

THE VALUE OF LIFE ASSURANCE.

By Sir James Crichton-Browne, M.D., LL.D., F.R.S.

Viewed simply as investments, life policies are worthy of all acceptance. . . . They afford at once what private investment might eventually yield if life and health were sufficiently prolonged—adequate provision against the greatest calamity that can befall the family, the death of the bread-winner, or they secure to the bread-winner himself a competency and independence in his declining years. They have a fine moral effect by encouraging all the cardinal virtues—prudence, justice, fortitude, and temperance—and by discouraging that spirit of gambling which is unhappily only too prevalent in our times. . . .

Besides their moral tendencies, policies of life assurance

have many valuable practical bearings. They often facilitate business arrangements, or tide a man over an emergency; they consolidate the domestic affections; and they also, I am quite certain of it, improve the digestion more than any mineral waters; allay irritability of temper; conduce to tranquil slumber, and so contribute to prolongation of life. The great charm about them is, that they emancipate to a large extent from worry and anxious forebodings, and it is worry that kills. Physiological research and medical observation alike attest that it is not hard work or intellectual exertion, so much as emotional strain, that damages the human organism; and that he has the best chances of longevity who can best possess his soul in quietness. Well, surely life assurance contributes to that, and so ministers to health and longevity.

Seventeenth Financial Statement of the Affairs of THE BRITISH COLUMBIA PERMANENT LOAN COMPANY

HEAD OFFICE - - VANCOUVER, B. C.

The Seventeenth Annual Meeting of the Shareholders of The British Columbia Permanent Loan Company took place at the Head Office of the Company, Vancouver, B. C., on Wednesday, February 24th, 1915, and the following balance sheet was presented to the Shareholders:—

PROFIT AND LOSS ACCOUNT
For Year Ending December 31st, 1914

Income—	
Interest received on Mortgage Loans.....	\$253,021.53
Interest received on Share Loan	3,206.18
Interest received on Agreements for Sale.....	1,012.82
Interest received on Bank Deposit Accounts....	2,206.95
	<u>\$259,447.48</u>
Rents net	4,871.35
Miscellaneous Income	3,088.87
Total Income	<u>\$267,407.70</u>
Deduct—	
Administrative and General Expenses:	
Management and General Expenses..	\$63,600.45
Sterling Debenture and Agency Expenses	16,466.73
Depreciation written off Furniture and Fixtures @ 10%.....	799.11
	<u>\$ 80,866.29</u>
Interest Charges:	
Sterling Debenture Interest.....	\$40,433.12
Currency Debenture Interest.....	6,205.63
Interest paid on Deposit Accounts to November 7th, 1914	21,165.77
Bond Interest	6,443.85
Bank Interest	5,362.59
Interest on Mortgage on Lots 1, 2, 3, 4, Blk. 36, D. L. 541	1,215.75
	<u>80,826.71</u>
	<u>161,693.00</u>
	<u>\$105,714.70</u>

PROFIT AND LOSS APPROPRIATION ACCOUNT

Undivided Profits at December 31st, 1913.....	\$ 14,089.75
Net Profit for year ending December 31st, 1914....	105,714.70
	<u>\$119,804.45</u>
Deduct—	
Dividend 8% paid on Permanent Stock for year ending December 31st, 1914.....	\$ 72,740.22
Dividend paid on Terminating Stocks.....	22,463.48
	<u>95,203.70</u>
Undivided Profits carried to Balance Sheet.....	\$ 24,600.75

AUDITORS' CERTIFICATE

We have audited the accounts of The British Columbia Permanent Loan Company, from 31st December, 1913, to 31st December, 1914, and find the transactions of that period accurately recorded in the books of the Company; the receipts recorded therein accounted for; the investments duly authorized; and receipts for all payments produced. We have made a careful examination of the Mortgages in the Head Office, and have seen receipts and certificates for mortgages which are in the hands of other parties. We have verified the balance in the Bank and the Cash on Hand at 31st December, 1914.

The Contingent Fund, amounting to \$45,900.64, includes a sum of \$36,776.30 of accrued interest for which credit has not been taken in the Profit and Loss Account.

The Statement of Receipts and Expenditures, and also the Balance Sheet, are properly drawn up, so as to exhibit a correct view of the affairs of the Company.

BUTTAR & CHIENE, C. A. (Edin.),
PRICE, WATERHOUSE & CO., C. A. (Eng.),
Auditors.

BALANCE SHEET AS AT DECEMBER 31st, 1914

Assets	
First Mortgage Loans, repayable monthly	\$3,930,949.79
Advances to Mortgagors (Taxes, Insurance, etc.)	16,647.54
	<u>\$3,947,597.33</u>
Less Loan Repayments.....	954,502.24
	<u>\$2,993,095.09</u>
Share Loans	46,332.89
	<u>\$3,039,427.98</u>
Real Estate and Buildings:	
Vancouver	\$ 352,814.46
Victoria	315,692.38
Improved property acquired by foreclosure..	20,747.30
Improved property sold under Agreement...	15,612.61
	<u>704,866.75</u>
Accrued Interest Receivable	36,776.30
Office Furniture and Fixtures	7,192.00
Cash:	
With Banks at call and on Deposit	\$ 189,712.35
On Hand	24,617.97
	<u>214,330.32</u>
	<u>\$4,002,593.35</u>
Liabilities	
Liabilities to the Public—	
Debentures:	
Sterling Debentures and Accrued Interest..	\$ 917,380.19
Currency Debentures and Accrued Interest	169,456.14
	<u>\$1,086,836.33</u>
Bonds, Mortgages, etc.:	
First Mortgage Bonds	\$ 600,000.00
Bank Loan	300,000.00
Mortgage on Lots 1 to 4, Blk. 36, D. L. 541, and Accrued Interest	50,215.75
Amounts due on uncompleted Loans.....	3,313.15
Unclaimed Balances	1,731.67
	<u>\$2,042,096.90</u>
Capital—	
Permanent Stock:	
Authorized 25,000 shares of \$100.00 each	\$2,500,000.00
Issued—	
Fully paid—8,996 shares...	\$ 899,600.00
Instalment—606 shares	60,600.00
Less—Instalments unpaid..	40,092.22
	<u>20,507.78</u>
	<u>920,107.78</u>
Terminating Stock:	
Full-paid	\$ 102,700.00
Prepaid	99,100.00
Instalment	40,494.10
	<u>242,294.10</u>
Dividends:	
Permanent Stock	\$ 27,731.54
Terminating Stocks	42,454.64
	<u>70,186.18</u>
Surplus:	
Reserve Fund	\$ 657,407.00
Contingent Fund	45,900.64
Undivided Profits	24,600.75
	<u>727,908.39</u>
	<u>\$4,002,593.35</u>

T. D. MACDONALD,
Manager.

JAMES LOW,
Treasurer.

Among other resolutions passed was one confirming and approving the closing out of the Deposit Department. The election of Directors resulted in the return to office of the retiring Board, Messrs. T. T. Langlois, D. H. Wilson, M.D., W. H. Malkin, David Spencer, Geo. J. Telfer, R. J. Robertson, Geo. Ward, and Geo. Martin. Messrs. Buttar & Chiene, C. A. (Edin.), and Messrs. Price, Waterhouse & Co., C. A. (London, Eng.), were re-elected Auditors.