

No. 11.

AN ESTIMATE of the Income of King's College, and Upper Canada College combined, with the claims thereon; shewing the balance or surplus available for the annual expenses of the University.

N.B.—This Estimate is intended to show what part of the annual receipts can be expended without injury to the capital. The receipts of proceeds of lands sold, interest, and rents, for the three last years, have been as follows:

1840, £11,135 ds. 1½d.; 1841, £14,517 10s. 5d.; 1842, £13,088 8s. 1d.

These receipts will go on increasing as we sell more land and collect the proceeds. In providing for the annual expenses of the University, we must avoid intrenching upon the portion of these receipts which should be reserved as capital; on the other hand, we need not confine our expenditure to the amount of rent and interest actually received; for, from the mode in which we sell property by instalments, the interest on which is receivable only as the instalment become due, and not annually upon the whole purchase money outstanding; we may fairly expend part of the early instalments received, in anticipation of the interest accruing on the more distant instalments, which, when they become due, yield their accumulated interest. It is the same with the arrears due to the College; these are so great that they cannot be collected at once, without throwing our purchasers and tenants into great distress; and it has been thought advisable to give time to the indebted parties, and to divide the claims upon them into annual instalments, not exceeding five years, so as to extinguish the whole debt in five years. The instalments are made to bear interest: but the interest being deferred, we can calculate only on its present value, but we may fairly expend so the amount of its present value.

THE ESTIMATE of the annual income of King's College and Upper Canada College combined, with the annual charges thereon, taken upon the affairs of those establishments as they stood on the 31st December, 1842.

PARTICULARS OF INCOME.				Amount.	
				£	s. d.
Investments—Government debents., at 6 per cent....	£35606	15 2	Int. per annum. yielding £2136 8 0		
do. at 5 per cent....	550	0 0 27 10 0		
do. at 2 per cent....	2025	0 0 40 10 0		
Stock of Bank U. C...at 8 per cent....	250	0 0 20 0 0		
Do. of Gore Bank...at 8 per cent....	187	10 0 15 0 0		
Funds invested in land, bearing int. at 6 per cent....	5919	3 11 355 3 0		
Funds secured on mortgage.....	3698	6 1 221 18 0		
	£48236	15 2	£2816 9 0	2816	9 0
Rents taken on the roll at the end of 1842, £2501 per annum.					
N.B.—These increase every seven years; and as some of our leases are annually completing their seven years, it makes an annual increase of about £100 a-year; but it is necessary to make a considerable allowance in this item for delay and irregularity in payment, taken only at.....					
Rents in arrears, £16,798 0s. 6d.				1900	0 0
N.B.—See the note which precedes this estimate, take only half the amount at 6 per cent.					
Purchase money outstanding K. C.....	£51747	12 8		500	0 0
U. C. C.....	6436	4 5			
Block D.	2906	12 1			
	£61084	9 2			
N.B.—This sum we leave in the hands of our purchasers as long as they pay the interest regularly. It is an investment at 6 per cent. upon property which is our own until fully paid for, and is daily improving in value. The purchasers are anxious to get their deeds, and a great part of this money is continually coming in.					
Allowing for delays, take the annual interest at only				3500	0 0
Arrears of interest on purchase money outstanding, about £18,000.					
N.B.—The whole of this will be collected, or the parties will forfeit their improved lands. We are placing it on the footing of bearing interest; but its collection being distributed over five years, its deferred value only can be calculated upon; say					
Dues of Upper Canada College for tuition, taken on the average of the last four years. "See Return, No. 9, A. the note thereon"				800	0 0
Arrears of dues of U. C. C. £6402 0s. 4d. See Return, No. 9, C.				1131	16 3
Carried over.....	£10648	5 3			
					N. B.