

CHAPTER 10

QUESTIONS

1.
 - a. The cost of land includes the original purchase price; brokers' commissions; legal fees; title, recording, and escrow fees; surveying costs; local government special assessment taxes; cost of clearing or grading; and other costs that permanently improve the land or prepare it for use. Expenditures for land improvements that have a limited life, such as paving, fencing, and landscaping, may be separately summarized as land improvements and depreciated over their estimated useful lives.
 - b. The cost of buildings includes the original purchase price, brokers' commissions, legal fees, title and escrow fees, reconditioning costs, alteration and improvement costs, and any other costs that improve the buildings and hence benefit future periods.
 - c. The cost of equipment includes the original purchase price, taxes and duties on purchases, freight charges, insurance while in transit, installation charges and other costs in preparing the asset for use, subsequent improvements or additions, and any other expenditures that will improve the equipment and thus benefit more than one period.
2.
 - a. A copyright, when purchased, is recorded at its purchase price. When internally developed, all costs of legally establishing the copyright are included as costs of the copyright.
 - b. The cost of purchasing a franchise and all other sums paid specifically for a franchise including legal fees are considered the franchise cost. Property improvements required under the franchise also are recorded as part of the franchise cost.
 - c. The cost of a trademark includes all expenditures required to establish the trademark, such as filing and registration fees, as well as legal expenses for the defense of the trademark. Purchased trademarks are recorded at the purchase price.
3. Accountants frequently are required to allocate costs among two or more accounts. The principal method of allocation is based on relative fair values of the individual assets, if they can be determined. A ratio of each individual asset's fair value to the sum of the fair values for all assets involved in the purchase is used to determine cost for each individual asset. If fair values, or some approximation of fair values, cannot be obtained for all assets in the basket purchase, allocation can be made to those assets where fair values are available, and any remaining balance can be allocated, on some systematic basis, to remaining assets.
4. When equipment is purchased on a deferred payment contract, care must be taken to exclude the stated or implicit interest from the purchase price. The asset should be recorded at its equivalent cash price. Interest on the unpaid contract balance should be recognized as interest expense over the life of the contract.
5.
 - a. Sales practice for some products consistently inflates the list price that is initially assigned. Because most buyers are aware of this practice, considerable negotiations take place between buyers and sellers before a market price is established. If accountants use the list price without careful evaluation, values could be inflated.
 - b. The goal of accounting for the acquisition of property and equipment is to record the acquisition at the equivalent cash price or the closest approximation to cash that can be obtained. This is especially important when trade-ins are involved.
6.
 - a. In constructing a new building for its own use, Gaylen Corp. will charge the building with all costs incurred in connection with the construction activities. These costs will include building costs in the form of direct labor, direct mate-

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G Thomas



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