

Accounting Study Guide 10-12

Chapter 10

PP&E:

- Assets of durable nature, referred to as plant assets or fixed assets
 - o Used in the operations of the business
 - o Long-term in nature and usually depreciated
 - o Possess physical substance
- When first bought the entire cost is placed on the balance sheet
 - o As it gets used we depreciate except for land
- Only PP&E recorded in financial statements should be that used in operations
 - o PP&E acquired for future speculation of expansion is an *investment*
 - o PP&E held for resale should be classified as *inventory*
- Recorded at *fair value* when purchased

What is included in the amount when first acquired?

- Cost to obtain asset
- Cost to bring it to the desired location
- Cost to bring up to condition for *its intended use*

- The process of recording these costs into the balance sheet asset accounts in PP&E is called capitalization

-expenditures in a company can either be

1. expensed directly to the income statement or
2. capitalized (recorded into a balance sheet asset account) (I.e. PP&E, inventory, supplies)

For PP&E

- The amount capitalized becomes the historical cost
- PP&E stays at historical cost—we do not apply any subsequent fair value market re-measurement unless it is permanently impaired

Land

- Purchase price
- Closing costs (title to the land, attorney's fees, and recording fees)
- Costs of grading, filling, draining, and clearing (to get it ready for its intended use)
- Costs of demolishing any structure on the land less salvage value (to get it to its intended use)
- Assumption of any liens, mortgages or encumbrances on the property
- Additional costs that have *indefinite life* (no need to

Land Improvements:

→ Improvements with limited lives

- Costs for driveways, walkways, fences, parking lots
- Recorded in land improvements account
- Limited life—depreciated

Equipment

→ Includes all expenditures incurred in acquiring the equipment and preparing it for use

- Purchase price
- Freight and handling charges
- Insurance on the equipment while in transit
- Cost of special foundations if required
- Assembling and installation costs
- Costs of conducting trial runs
- *Limited life: Depreciated*

Buildings

→ includes all costs related directly to the acquisition or construction

- If acquired:
 - o Acquisition price and related costs
- If constructed:
 - o There are several costs that can be capitalized
- *Limited Life: Depreciated*

Constructed Assets:

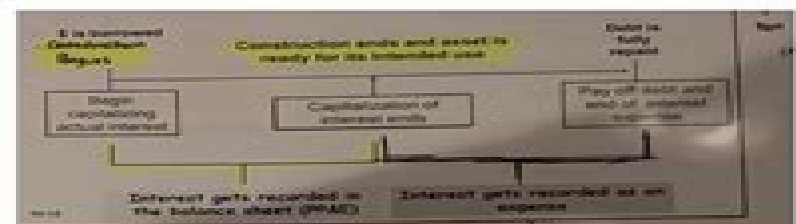
→ There are special challenges in figuring out what to include as a part of construction costs

■ Costs Typically include

- o Direct Costs: Materials and Labor
- o Indirect Costs (overhead costs): utilities, indirect materials, indirect labor, property taxes, permits, fees
- o If the construction project is financed through borrowings, interest paid on the loans are usually included in the cost

Interest Costs Incurred as a result of financing the Construction of Assets:

→ Only capitalize until the asset being constructed is ready for intended use—the capitalization eventually makes it to income statement through depreciation



Accounting Study Guide 12 Answers

Lauren Gardner



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Table of Contents Accounting Study Guide 12 Answers

1. Understanding the eBook Accounting Study Guide 12 Answers
 - The Rise of Digital Reading Accounting Study Guide 12 Answers
 - Advantages of eBooks Over Traditional Books
2. Identifying Accounting Study Guide 12 Answers
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Accounting Study Guide 12 Answers
 - User-Friendly Interface
4. Exploring eBook Recommendations from Accounting Study Guide 12 Answers

- Personalized Recommendations
- Accounting Study Guide 12 Answers User Reviews and Ratings
- Accounting Study Guide 12 Answers and Bestseller Lists
- 5. Accessing Accounting Study Guide 12 Answers Free and Paid eBooks
 - Accounting Study Guide 12 Answers Public Domain eBooks
 - Accounting Study Guide 12 Answers eBook Subscription Services
 - Accounting Study Guide 12 Answers Budget-Friendly Options
- 6. Navigating Accounting Study Guide 12 Answers eBook Formats
 - ePub, PDF, MOBI, and More
 - Accounting Study Guide 12 Answers Compatibility with Devices
 - Accounting Study Guide 12 Answers Enhanced eBook Features
- 7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Accounting Study Guide 12 Answers
 - Highlighting and Note-Taking Accounting Study Guide 12 Answers
 - Interactive Elements Accounting Study Guide 12 Answers
- 8. Staying Engaged with Accounting Study Guide 12 Answers
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Accounting Study Guide 12 Answers
- 9. Balancing eBooks and Physical Books Accounting Study Guide 12 Answers
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Accounting Study Guide 12 Answers
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Accounting Study Guide 12 Answers
 - Setting Reading Goals Accounting Study Guide 12 Answers
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Accounting Study Guide 12 Answers

- Fact-Checking eBook Content of Accounting Study Guide 12 Answers
 - Distinguishing Credible Sources
13. Promoting Lifelong Learning
- Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
- Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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