

CHAPTER 12

Problem 12-1

Requirement 1

Books of Lessor

1. Equipment	3,000,000	
Cash		3,000,000
2. Cash (40,000 x 9)	360,000	
Rent income		360,000
3. Cash	120,000	
Unearned rent income		120,000
4. Repairs	20,000	
Cash		20,000
5. Unearned rent income	30,000	
Rent income (120,000 / 3 = 40,000 x 9/12)		30,000
6. Depreciation	300,000	
Accumulated depreciation (3,000,000 / 10)		300,000

Requirement 2

Rent income (360,000 + 30,000)		390,000
Less: Repairs	20,000	
Depreciation	<u>300,000</u>	<u>320,000</u>
Net income of lessor		<u>70,000</u>

Problem 12-2

Books of Lessor

1. Tractor	1,600,000	
Cash		1,600,000
2. Cash	600,000	
Rent income		600,000
3. Deferred initial direct cost	120,000	
Repairs	15,000	
Transportation	10,000	
Cash		145,000
4. Rent income	150,000	
Unearned rent income (50,000 x 3)		150,000
5. Depreciation	300,000	
Accumulated depreciation (1,500,000 / 5)		300,000
6. Amortization of initial direct cost	45,000	
Deferred initial cost (120,000 / 5 x 9/12)		45,000

Intermediate Accounting Chapter 12

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