects the consideration to which it expects to be entitled in exchange for transferring goods or services to a customer as part of the entity's ordinary activities. ASU 2014-09 also added Topic 610, Other Income, to the ASC. Topic 610 applies to income recognition that is not within the scope of Topic 606, other Topics (such as Topic 840 on leases), or other revenue or income guidance. As discussed in the following section of these Supplemental Instructions, Topic 610 applies to an institution's sales of repossessed nonfinancial assets, such as other real estate owned (OREO). The sale of repossessed nonfinancial assets is not considered an "ordinary activity" because institutions do not typically invest in nonfinancial assets. ASU 2014-09 and subsequent amendments are collectively referred to herein as the "new standard." For additional information on this accounting standard and the revenue streams to which it does and does not apply, please refer to the Glossary entry for "Revenue from Contracts with Customers," which was included in the Call Report instruction book updates for September 2018.

For institutions that are public business entities, as defined under U.S. GAAP, the new standard is currently in effect. For institutions that are not public business entities (i.e., that are private companies), the new standard is effective for fiscal years beginning after December 15, 2018, and interim reporting periods within fiscal years beginning after December 15, 2019. Institutions that are private companies with a calendar year fiscal year (that did not early adopt the new standard) should have begun to report revenue in accordance with the standard in the Call Report for December 31, 2019. Institutions with a fiscal year other than the calendar year that are not public business entities (and did not early adopt the ASU) must begin to report in accordance with the new standard in the Call Report for the quarter in 2020 that includes the end of their fiscal year. For example, if such an institution has a fiscal year that begins April 1, it must begin to report revenue in accordance with the new standard in the Call Report for March 31, 2020.

For Call Report purposes, an institution must apply the new revenue recognition standard on a modified retrospective basis as of the effective date of the standard. When applying the modified retrospective method in the Call Report, an institution with a fiscal year that begins April 1, for example, must determine the effect on its retained earnings as of January 1, 2020, of adopting the new revenue recognition standard as of April 1, 2019. The institution should report the effect of this change in accounting principle, net of applicable income taxes, as a direct adjustment to equity capital in Schedule RI-A, item 2, in the Call Report for March 31, 2020, and each subsequent quarter in 2020. The institution also must report revenue in its Call Report income statement in accordance with this new standard beginning as of January 1, 2020.

For additional information, institutions should refer to the new standard, which is available at <http://www.fasb.org/jsp/FASB/Page/SectionPage&cid=1176156316498>.

Revenue Recognition: Accounting for Sales of OREO

As stated in the preceding section, Topic 610 applies to an institution's sale of repossessed nonfinancial assets, such as OREO. When the new revenue recognition standard becomes effective at the dates

discussed above, Topic 610 will eliminate the prescriptive criteria and methods for sale accounting and gain recognition for dispositions of OREO currently set forth in Subtopic 360-20, Property, Plant, and Equipment – Real Estate Sales. Under the new standard, an institution will recognize the entire gain or loss, if any, and derecognize the OREO at the time of sale if the transaction meets certain requirements of Topic 606. Otherwise, an institution will generally record any payments received as a deposit liability to the buyer and continue reporting the OREO as an asset at the time of the transaction.

The following paragraphs highlight key aspects of Topic 610 that will apply to seller-financed sales of OREO once the new standard takes effect. When implementing the new standard, an institution will need to exercise judgment in determining whether a contract (within the meaning of Topic 606) exists for the sale or transfer of OREO, whether the institution has performed its obligations identified in the contract, and what the transaction price is for calculation of the amount of gain or loss. For additional information, please refer to the Glossary entry for “Foreclosed Assets” in the Call Report instruction books, which was updated in March 2017 to incorporate guidance on the application of the new standard to sales of OREO.

Under Topic 610, when an institution does not have a controlling financial interest in the OREO buyer under Topic 810, Consolidation, the institution’s first step in assessing whether it can derecognize an OREO asset and recognize revenue upon the sale or transfer of the OREO is to determine whether a contract exists under the provisions of Topic 606. In order for a transaction to be a contract under Topic 606, it must meet five criteria. Although all five criteria require careful analysis for seller-financed sales of OREO, two criteria in particular may require significant judgment. These criteria are the commitment of the parties to the transaction to perform their respective obligations and the collectability of the transaction price. To evaluate whether a transaction meets the collectability criterion, a selling institution must determine whether it is probable that it will collect substantially all of the consideration to which it is entitled in exchange for the transfer of the OREO, i.e., the transaction price. To make this determination, as well as the determination that the buyer of the OREO is committed to perform its obligations, a selling institution should consider all facts and circumstances related to the buyer’s ability and intent to pay the transaction price. As with the current accounting standards governing seller-financed sales of OREO, the amount and character of a buyer’s initial equity in the property (typically the cash down payment) and recourse provisions remain important factors to evaluate. Other factors to consider may include, but are not limited to, the financing terms of the loan (including amortization and any balloon payment), the credit standing of the buyer, the cash flow from the property, and the selling institution’s continuing involvement with the property following the transaction.

If the five contract criteria in Topic 606 have not been met, the institution generally may not derecognize the OREO asset or recognize revenue (gain or loss) as an accounting sale has not occurred. In contrast, if an institution determines the contract criteria in Topic 606 have been met, it must then determine whether it has satisfied its performance obligations as identified in the contract by transferring control of the asset to the buyer. For seller-financed sales of OREO, the transfer of control generally occurs on the closing date of the sale when the institution obtains the right to receive payment for the property and transfers legal title to the buyer. However, an institution must consider all relevant facts and circumstances to determine whether control of the OREO has transferred.

When a contract exists and an institution has transferred control of the asset, the institution should derecognize the OREO asset and recognize a gain or loss for the difference between the transaction price and the carrying amount of the OREO asset. Generally, the transaction price in a sale of OREO will be the contract amount in the purchase/sale agreement, including for a seller-financed sale at market terms. However, the transaction price may differ from the amount stated in the contract due to the existence of off-market terms on the financing. In this situation, to determine the transaction price, the contract amount should be adjusted for the time value of money by using as the discount rate a market rate of interest considering the credit characteristics of the buyer and the terms of the financing.

As stated in the preceding section, an institution must apply the new revenue recognition standard, including the change in accounting for seller-financed OREO sales, on a modified retrospective basis for Call Report purposes. An institution with a fiscal year other than the calendar year, such as an institution with a fiscal year that begins April 1 that must first report revenue in accordance with the new standard in the Call Report for March 31, 2020, should follow the guidance for applying the modified retrospective method in the preceding section to its seller-financed OREO sales.

Accounting for Leases

In February 2016, the FASB issued ASU No. 2016-02, “Leases,” which added ASC Topic 842, Leases. Once effective, this guidance, as amended by certain subsequent ASUs, supersedes ASC Topic 840, Leases.

Topic 842 does not fundamentally change lessor accounting; however, it aligns terminology between lessee and lessor accounting and brings key aspects of lessor accounting into alignment with the FASB’s new revenue recognition guidance in Topic 606. As a result, the classification difference between direct financing leases and sales-type leases for lessors moves from a risk-and-rewards principle to a transfer of control principle. Additionally, there is no longer a distinction in the treatment of real estate and non-real estate leases by lessors.

The most significant change that Topic 842 makes is to lessee accounting. Under existing accounting standards, lessees recognize lease assets and lease liabilities on the balance sheet for capital leases, but do not recognize operating leases on the balance sheet. The lessee accounting model under Topic 842 retains the distinction between operating leases and capital leases, which the new standard labels finance leases. However, the new standard requires lessees to record a right-of-use (ROU) asset and a lease liability on the balance sheet for operating leases. (For finance leases, a lessee’s lease asset also is designated an ROU asset.) In general, the new standard permits a lessee to make an accounting policy election to exempt leases with a term of one year or less at their commencement date from on-balance sheet recognition. The lease term generally includes the noncancellable period of a lease as well as purchase options and renewal options reasonably certain to be exercised by the lessee, renewal options controlled by the lessor, and any other economic incentive for the lessee to extend the lease. An economic incentive may include a related-party commitment. When preparing to implement Topic 842, lessees will need to analyze their existing lease contracts to determine the entries to record on adoption of this new standard.

For a sale-leaseback transaction to qualify for sales treatment, Topic 842 requires certain criteria within Topic 606 to be met. Topic 606 focuses on the transfer of control of the leased asset from the seller/lessee to the buyer/lessor. A sale-leaseback transaction that does not transfer control is accounted for as a financing arrangement. For a transaction currently accounted for as a sale-leaseback under existing U.S. GAAP, an entity is not required to reassess whether the transaction would have qualified as a sale and a leaseback under Topic 842 when it adopts the new standard.

Leases classified as leveraged leases prior to the adoption of Topic 842 may continue to be accounted for under Topic 840 unless subsequently modified. Topic 842 eliminates leveraged lease accounting for leases that commence after an institution adopts the new accounting standard.

For institutions that are public business entities, as defined under U.S. GAAP, ASU 2016-02 is currently in effect. For institutions that are not public business entities, the FASB issued ASU 2019-10 on November 15, 2019, to defer the effective date of ASU 2016-02 by one year. As amended by ASU 2019-10, ASU 2016-02 will take effect for entities that are not public business entities for fiscal years beginning after December 15, 2020, and interim reporting periods within fiscal years beginning after December 15, 2021. An institution that early adopts the new standard must apply it in its entirety to all lease-related transactions. If an institution chooses to early adopt the new standard for financial reporting purposes, the institution should implement the new standard in its Call Report for the same quarter-end report date.

Under ASU 2016-02, an institution must apply the new leases standard on a modified retrospective basis for financial reporting purposes. Under the modified retrospective method, an institution should apply the leases standard and the related cumulative-effect adjustments to affected accounts existing as of the beginning of the earliest period presented in the financial statements. However, as explained in the “Changes in accounting principles” section of the Glossary entry for “Accounting Changes” in the Call Report instructions, when a new accounting standard (such as the leases standard) requires the use of a retrospective application method, institutions should instead report the cumulative effect of adopting the new standard on the amount of retained earnings at the beginning of the year in which the new standard is first adopted for Call Report purposes (net of applicable income taxes, if any) as a direct adjustment to equity capital in the Call Report. For the adoption of the new leases standard, the cumulative-effect adjustment to bank equity capital for this change in accounting principle should be reported in Schedule RI-A, item 2, and disclosed in Schedule RI-E, item 4.b, “Effect of adoption of lease accounting standard - ASC Topic 842.” In July 2018, the FASB issued

ASU 2018-11, “Targeted Improvements,” which provides an additional and “optional transition method” for comparative reporting purposes at adoption of the new leases standard. Under this optional transition method, an institution initially applies the new leases standard at the adoption date (e.g., January 1, 2019, for a public business entity with a calendar year fiscal year) and, for Call Report purposes, the institution should recognize and report a cumulative-effect adjustment to the opening balance of retained earnings in the period of adoption consistent with the Glossary instructions described above.

For Call Report purposes, all ROU assets for operating leases and finance leases, including ROU assets for operating leases recorded upon adoption of ASU 2016-02, should be reflected in Schedule RC, item 6, “Premises and fixed assets.”

Beginning with the March 31, 2020, report date, all institutions that have adopted ASU 2016-02 should report the lease liability for operating leases on the Call Report balance sheet in Schedule RC, item 20, “Other liabilities.” In Schedule RC-G, Other Liabilities, operating lease liabilities should be reported in item 4, “All other liabilities.” In addition, institutions should report the amount of operating lease liabilities in Schedule RC-G, item 4.e, if this amount is greater than \$100,000 and exceeds 25 percent of the total amount reported in Schedule RC-G, item 4. Lease liabilities for finance leases should be reported in Schedule RC-M, items 5.b, “Other borrowings,” and 10.b, “Amount of ‘Other borrowings’ that are secured.”

For an operating lease, a lessee should report a single lease cost for the lease in the Call Report income statement, calculated so that the cost of the lease is allocated over the lease term on a generally straight-line basis, in Schedule RI, item 7.b, “Expenses of premises and fixed assets.” For a finance lease, a lessee should report interest expense on the lease liability separately from the amortization expense on the ROU asset. The interest expense should be reported on Schedule RI in item 2.c, “Other interest expense,” on the FFIEC 051 and in item 2.c, “Interest on trading liabilities and other borrowed money,” on the FFIEC 031 and the FFIEC 041. The amortization expense should be reported on Schedule RI in item 7.b, “Expenses of premises and fixed assets.”

The agencies have received questions regarding how lessee institutions should treat ROU assets under the agencies’ regulatory capital rules ([12 CFR Part 3](#) (OCC); [12 CFR Part 217](#) (Board); and [12 CFR Part 324](#) (FDIC)). Those rules require that most intangible assets be deducted from regulatory capital. However, some institutions are uncertain whether ROU assets are intangible assets. The agencies are clarifying that, to the extent an ROU asset arises due to a lease of a tangible asset (e.g., building or equipment), the ROU asset should be treated as a tangible asset not subject to deduction from regulatory capital. Except for institutions that have a community bank leverage ratio framework election in effect, an ROU asset not subject to deduction must be risk weighted at 100 percent under Section 32(l)(5) of the agencies’ regulatory capital rules and included in a lessee institution’s calculations of total risk-weighted assets. In addition, such an asset must be included in a lessee institution’s total assets for leverage capital purposes. The agencies believe this treatment is consistent with the current treatment of capital leases under the rules, whereby a lessee’s lease assets under capital leases of tangible assets are treated as tangible assets, receive a 100 percent risk weight, and are included in the leverage ratio denominator. This treatment is also consistent with the approach taken by the Basel Committee on Banking Supervision (<https://www.bis.org/press/p170406a.htm>).

For additional information on ASU 2016-02, institutions should refer to the FASB’s website at <https://www.fasb.org/leases>, which includes a link to the lease accounting standard and subsequent amendments to this standard.

Amending Previously Submitted Report Data

Should your institution find that it needs to revise previously submitted Call Report data, please make the appropriate changes to the data, ensure that the revised data passes the FFIEC-published validation criteria, and submit the revised data file to the CDR using one of the two methods described in the banking agencies’ FIL for the March 31, 2020, report date. For technical assistance with the submission of amendments to the CDR, please contact the CDR Help Desk by telephone at (888) CDR-3111, by fax at (703) 774-3946, or by e-mail at CDR.Help@ffiec.gov.

Other Reporting Matters

For the following topics, institutions should continue to follow the guidance in the specified Call Report Supplemental Instructions:

- True-up Liability under an FDIC Loss-Sharing Agreement – Supplemental Instructions for June 30, 2015 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_FFIEC041_suppinst_201506.pdf)
- Troubled Debt Restructurings, Current Market Interest Rates, and ASU No. 2011-02 – Supplemental Instructions for December 31, 2014 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_FFIEC041_suppinst_201412.pdf)
- Determining the Fair Value of Derivatives – Supplemental Instructions for June 30, 2014 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_FFIEC041_suppinst_201406.pdf)
- Indemnification Assets and ASU No. 2012-06 – Supplemental Instructions for June 30, 2014 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_FFIEC041_suppinst_201406.pdf)
- Small Business Lending Fund – Supplemental Instructions for March 31, 2013 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_FFIEC041_suppinst_201303.pdf)
- Reporting Purchased Subordinated Securities in Schedule RC-S – Supplemental Instructions for September 30, 2011 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_FFIEC041_suppinst_201109.pdf)
- Treasury Department's Capital Purchase Program – Supplemental Instructions for September 30, 2011 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_FFIEC041_suppinst_201109.pdf)
- Deposit insurance assessments – Supplemental Instructions for September 30, 2009 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_041_suppinst_200909.pdf)
- Accounting for share-based payments under FASB Statement No. 123 (Revised 2004), *Share-Based Payment* – Supplemental Instructions for December 31, 2006 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_041_suppinst_200612.pdf)
- Commitments to originate and sell mortgage loans – Supplemental Instructions for March 31, 2006 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_041_suppinst_200603.pdf) and June 30, 2005 (https://www.ffiec.gov/PDF/FFIEC_forms/FFIEC031_041_suppinst_200506.pdf)

Call Report Software Vendors

For information on available Call Report preparation software products, institutions should contact:

Axiom Software Laboratories, Inc.
67 Wall Street, 17th Floor
New York, New York 10005
Telephone: (212) 248-4188
<http://www.axiomsl.com>

DBI Financial Systems, Inc.
P.O. Box 14027
Bradenton, Florida 34280
Telephone: (800) 774-3279
<http://www.e-dbi.com>

Fed Reporter, Inc.
28118 Agoura Road, Suite 202
Agoura Hills, California 91301
Telephone: (888) 972-3772
<http://www.fedreporter.net>

FIS Compliance Solutions
16855 West Bernardo Drive,
Suite 270
San Diego, California 92127
Telephone: (800) 825-3772
<http://www.callreporter.com>

FiServ, Inc.
1345 Old Cheney Road
Lincoln, Nebraska 68512
Telephone: (402) 423-2682
<http://www.premier.fiserv.com>

KPMG LLP
303 Peachtree Street, Suite 2000
Atlanta, Georgia 30308
Telephone: (404) 221-2355
<https://advisory.kpmg.us/risk-consulting/frm/capital-management.html>

SHAZAM Core Services
6700 Pioneer Parkway
Johnston, Iowa 50131
Telephone: (888) 262-3348
<http://www.cardinal400.com>

Vermeg
205 Lexington Avenue,
14th floor
New York, New York 10016
Telephone: (212) 682-4930
<http://www.vermeg.com>

Wolters Kluwer Financial Services
130 Turner Street, Building 3,
4th Floor
Waltham, Massachusetts 02453
Telephone (800) 261-3111
<http://www.wolterskluwer.com>

APPENDIX A

Coronavirus Aid, Relief, and Economic Security Act: Accounting and Reporting Considerations

On March 27, 2020, the Coronavirus Aid, Relief, and Economic Security Act (CARES Act) was enacted into law to provide emergency assistance and health care response for individuals, families, and businesses affected by the 2020 coronavirus (also known as Coronavirus Disease 2019 (COVID-19)) pandemic. The CARES Act includes sections that provide new regulatory reporting options for institutions and affect accounting and reporting in the Consolidated Reports of Condition and Income (Call Reports) for first quarter 2020 and subsequent reporting, including: (1) Sec. 2303, Modifications for Net Operating Losses; (2) Sec. 4013, Temporary Relief from Troubled Debt Restructurings; and (3) Sec. 4014, Optional Temporary Relief from Current Expected Credit Losses.

1) Sec. 2303, Modifications for Net Operating Losses

Sec. 2303 of the CARES Act makes two changes to sections of the Internal Revenue Code that were impacted by the Tax Cuts and Jobs Act, which was enacted on December 22, 2017, related to (1) net operating loss (NOL) carryforwards and (2) NOL carrybacks. As stated in the Glossary entry for “Income Taxes” in the Call Report instructions, when an institution’s deductions exceed its income for income tax purposes, it has sustained an NOL. To the extent permitted under a taxing authority’s laws and regulations, an NOL that occurs in a year following periods when an institution had taxable income may be carried back to recover income taxes previously paid. Generally, an NOL that occurs when loss carrybacks are not available becomes an NOL carryforward.

The CARES Act, (1) repeals the 80 percent taxable income limitation for NOL carrybacks and carryforwards deductions in tax years beginning before 2021, and (2) for NOL carrybacks under federal law, allows an institution to apply up to 100 percent of a carryback for up to five years for any NOLs incurred in taxable years 2018, 2019, and 2020. Although the Glossary entry for “Income Taxes” currently refers to federal law prior to the CARES Act (e.g., indicating that, “for years beginning on or after January 1, 2018, a bank may no longer carry back operating losses to recover taxes paid in prior tax years”), institutions should use the newly enacted provisions of federal law within the CARES Act when determining the extent to which NOLs may be carried forward or back.

Additionally, deferred tax assets (DTAs) are recognized for NOL carryforwards as well as deductible temporary differences, subject to estimated realizability. As a result, an institution can recognize the tax benefit of an NOL for accounting and reporting purposes to the extent the institution determines that a valuation allowance is not considered necessary (i.e., realization of the tax benefit is more likely than not). U.S. generally accepted accounting principles (GAAP) require the effect of changes in tax laws or rates to be recognized in the period in which the legislation is enacted. Thus, in accordance with Accounting Standards Codification (ASC) Topic 740, Income Taxes, the effects of the CARES Act should be recorded in an institution’s Call Report for March 31, 2020, because the CARES Act was enacted during this reporting period. Changes in DTAs and deferred tax liabilities (DTLs) resulting from the change in tax law for NOL carrybacks and carryforwards and other applicable provisions of the CARES Act will be reflected in an institution’s income tax expense in the period of enactment, i.e., the March 31, 2020, Call Report.

As mentioned above, the CARES Act restores NOL carryback potential for federal income tax purposes to NOLs incurred in taxable years 2018, 2019, and 2020. Consequently, institutions should note that DTAs arising from temporary differences that could be realized through NOL carrybacks are not subject to deduction for regulatory capital purposes. Instead, except for institutions that have a community bank leverage ratio framework election in effect, such DTAs are assigned a risk weight of 100 percent. Only those DTAs arising from temporary differences that could not be realized through NOL carrybacks, net of related valuation allowances and net of DTLs, that exceed the thresholds described in Call Report Schedule RC-R, Part I, items 15, 15.a, and 15.b, as applicable, and item 16, if applicable, are deducted from common equity tier 1 capital.

2) Sec. 4013, Temporary Relief from Troubled Debt Restructurings (TDR)

As provided for under the CARES Act, a financial institution may account for an eligible loan modification either under Sec. 4013 or in accordance with ASC Subtopic 310-40.² If a loan modification is not eligible under Sec. 4013, or if the institution elects not to account for the loan modification under Sec. 4013, the financial institution should evaluate whether the modified loan is a TDR.

To be an eligible loan under Sec. 4013 (section 4013 loan), a loan modification must be (1) related to COVID-19; (2) executed on a loan that was not more than 30 days past due as of December 31, 2019; and (3) executed between March 1, 2020, and the earlier of (A) 60 days after the date of termination of the national emergency concerning the COVID-19 outbreak declared by the President on March 13, 2020, under the National Emergencies Act (National Emergency) or (B) December 31, 2020.

Financial institutions accounting for eligible loans under Sec. 4013 are not required to apply ASC Subtopic 310-40 to the section 4013 loans for the term of the loan modification. Financial institutions do not have to report section 4013 loans as TDRs in regulatory reports. However, consistent with Sec. 4013, financial institutions should maintain records of the volume of section 4013 loans. Data about section 4013 loans may be collected for supervisory purposes. While there is no supervisory collection in the first quarter 2020 Call Report, the agencies are considering adding new temporary items to the second quarter 2020 Call Report to start collecting the currently outstanding number and the dollar amount of section 4013 loans.

Institutions should continue to follow reporting instructions and U.S. GAAP for section 4013 loans, including:

- Appropriately reporting past due and nonaccrual status;
- Maintaining an appropriate allowance for loan and lease losses in accordance with ASC Subtopic 450-20 or ASC Subtopic 310-10, or an appropriate allowance for credit losses in accordance with ASC Subtopic 326-20, as applicable.

Institutions are not required to report section 4013 loans in the following Call Report items:

- Schedule RC-C, Part I, Memorandum item 1, “Loans restructured in troubled debt restructurings that are in compliance with their modified terms.”
- Schedule RC-N, Memorandum item 1, “Loans restructured in troubled debt restructurings included in Schedule RC-N, items 1 through 7, above.”
- Schedule RC-O, Memorandum item 16, “Portion of loans restructured in troubled debt restructurings that are in compliance with their modified terms and are guaranteed or insured by the U.S. Government” (which is applicable only to “large institutions” and “highly complex institutions” for deposit insurance assessment purposes).

One-to-four family residential mortgages will not be considered restructured or modified for the purposes of the agencies’ risk-based capital rules solely due to a short-term modification made on a good faith basis in response to COVID-19, provided that the loans are prudently underwritten and not 90 days or more past due or carried in nonaccrual status. Loans meeting these requirements that received a 50 percent risk weight prior to such a modification may continue receiving that risk weight.

3) Sec. 4014, Optional Temporary Relief from Current Expected Credit Losses

Sec. 4014 of the CARES Act allows an institution to delay the adoption of Accounting Standards Update (ASU) 2016-13, Financial Instruments – Credit Losses (Topic 326), Measurement of Credit Losses on Financial Instruments (ASU 2016-13), until the earlier of (1) December 31, 2020, or (2) the termination of the National Emergency.

² ASC Subtopic 310-40, Receivables—Troubled Debt Restructurings by Creditors (ASC Subtopic 310-40).

APPENDIX B

Section 214 of EGRRCPA, which includes the definition of “HVCRE ADC Loan,” is as follows:

SEC. 214. PROMOTING CONSTRUCTION AND DEVELOPMENT ON MAIN STREET.

The Federal Deposit Insurance Act (12 U.S.C. 1811 et seq.) is amended by adding at the end the following new section:

“SEC. 51. CAPITAL REQUIREMENTS FOR CERTAIN ACQUISITION, DEVELOPMENT, OR CONSTRUCTION LOANS.

“(a) IN GENERAL.—The appropriate Federal banking agencies may only require a depository institution to assign a heightened risk weight to a high volatility commercial real estate (HVCRE) exposure (as such term is defined under section 324.2 of title 12, Code of Federal Regulations, as of October 11, 2017, or if a successor regulation is in effect as of the date of the enactment of this section, such term or any successor term contained in such successor regulation) under any risk-based capital requirement if such exposure is an HVCRE ADC loan.

“(b) HVCRE ADC LOAN DEFINED.—For purposes of this section and with respect to a depository institution, the term ‘HVCRE ADC loan’—

“(1) means a credit facility secured by land or improved real property that, prior to being reclassified by the depository institution as a non-HVCRE ADC loan pursuant to subsection (d)—

“(A) primarily finances, has financed, or refinances the acquisition, development, or construction of real property;

“(B) has the purpose of providing financing to acquire, develop, or improve such real property into income-producing real property; and

“(C) is dependent upon future income or sales proceeds from, or refinancing of, such real property for the repayment of such credit facility;

“(2) does not include a credit facility financing—

“(A) the acquisition, development, or construction of properties that are—

“(i) one- to four-family residential properties;

“(ii) real property that would qualify as an investment in community development; or

“(iii) agricultural land;

“(B) the acquisition or refinance of existing income-producing real property secured by a mortgage on such property, if the cash flow being generated by the real property is sufficient to support the debt service and expenses of the real property, in accordance with the institution’s applicable loan underwriting criteria for permanent financings;

“(C) improvements to existing income-producing improved real property secured by a mortgage on such property, if the cash flow being generated by the real property is sufficient to support the debt service and expenses of the real property, in accordance with the institution’s applicable loan underwriting criteria for permanent financings; or

“(D) commercial real property projects in which—

“(i) the loan-to-value ratio is less than or equal to the applicable maximum supervisory loan-to-value ratio as determined by the appropriate Federal banking agency;

“(ii) the borrower has contributed capital of at least 15 percent of the real property’s appraised, ‘as completed’ value to the project in the form of—

“(I) cash;

“(II) unencumbered readily marketable assets;

“(III) paid development expenses out-of-pocket; or

“(IV) contributed real property or improvements; and

“(iii) the borrower contributed the minimum amount of capital described under clause (ii) before the depository institution advances funds (other than the advance of a nominal sum made in order to secure the depository institution’s lien against the real property) under the credit facility, and such minimum amount of capital contributed by the borrower is contractually required to

remain in the project until the credit facility has been reclassified by the depository institution as a non-HVCRE ADC loan under subsection (d);

“(3) does not include any loan made prior to January 1, 2015; and

“(4) does not include a credit facility reclassified as a non-HVCRE ADC loan under subsection (d).

“(c) VALUE OF CONTRIBUTED REAL PROPERTY.—For purposes of this section, the value of any real property contributed by a borrower as a capital contribution shall be the appraised value of the property as determined under standards prescribed pursuant to section 1110 of the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (12 U.S.C. 3339), in connection with the extension of the credit facility or loan to such borrower.

“(d) RECLASSIFICATION AS A NON-HVCRE ADC LOAN.—For purposes of this section and with respect to a credit facility and a depository institution, upon—

“(1) the substantial completion of the development or construction of the real property being financed by the credit facility; and

“(2) cash flow being generated by the real property being sufficient to support the debt service and expenses of the real property, in accordance with the institution’s applicable loan underwriting criteria for permanent financings, the credit facility may be reclassified by the depository institution as a Non-HVCRE ADC loan.

“(e) EXISTING AUTHORITIES.—Nothing in this section shall limit the supervisory, regulatory, or enforcement authority of an appropriate Federal banking agency to further the safe and sound operation of an institution under the supervision of the appropriate Federal banking agency.”.