

**Current as of August 18, 2025**  
**School of Administrative Studies**  
**Faculty of Liberal & Professional Studies**  
**York University**  
**(Tentative) Fall 2025 Course Outline – All sections**  
**AP/ADMS 3585 3.0 Intermediate Financial Accounting I**

|   |  |
|---|--|
| <b>Course Director:<br/>Instructor:</b>                                   | <b>Liona Lai, CPA CA, PH. D</b>  |
| <b>Section :</b>  | <b>All Sections</b>  |
| <b>Course website:</b>  | <b>eClass (available one week prior to class starts)</b>                           |
| <b>Official Date/Time based<br/>on Registrar's Office's<br/>Schedule:</b> | <b>A (LECT): Friday 2:30pm to 5:20pm Keele DB0005</b>                              |
|   | <b>B (LECT) : Friday 11:30am to 2:20pm Keele DB0005</b>                            |
|   | <b>D (ONCA): Online section – recorded lectures on eClass,<br/>Exams in person</b> |
| <b>Instructors Office Hours:</b>  | <b>TBA</b>   |
| <b>Email:</b>   | <a href="mailto:liona@yorku.ca">liona@yorku.ca</a>                                 |

### **Land Acknowledgment**

York University recognizes that many Indigenous Nations have longstanding relationships with the territories upon which York University campuses are located that precede the establishment of York University. York University acknowledges its presence on the traditional territory of many Indigenous Nations. The area known as Tkaronto has been care taken by the Anishinabek Nation, the Haudenosaunee Confederacy, and the Huron-Wendat. It is now home to many First Nation, Inuit, and Métis communities. We acknowledge the current treaty holders, the Mississaugas of the Credit First Nation. This territory is subject of the Dish with One Spoon Wampum Belt Covenant, an agreement to peaceably share and care for the Great Lakes region ([LA&PS Land Acknowledgement](#)).

### **Calender Description**

This course, in conjunction with AP/ADMS 3595 3.00, develops thorough knowledge and understanding of generally accepted accounting principles and financial statement analytical skills by examining various technical areas of financial accounting. Prerequisite: AP/ADMS 2500 3.00. Prior to Fall 2009 Prerequisite: AK/ADMS 2500 3.0. Course credit exclusion: AK/ADMS 3585 3.00.

## **Learning Outcomes aligned with CPA Competency Map 2.0**

This course covers basic financial statement presentation, the asset side of the statement of financial position, and revenue recognition. After completion of the course, students should be able to

1. Begin to develop an ethical mindset and understand its importance in the decision-making process in the accounting profession which includes the ability to
  - a. identify the parties involved, their respective interests, and effects of decisions on them
  - b. document and communicate analysis, findings and decisions in a transparent and understandable manner, considering the audience/interested parties.
2. Apply accounting standards as needed by researching and analyzing issues in routine situations of low to moderate level of ambiguity, complexity and uncertainty. This includes the ability to
  - a. describe routine transactions referring to the business model and industry, knowing that a transaction that is routine in one environment may not be routine in another.
  - b. Apply appropriate accounting treatment for routine transactions considering some transaction-specific and/or entity-specific information
3. Measure transaction-based and other information using measurement fundamentals to assess technical validity and precision of the information used in decision-making reporting, which includes the ability to
  - a. describe alternative measurement options to account for routine transactions
  - b. prepare financial statements for various entities
  - c. prepare financial statement analysis calculations and explain the results of financial statement analysis to a limited degree.
  - d. describe reasonable analytics applicable to the question(s) being addressed
  - e. prepare effective data visualizations for a given data set and analyze the findings.
4. Describe how accounting standards are developed and explain why they are important in the context of capital markets. This includes the ability to:
  - a. describe the professional bodies, regulators, and other interested parties involved in the development of financial reporting standards and regulations
  - b. describe the professional bodies, regulators, and other interested parties involved in the development of financial reporting standards and regulations
  - c. describe the authoritative documents to refer to and describes to what extent they can be relied upon

## Textbook

### Required

**Intermediate Financial Accounting, 14th Canadian Edition, Volume 1**, By Donald E. Kieso, Jerry J. Weygandt, Terry D. Warfield, Irene M. Wiecek, and Bruce McConomy

### WileyPlus Optional

You may use the 13<sup>th</sup> edition, however, IFRS 18 (a new standard effective January 1, 2027) will be mentioned in class and is not included in the older editions of the textbook. Also, solutions to practice questions will be based on the 14<sup>th</sup> edition. While the questions will be the same, the dates will be different.

Available at York Bookstore:

- Hardcopy: \$153.95+HST
- Etext (150 days): \$49+HST (pending confirmation from WileyPlus)
- Looseleaf + WileyPlus: \$163.95 + HST
- Etext + WileyPlus (multi-term): \$98.95 + HST

**All pricing is subject to change and you should check with the bookstore for current options available.**

### Recommended

CPA Canada Standards and Guidance Collection, CPA Canada, available through eResources at York University library.

### Course Support – eClass Tutorial Forum

A tutorial forum will be set up on eClass for you to post questions. I will answer the questions within 2 days.

### Common Grade Components (tentative)

|                                 | Weighting | Due Date                                    | Notes   |
|---------------------------------|-----------|---|---|
| Group Data Analytics Assignment | 15%       | October 10 11:59pm                          |   |
| Group Case Assignment           | 15%       | November 28 11:59pm                         |   |
| Peer evaluation                 | 5%        |   |   |
| Midterm                         | 25%       | October 18 2-4:30pm                         | Chapter 1,2,4,5,6,8 (appendix 5A and 6A)  |
| Final Exam                      | 40%       | During Official Final Exam period (3 hours) | Theory – comprehensive (Chapter 1-12, appendix 5A, 6A, 10B)<br>Calculations – comprehensive for those who did not write the |

|              |             |  |   |
|--------------|-------------|--|---|
|              |             |  | midterm. Otherwise, Chapter 3,7,9-12, appendix 10B) |
| <b>Total</b> | <b>100%</b> |  |   |

### **Data Analytics Assignment (15%) To be posted on eClass**

Groups of 5 will be formed on September 19<sup>th</sup> in class. Students from the online class will submit their group preference by September 17<sup>th</sup> and groups will be assigned on September 20<sup>th</sup>.

The first assignment will be based on Gen AI and/or Data Analysis.

### **Case Assignment (15%) To be posted on eClass**

The second assignment will be a group case analysis utilizing the CPA Way.

### **Midterm (25% of total grade) and Final Exam (40% of total grade)**

Midterm and final exams are closed books and will be conducted in-person at Keele.

The midterm exam is 2.5 hours long and there will be problem solving and short answer type questions.

The final exam is 3-hour long and contains MCQ, a case, in addition to problem solving and short answer type questions.

## **ADMINISTRATIVE INFORMATION**

### **ENROLMENT**

#### **Prerequisites**

Students are personally responsible for ensuring that they have the necessary prerequisites. The School of Administrative Studies reserves the right to de-enrol any student when it is determined that a student has requested a course without having the necessary listed prerequisites. The School will not be responsible for refunds resulting from students being dropped from a course due to a lack of a prerequisite. Students with outstanding deferred exams in the prerequisite course **may not enrol** in this course.

### **EXAMINATION**

## **Conflicts and Alternate Accommodations**

If you have a direct conflict with the midterm exam (i.e. 2 exams with overlapping time), please contact your professor as soon as possible.

For the final exam, if you have two or more exams scheduled at the same time on the same day or 3 exams in 24 hours, please contact your professor to make alternate arrangements in advance.

Back-to-back exams are not considered exam conflicts.

For students who need special accommodations, please register with the Alternate Exam Center in accordance with their policy, especially the deadlines to request for accommodation. Please refer to [Academic Accommodation for Students with Disabilities](#)

For final exams in this course, you must present a valid York University official photo identification card ([YU-card](#)) to verify your identity. Also, you will need to sign the exam's attendance roster. Learn more about preparing for your exams by reviewing York's Policies on [Conduct of Examinations](#) as well as the Registrar's Office [Examination Tip Sheet](#).

## **Absence from exams**

### **Midterm Exam:**

There are two types of absences from the midterm:

- 1) Authorized
- 2) Unauthorized – you get zero on the midterm

You have to notify the instructor within 5 business days of missing the midterm. Unless suspended by the University, you will need to provide an Attending Physician's Statement. Upon approval, weight will be transferred to the final exam and you will be writing a final exam comprehensive in both theory and calculations.

### **Final Exam:**

**Deferred Exams:** Deferred standing may be granted to students who are unable to write their final examination at the scheduled time or to submit their outstanding course work on the last day of classes. In order to apply for deferred standing, please follow instructions via the link below:

<https://www.yorku.ca/laps/sas/academic-resources/deferred-exam-requests/>

No individualized communication will be sent by the School to the students (no letter or e-mails). Use the login system as described in the link above to retrieve information about your deferred exam status.

Students with approved DSA will be able to write their deferred examination during the School's deferred examination period(s). No further extensions of deferred exams shall be granted. The format and covered content of the deferred examination may be different from that of the originally scheduled examination. The deferred exam will be closed books, cumulative and comprehensive. Please refer to Senate Policy on medical note requirements.

DSA Form: [http://www.registrar.yorku.ca/pdf/deferred\\_standing\\_agreement.pdf](http://www.registrar.yorku.ca/pdf/deferred_standing_agreement.pdf)

Attending Physician's Statement form: <https://secure.students.yorku.ca/pdf/attending-physicians-statement.pdf> (If required by Senate)

*Under no circumstances is the result of an examination changed once it is written.*

## **Academic Honesty**

Cheating on exams and other forms of academic dishonesty are absolutely not acceptable. Any attempts of cheating will result in substantial penalties. Suspected breaches of academic honesty will be investigated and charges shall be laid if reasonable and probable grounds exist. It is assumed that you have read and are familiar with these regulations. Please review [Senate Policy on Academic Conduct](#). You can learn more about upholding academic integrity in your courses by exploring [SPARK: Academic Integrity Module](#), [LA&PS Academic Honesty](#) and [Academic Integrity for Students](#).

This course prohibits the use of Generative AI resources such as ChatGPT, unless specifically allowed, in any graded component. Suspected case of using AI-assisted programs that are not approved by the instructors in submitted work may constitute a breach of academic honesty. Please review [AI Technology & Academic Integrity: Information for Students](#).

**Academic Honesty, Grading Scheme and Feedback Policy, In-Class Tests and Exams (20% rule), Reappraisals, and Accommodation Procedures can also be found on the school website:**  
<https://www.yorku.ca/laps/sas/academic-resources/common-course-policies/>

**All students are expected to familiarize themselves with the following information:**

- [Student Rights & Responsibilities](#)

## **Intellectual Property**

Course materials are designed for use as part of this particular course at York University and are the intellectual property of the instructor unless otherwise stated. Third-party copyrighted materials (such as book chapters, journal articles, music, videos, etc.) have either been licensed for use in this course or fall under an exception or limitation in Canadian copyright law. Students may not publish, post on an Internet site, sell, or otherwise distribute any course materials or work without the instructor's express permission. Course materials should only be used by students enrolled in this course.

Copying this material for distribution (e.g., uploading material to a commercial third-party website) may lead to a charge of misconduct according to York's [Code of Student Rights and Responsibilities](#), the [Senate](#)

[Policy on Academic Conduct](#), and/or legal consequences for copyright violations.

### Course schedule

| <u>Class (Wed/Fri)</u> | <u>TOPIC</u>  |
|------------------------|---|
| Class 1: Sept 5        | Chapter 1: Canadian Reporting Environment; Chapter 2: Conceptual Framework              |
| Class 2: Sept 12       | Chapter 2: Conceptual Framework   |
| Class 3: Sept 19       | Chapter 4: Reporting Financial Performance Chapter 5 Financial Position and Cash Flows; |
| Class 4: Sept 26       | Chapter 6: Revenue Recognition  |
| Class 5: Oct 3         | Chapter 6: Revenue Recognition  |
| Class 6: Oct 10        | Chapter 8: Inventory  |
| <b>Oct 17</b>          | <b>No class – Reading Week</b>  |
| <b>Class 7 Oct 18</b>  | <b>Midterm Exam 2-4pm</b>   |
| Class 7: Oct 24        | Chapter 3: Time value of money; Chapter 7: Cash and Receivables                         |
| Class 8: Oct 31        | Chapter 9: Investment (Passive Investments)   |
| Class 9: Nov 7         | Chapter 9: Investment (Strategic Investments)   |
| Class 10: Nov 14       | Chapter 10, 11, 12 See Detailed Class Schedules   |
| Class 11: Nov 21       | Chapter 10, 11, 12 See Detailed Class Schedules   |
| Class 11: Nov 28       | Chapter 10, 11, 12 See Detailed Class Schedules   |

### Detailed Class Schedules

#### Class 1:

#### Chapter 1: Canadian Reporting Environment

#### *Learning objectives:*

1. Understand the role of financial accounting in the capital allocation process
2. Understand the relationship between financial reporting and information asymmetry
3. Understand the relationship between legislation, accounting scandals, financial engineering, and ethics
4. Understand standard setting in Canada
5. Distinguish between rules vs. principles based GAAP.

*Readings:* Kieso Chapter 1 all pages

*Case discussion:* RA 1.12, RA1.8

*Review Questions:* BE1.1, BE1.2, BE1.3, BE1.5

## Chapter 2: Conceptual Framework

### *Learning objectives:*

1. Understand the objectives of financial reporting in relation to various stakeholders, their needs and potential conflicts/biases.
2. Understand qualitative characteristics of accounting information and elements

*Readings:* Kieso Chapter 2

*Review Questions: Qualitative Characteristics BE2.1, BE2.4, E 2-3, Elements BE2.11, BE 2.12, BE 2.13, E2.5*

### Class 2:

## Chapter 2: Conceptual Framework (Continue from last class)

### *Learning objectives:*

1. Understand what Recognition, Measurement, and Presentation mean in financial reporting
2. Learn the case approach based on the conceptual framework.

*Readings:* Kieso Chapter 2

*Case discussion:* CA2-2

*Review Questions: Foundational Principles BE 2.16, E2-12, Accounting Decisions P 2-3, P2-5, Ethics P2.6*

## Chapter 4: Financial Statements: Reporting Financial Performance

### *Learning objectives:*

1. Determine what defines high earnings quality
2. Understand the purpose, usefulness, and limitations of the Statement of Financial Position
3. Prepare the Statement of Income and Comprehensive Income, the Statement of Financial Position, the Statement of Retained Earnings, and the Statement of Changes in Equity in the format required by IFRS and ASPE
4. Evaluates accounting treatment for discontinued operations and assets held for sale
5. Calculate earnings per share in accordance with IFRS and ASPE.
6. Evaluates disclosure for changes in accounting policies, contingencies, contractual situations, subsequent events

*Readings:* Kieso Chapter 4, no appendix

*Review Questions: Single step vs Multi step statement BE4.15, BE4.16, Earnings quality BE4.7, Asset*



*Held for Sale BE4.13, Discontinued Ops BE 4.17, E4-3, P EPS BE 4.22, E4-17, Comprehensive P4-2, P4-13(Income Statement/Discontinued Ops, Statement of Retained Earnings and Statement of Changes in Equity BE4.19, E4.15*

Class 3:

Chapter 5: Financial Position and Cash Flows

*Learning objectives:*

1. Prepare the Statement of Financial Position
2. Understand the purpose and usefulness of the Statement of Cash Flows
3. Prepare the Statement of Cash Flows: Indirect method
4. Calculate and interpret ratios

*Readings:* Kieso Chapter 5, Appendix 5A

*Review Questions: Balance Sheet Classifications BE5.6, BE5.7, BE5.8, Statement of Cash Flows BE5.14, BE5.18, BE 5.19, E5-14 E5-17 (a), Statement of Financial Position P5-5 (a&b) , Comprehensive P5-7*

Chapter 6: Revenue Recognition

*Learning objectives:*

1. Evaluate treatment for revenue under IFRS 15: 5-step approach
2. Evaluate treatment for revenue under ASPE

*Readings:* Kieso Chapter 6

*Review Questions: ASPE earnings approach BE 6.26, BE 6.27, IFRS 15 5-steps BE 6.7, BE6.9, BE6.11, BE6.13, E6-24, E6.4(Loyalty program), E6.5 (Warranties), E6.11 (Returns), E6.14(Gift cards), E6-19 (Allocate Transaction Price), P6-3 (IFRS 15), P6-4 (IFRS 15)*

Class 4: Revenue Recognition (continued)

*Learning objectives:*

1. Evaluate treatment for specific revenue recognition issue: right of return, repurchase agreements, bill and hold, principal-agent relationship, consignments, warranties, non-refundable upfront fees
2. Presentation and Disclosure requirements for revenue recognition (IFRS and ASPE)
3. Accounting for long term contracts in profitable, interim loss, and overall loss situations.

*Readings:* Kieso Chapter 6, 6A

*Case Discussion:* CA 6-1

*Review Questions: E6.26 (Repurchase), E6.27 (Bill and Hold), E6.28(Principal Agent), E6-*

30(Consignment Sales ) Long term contract E6-33, E6.36, P6.9, P6.10

### Class 5: Inventory

#### *Learning objectives:*

1. Evaluate treatment for inventory transactions: definition and recognition, measurement, and disclosure.
2. Evaluate the impact of inventory errors on the accuracy of financial statements
3. Understand the differences and evaluate the appropriateness of the choice of cost formula.
4. Calculate and analyse inventory impairment loss: lower of cost and net realizable value
5. Understand accounting for other types of inventory excluded from the LCNRV rule (e.g. biological assets and agricultural produce at point of harvest)
6. Estimate inventory using the gross profit method

*Readings:* Kieso Chapter 8, no appendix

*Case Discussion:* IC8-1

*Review Questions:* E8-3(Inventoriable costs), E8-7(Inventory errors), E8-9, E8.10 (Inventory errors), E8-17(cost formula - periodic), E8-18(cost formula – perpetual), E8-11(Gross Profit method), P8-3 (Inventory errors), P8-12 (LCNRV)

### Class 6: midterm

### Class 7: Measurement – Present value concepts

#### *Learning objectives:*

1. Apply present value concepts in measuring financial instruments.

*Readings:* Kieso Chapter 3

### Cash and Receivables

#### *Learning objectives:*

1. Evaluate treatment for cash and receivables: definition, recognition, measurement, and disclosure
2. Determine and analyse allowance for doubtful account balance and related bad debt expense account.
3. Determine note receivables balance using the effective interest and straight- line method
4. Determine amounts to be recorded when notes are received for property, goods, or services
5. Evaluate appropriate treatment for sale of receivables with or without recourse, receivables securitization, and secured borrowings under ASPE and IFRS

*Readings:* Kieso Chapter 7, no appendix

*Case Discussion:* IC 7-1

*WileyPlus Assignment:* Reporting Cash BE7.3, AFDA BE7.7, Notes Receivables BE7.12, Sale/Transfer of Receivables BE7.15&16

*Review Questions:*, E7-5(Various), E7-9(Bad debts), E7-11 (Notes receivable), E7-14(Notes receivable), E7-17(Transfer of A/R), P7-2(Bad debts), P7-5(Bad debts), P7-6(Bad debts), P7-13(Transfer of A/R, Ratios)

Class 8:

Chapter 9: Investment Part 1 Non-Strategic Investments

*Learning objectives:*

1. Accurately determine and apply the appropriate measurement model (cost/amortized cost, FV-NI, FV-OCI) for non-strategic investments depending on the facts surrounding their acquisition.
2. Accurately calculate balances for the above investments using the effective interest and straight line method.
3. Accurately calculate any realized and unrealized gain or losses and the appropriate presentation.
4. Understand and interpret the implication of each measurement model as applied to the investments on decision making.

*Readings:* Kieso Chapter 9, Sections 9.1-9.4

*Review Questions:* E9.6(FVNI Bonds), E9.10(FVNI FVOCI Equity), E9.11(FVNI FVOCI- Equity), E9.18(Cost, FVNI FVOCI), P9.2(FVNI Bonds and Equity), P9.7(FVOCI bonds), P9.13, (FVOCI equity)

Class 9:

Chapter 9: Investment Part 2 Strategic Investments

*Learning objectives:*

1. Accurately determine investments that fall into the categories of significant influence or control
2. Apply and understand the use of equity method
3. Comprehend the basic concept of consolidation
4. Interpret the implication of the equity method on decision making
5. Accurately recognize, measure, and disclose impairment loss on non-strategic and strategic investments
6. Comprehend the three levels of fair value input

*Readings:* Kieso Chapter 9, Sections 9.5 – 9.9

*Case Discussion: CA 9-1*

*Review Questions: E9.19(Impairment debt), E9.20(Impairment bonds), E9.21 (impairment equity), E9.24(FVOCI vs Equity), E9-25(Long term equity-Equity method, impairment), , P9-15(FVOCI, Equity method, IFRS, ASPE)*

Class 10 through Class 12

Starting this class, we will be going through Chapter 10, 11, and 12 simultaneously. In the first class, we will study the criteria for PPE, Investment Properties, Biological Assets, Intangibles, and Goodwill. Then, we will go through the measurement models and depreciation methods of these assets. In the second class, we will go into details of issues surrounding the initial recognition of these assets and study different impairment models. In the last class, we will study costs incurred after acquisition and disposals of long-lived assets.

Chapter 10: Acquisition of Property, Plant and Equipment

*Learning objectives:*

1. Evaluate treatment for PPE: recognition criteria, measurement and disclosure
2. Understand and apply the concept of componentization
3. Understand specific cost elements: borrowing costs, dismantling and restoration costs
4. Understand and evaluate treatment for nonmonetary exchanges, contributed assets, and government assistance.
5. Accurately calculate year end balances using appropriate measurement model (cost, revaluation, fair value)
6. Evaluate appropriate treatment for costs incurred after acquisition

Chapter 11: Amortization, Impairment, and Disposition

*Learning objectives:*

1. Evaluate different depreciation policies and accurately calculate depreciation expense
2. Understand depletion of natural resources
3. Evaluate treatment for other depreciation issues: change in estimates and policy, partial year depreciation
4. Understand and apply different impairment models.
5. Understand and apply impairment models to asset groups and cash-generating units
6. Evaluate treatment for held for sale and derecognition of PPE

Chapter 12: Goodwill and Other Intangible Assets

*Learning objectives:*

1. Evaluate treatment for intangible assets: recognition, measurement, and disclosure
2. Evaluate treatment for research and development costs and impact on decision making

3. Understand and apply impairment models to intangibles assets
4. Evaluate treatment for goodwill: recognition, measurement, and disclosure.
5. Understand and apply impairment model to goodwill

### Class 10

#### *Readings:*

On criteria and initial recognitions: Kieso Chapter 10 Sections 10.1 - 10.4 (general PPE), Chapter 12 Sections 12.1 – 12.3, 12.5, 12.7 p. 12-3 to 12-6, 12.7 (Intangibles and Goodwill)

*Review Questions: E10.9(Acquisition cost of realty), E10.13(Equipment purchase), P12.1(Various costs), E12.9(R&D), E12-20(Goodwill), E10.21(Government assistance), P10-9(Non-monetary Exchange), E10.22(Biological assets)*

### Class 11

#### *Readings:*

On measurement model: Kieso Chapter 10 Sections 10.5 Chapter 12 Section 12.4

On Impairment: Chapter 11 Section 11.6; Chapter 12 Section 12.6 and 12.8

On depreciation: Kieso, Chapter 11 Sections 10.1-10.5

#### *Review Questions:*

*E10-24( FV vs Cost), E10-26 (Revaluation - PPE), , P10-11(Revaluation - PPE), P12-7 (Revaluation - Intangibles) P10.12 (Investment Properties)*

*E11.19(Impairment cost recovery - PPE), E11.21(Impairment both models - PPE), E12.14 (Impairment-Intangibles), E12-18(Impairment-Intangibles), E12.22(Goodwill Impairment), P11.14(Impairment-PPE)*

*E11.16 Depreciation (change in estimate), E11.15(Minerals).*

### Class 12

#### *Readings:*

On costs after acquisition: Chapter 10 Section 10.6 and 10.7

On derecognition and other issues: Chapter 11 Section 11.7-11.9

*Review Questions: E10.28 & 29 (Subsequent cost – PPE), P12.5 (Subsequent costs – intangibles), E11-26(Disposal of Assets), P11-15(Disposal of Assets),*

*Case Discussion: IC 6-1, IC 10-1*