

FIRE INSURANCE EXCHANGE COMPANY.
(MUTUAL AND GUARANTEE.)
REVENUE ACCOUNT FOR YEAR ENDING 31ST
DECEMBER, 1895.

Dr.	
To premium income.....	\$24,271 80
Interest income.....	292 74
	<u>\$24,564 54</u>
Profit and loss.....	4,259 02
	<u>\$28,823 56</u>
Cr.	
By reinsurance.....	\$ 1,813 86
Cancelled policies.....	712 78
	<u>\$ 2,526 64</u>
Salaries, rent, office supplies, advertising, postage and travelling expenses.....	3,836 43
Claims, fire losses—	
Total paid.....	36,479 26
Less reinsurance.....	14,018 77
	<u>22,460 49</u>
	<u>\$28,823 56</u>

PROFIT AND LOSS ACCOUNT TO 31ST DEC., 1895.

Dr.	
To balance carried over from 1894	\$23,256 58
Cr.	
By directors' fees.....	\$ 455 00
Revenue account.....	\$4,259 02
Claim appropriation (since paid).....	1,917 51
	<u>6,176 53</u>
Reinsurance reserve....	7,231 47
Surplus over all liabilities	9,393 58
	<u>16,625 05</u>
	<u>\$23,256 58</u>

ASSETS SECURITY TO POLICY-HOLDERS.

Guarantee capital deposited with Ontario Government	\$200,000 00
Undertakings in force.....	\$7,657 56
Standard Bank special deposit	5,168 48
Loans on Stocks—	
Thirty shares Incandescent Light Co. ..	3,000 00
Standard Bank current account.....	2,664 52
	<u>\$18,490 56</u>
Less debtors' and creditors' balance	1,865 51
	<u>16,625 05</u>
	<u>\$216,625 05</u>

AUDITORS' REPORT.

I hereby certify that I have audited the books and examined the vouchers and securities of the company for the year ending 31st December, 1895, and find the same correct, carefully kept and properly set forth in the above statements.

HENRY WM. EDDIS, F.C.A.,
Auditor.

Toronto, February, 1896.

The president, in moving the adoption of the report, said:—

There are a few facts in connection with the statements we have before us to which I desire to draw your special attention.

Notwithstanding the disastrous conflagrations in this city last year, where the greatest volume of our business centred, we now have of surplus assets alone 1.34 per cent. of the amount of insurance in force; whereas the total assets of other companies (as compiled in the Blue Book), including paid-up capital, amount to an average rate of only 1.40 per cent. of their insurance in force.

Taking the total premium income of all companies from 1887 to 1895 inclusive, we find that their average loss and expense rate combined was 97.97 per cent. of their income, being about 12 per cent. in excess of this company's combined loss and expense rate, which was for the same period only 86.01 per cent. of our income.

One more very noteworthy fact is that our policy-holders paid other companies they insured with a premium rate (83½ per cent.) more than the premium exacted by the Fire Insurance Exchange.

As evidence of the caution exercised you will see that of our losses through the unprecedented conflagrations of last year, amounting to \$36,479.26, there was re-insured 38.42 per cent., leaving our net loss only \$22,460.49.

I cordially approve of the step taken in substituting a stock capital for the guarantee, with the view of extending the business without in any way relaxing the conservative underwriting policy of the past, which has produced such marked results in the face of exceptionally unfavorable circumstances.

The report was adopted, and at a subsequent meeting of the board, Fred'k Wvld was re-elected president, and R. W. Elliot, vice-president.

Shareholders—W. A. Alien, C. T. Bate & Co., R. J. Devlin, J. M. Garland, J. C. Brennan, Ottawa; W. R. Brock, C. W. Bunting, Bain, Laidlaw & Co., Hugh Blain, Thomas Dunnet, Andrew Darling, W. Elliot, E. Gurney, Robert W. Elliot, J. F. Eby, W. J. Gage, Sir W. P. Howland, John Hallam, H. S. Howland, W. B. Hamilton, James Hedley, Wm. Ince, A. S. Irving, C. Martin, Henry O'Brien, Donald Mackay, S. F. McKinnon, Elias Rogers, G. M. Rose, R. L. Patterson, W. W. Park, James Scott, Hugh Scott, J. L. Spink, Fred'k Wyld, James Watson, William Wilson, Thomas Walmsley, John J. Withrow, Hon. S. C. Wood, John Waldie, G. W. Yarker, Toronto; V. Cronyn, London; J. Muckleston, Kingston; A. T. Wood, Hamilton.

AGRICULTURAL SAVINGS AND LOAN COMPANY.

The general annual meeting of shareholders in this company was held at the company's offices, London, Ont., on Wednesday, 12th February, the president, Mr. D. Regan, in the chair.

The report and financial statement were submitted, as under:

REPORT.

The directors have much pleasure in presenting to the shareholders the twenty-fourth annual report of the business of the company.

The profits of the year (including \$1,826.03 brought forward from last year), amount to \$49,267.94; and after providing for interest on borrowed capital, for cost of management, losses and anticipated deficiencies, two half-yearly dividends of three per cent. each, amounting with the shareholders' income tax thereon to \$38,403.19, have been paid, leaving a net surplus of \$10,864.75, of which \$8,000 have been placed to Reserve Fund, and \$2,864.75 carried forward at the credit of Profit and Loss account to next year.

The re-payments on mortgages during the year have been satisfactory, the amount in arrear on the 31st December, 1895, being less than for the previous year.

The deposits and debentures of the company, including interest, show a substantial increase.

The demand for money has been fair, the tendency, however, being to slightly lower rates.

The books, vouchers and securities of the company have received the usual careful audit by the company's auditors, as set forth in their certificate appended thereto.

All of which is respectfully submitted.

D. REGAN,
President.

London, January 31st, 1896.

FINANCIAL STATEMENT FOR THE YEAR ENDING 31ST DECEMBER, 1895.

Dr.	
To dividends and income tax thereon	\$ 38,403 19
Interest on savings bank deposits	\$21,489 66
Interest on debentures	26,222 28
	<u>47,711 94</u>
General expense account, including directors' fees, solicitors' fees, auditors' salaries and municipal taxes	7,811 75
Repairs to company's building ..	413 94
Commission on loans	1,937 43
Land inspection	1,270 40
Expenses and commission on debentures	1,139 52
Losses on real estate	1,765 55
Transferred to Reserve fund....	8,000 00
Balance carried forward.....	2,864 75
	<u>\$111,318 47</u>
Cr.	
By balance brought forward....	\$ 1,826 03
Interest earned	107,296 19
Rents from company's building..	2,196 25
	<u>\$111,318 47</u>

Assets.

Cash value of mortgages on real estate, etc.....	\$1,907,922 32
Less retained to pay prior mortgages	13,033 97
	<u>\$1,894,888 35</u>
Loans on company's stock ..	3,842 39
Agricultural Savings and Loan Company's building.....	28,000 00
Rents accrued	862 50
Office furniture.....	500 00
Cash on hand.....	\$ 3,041 07
Cash in banks....	67,532 39
	<u>70,573 46</u>
	<u>\$1,998,666 70</u>

Liabilities.

To the public—	
Savings bank	\$552,511 91
Currency debentures	468,846 00
Sterling debentures..	182,348 99
Interest accrued on debentures	7,090 37
Sundry liabilities ..	1,138 36
	<u>\$1,211,935 63</u>
To shareholders —	
Capital stock	\$619,050 00
Accumulating stock	8,244 82
Reserve fund	138,000 00
Dividend No. 47 (payable 2nd Jan., 1896)	18,571 50
Balance of Profit and Loss account	2,864 75
	<u>786,731 07</u>
	<u>\$1,998,666 70</u>

C. P. BUTLER, Manager.

We hereby certify that we have audited the accounts of the Agricultural Savings and Loan Company, of London, Ontario, for the year ending December 31st, 1895, and find the same correct and in accordance with the above statements and the company's books. We have examined the cash and bank accounts and vouchers monthly, and have carefully checked every entry in the company's ledgers, and we have examined the company's securities and find them in order.

GEO. F. JEWELL, F.C.A., } Auditors.
ANDREW DALE, }

London, Ontario, January 31st, 1896.

The president, in moving the adoption of the annual report, said:—

The statement which has been in the hands of the shareholders for some days is so full and complete that little remains to be said. I may, however, honestly congratulate the shareholders on the result of the year's business, for notwithstanding the increased competition for loans and the decided tendency to lower rates of interest, the usual dividend of 6 per cent. has been paid; \$8,000 added to the reserve fund, which now amounts to \$138,000 - equal to 22 per cent. on the paid-up capital—and \$2,864.75 carried forward to the credit of profit and loss account.

In pursuance of their established policy, of making each year bear its own burdens, your directors have carefully looked into the position of all properties on hand, or in arrear, and where any doubt existed as to the margin in any of those properties, have written off sufficient in their opinion to make them perfectly safe.

The business of the company for the year has been quite satisfactory, the total assets showing a substantial increase. The repayments also have been well met, the amount in arrear being less than for the previous year.

Your directors continue to exercise the greatest care in the selection of loans, avoiding close margins and accepting as security only good farm lands and productive town and city properties, and then only after careful inspection by an officer of the company.

For the past few years the low price of cereals has borne heavily on the tillers of the soil, but our farmers are rapidly adapting themselves to the changed conditions, and instead of depending, as formerly, almost entirely on grain, are turning their attention to stock raising, dairying and fruit culture, with good results. They are also practising a rigid economy, contracting few debts and living frugally, a policy which, if persevered in, will in a short time materially improve their position and tend to create a better demand and an advanced price for farm lands.

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