SOUTH EASTHOPE MUTUAL INSURANCE COMPANY

CONSOLIDATED FINANCIAL STATEMENTS
DECEMBER 31, 2012

South Easthope Mutual Insurance Company
Consolidated Financial Statements
For the year ended December 31, 2012

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Independent Auditor's Report

To the Policyholders of
SOUTH EASTHOPE MUTUAL INSURANCE COMPANY

We have audited the accompanying consolidated financial statements of SOUTH EASTHOPE MUTUAL INSURANCE COMPANY, which comprise the consolidated statement of financial position as at December 31, 2012, and the consolidated statements of comprehensive income, members' surplus and cash flows for the year then ended and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audit. We conducted our audit in accordance with Canadian generally accepted auditing standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained in our audit is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of SOUTH EASTHOPE MUTUAL INSURANCE COMPANY as at December 31, 2012, and the results of its operations and its cash flows for the year then ended in accordance with International Financial Reporting Standards.

BDO Canada LLP

Chartered Accountants, Licensed Public Accountants
Woodstock, Ontario
January 31, 2013

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SOUTH EASTHOPE MUTUAL INSURANCE COMPANY
Consolidated Statement of Financial Position

December 31	2012	2011
Assets		
Cash	**$ 4,137,848**	$ 3,020,613
Investments (Note 4)	**32,813,662**	30,637,978
Investment income accrued	**93,556**	87,085
Income taxes recoverable (Note 11)	**279,959**	451,704
Due from reinsurers (Note 8)	**160,100**	276,359
Due from policyholders	**3,630,755**	3,571,670
Reinsurers' share of provision for unpaid claims (Note 8)	**6,681,242**	4,729,686
Other receivables	**182,931**	73,593
Deferred policy acquisition expenses (Note 8)	**551,212**	530,768
Investment property (Note 5)	**149,601**	154,991
Property, plant & equipment (Note 6)	**1,170,017**	1,230,379
Intangible assets (Note 7)	**122,634**	118,510
Other assets	**33,632**	28,340
Deferred income taxes (Note 11)	**52,524**	62,890
	$50,059,673	$ 44,974,566
Liabilities		
Accounts payable and accrued liabilities	**$ 508,307**	$ 537,161
Provision for refund of premium	**1,545,066**	542,170
Unearned premiums (Note 8)	**7,006,879**	6,790,864
Provision for unpaid claims (Note 8)	**14,094,139**	12,125,815
	23,154,391	19,996,010
Members' Surplus		
Unappropriated members' surplus	**26,905,282**	24,978,556
	$50,059,673	$ 44,974,566

Signed on behalf of the Board by:

Alan R. Blair Director

Ken Yeoman Director

The accompanying notes are an integral part of these financial statements.

SOUTH EASTHOPE MUTUAL INSURANCE COMPANY
Consolidated Statement of Comprehensive Income

For the year ended December 31	2012	2011
Underwriting income		
Gross premiums written	**$14,201,383**	$ 13,688,950
Less reinsurance ceded	**(2,420,129)**	(2,394,303)
Net premiums written	**11,781,254**	11,294,647
Less increase in unearned premiums	**(216,015)**	(378,608)
Net premiums earned	**11,565,239**	10,916,039
Service charges	**94,439**	89,760
	11,659,678	11,005,799
Direct losses incurred		
Gross claims and adjustment expenses	**8,498,289**	9,020,892
Less reinsurers' share of claims and adjustment expenses	**(2,349,416)**	(2,982,663)
	6,148,873	6,038,229
	5,510,805	4,967,570
Expenses		
Fees, commissions and other acquisition expenses	**1,764,850**	1,576,690
Other operating and administrative expenses (Note 12)	**1,346,225**	1,196,161
	3,111,075	2,772,851
Net underwriting income before refund	**2,399,730**	2,194,719
Refund of premium	**1,483,925**	521,142
Net underwriting income	**915,805**	1,673,577
Net loss from subsidiary (Note 14)	**(2,570)**	(237,416)
Investment and other income (Note 15)	**1,320,199**	1,374,105
Income before taxes	**2,233,434**	2,810,266
Provision for income taxes (Note 11)	**306,708**	430,543
Comprehensive income for the year	**$ 1,926,726**	$ 2,379,723

The accompanying notes are an integral part of these financial statements.

SOUTH EASTHOPE MUTUAL INSURANCE COMPANY
Consolidated Statement of Members' Surplus

For the year ended December 31	2012	2011
Unappropriated members' surplus		
Balance, beginning of year	**$24,978,556**	$ 22,598,833
Comprehensive income for the year	**1,926,726**	2,379,723
Balance, end of year	**$26,905,282**	$ 24,978,556

The accompanying notes are an integral part of these financial statements.

SOUTH EASTHOPE MUTUAL INSURANCE COMPANY
Consolidated Statement of Cash Flows

For the year ended December 31	2012	2011
Operating activities		
Comprehensive income for the year	**$ 1,926,726**	$ 2,379,723
Adjustments for		
Depreciation of property, plant & equipment and intangible assets	**179,663**	187,620
Depreciation of investment property	**5,390**	5,478
Interest and dividend income	**(1,118,678)**	(1,538,885)
Provision for income taxes	**306,708**	430,543
Realized loss from disposal of investments	**153,881**	-
Unrealized (gain) loss on investments	**(461,244)**	69,759
Realized (gain) loss from disposal of property, plant & equipment	**(3,071)**	12,389
	989,375	1,546,627
Changes in working capital		
Change in due from policyholders and other receivables	**(168,423)**	(154,118)
Change in other assets	**(5,292)**	(7,876)
Change in accounts payable and other liabilities	**998,896**	(315,279)
Change in deferred revenue	**-**	(3,925)
	825,181	(481,198)
Changes in insurance contract related balances		
Change in due from reinsurers	**(1,835,297)**	(877,845)
Change in deferred policy acquisition expenses	**(20,444)**	(27,933)
Change in unearned premiums	**216,015**	378,608
Change in provision for unpaid claims	**1,968,324**	511,354
	328,598	(15,816)
Cash flows related to interest, dividends and income taxes		
Interest and dividends received	**1,112,207**	1,540,894
Income taxes paid	**(149,451)**	(1,165,942)
	962,756	374,952
Total cash inflows from operating activities	**3,105,910**	1,424,565
Investing activities		
Sale of investments	**2,265,536**	336,376
Purchase of investments	**(4,133,857)**	(1,770,253)
Proceeds on disposal of property plant & equipment	**10,000**	16,000
Purchase of property plant & equipment and intangibles assets	**(130,354)**	(493,210)
Total cash outflows from investing activities	**(1,988,675)**	(1,911,087)
Net change in cash and cash equivalents	**1,117,235**	(486,522)
Cash and cash equivalents, beginning of year	**3,020,613**	3,507,135
Cash and cash equivalents, end of year	**$ 4,137,848**	$ 3,020,613

The accompanying notes are an integral part of these financial statements.

1. Nature of operations and summary of significant accounting policies

Reporting entity

SOUTH EASTHOPE MUTUAL INSURANCE COMPANY (the Company) is incorporated under the laws of Ontario and is subject to the Ontario Insurance Act. It is licensed to write property, liability, automobile, boiler and machinery, fidelity and farmer's accident insurance in Ontario. The Company's head office is located in Tavistock, Ontario.

The Company is subject to rate regulation in the automobile business that it writes. Before automobile insurance rates can be changed, a rate filing is prepared as a combined filing for most Ontario Farm Mutuals by the Farm Mutual Reinsurance Plan Inc. The rate filing must include actuarial justification for rate increases or decreases. All rate filings are approved or denied by the Financial Services Commission of Ontario. Rate regulation may affect the automobile revenues that are earned by the Company. The actual impact of rate regulation would depend on the competitive environment at the time.

These financial statements have been authorized for issue by the Board of Directors on January 31, 2013.

Basis of presentation

These financial statements include the financial statements of SOUTH EASTHOPE MUTUAL INSURANCE COMPANY and those of its subsidiary company, SEH COMPUTER SYSTEMS INC.

These financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as issued by the International Accounting Standards Board (the IASB).

These financial statements were prepared under the historical cost convention, as modified by the revaluation of financial instruments designated as fair value through profit and loss.

The financial statements are presented in Canadian dollars ("CDN"), which is also the Company’s functional currency.

The preparation of financial statements in compliance with IFRS requires management to make certain critical accounting estimates. It also requires management to exercise judgment in applying the Company’s accounting policies. The areas involving a higher degree of judgment of complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 2.

1. Nature of operations and summary of significant accounting policies (cont'd)

Significant accounting policies

Insurance contracts

Balances arising from insurance contracts primarily include the following:

(a) Premiums and unearned premiums

Premiums written consist of premiums on contracts incepting in the financial year. Premiums written are stated gross of commissions' payable to agents and brokers and exclusive of taxes levied on premiums.

The Company earns premium income evenly over the term of the insurance policy generally using the pro rata method. The portion of the premium related to the unexpired portion of the policy at the end of the fiscal year is reflected in unearned premiums.

(b) Deferred policy acquisition expenses

Acquisition costs consist of agents' and brokers' commissions and premium taxes. These costs are deferred and amortized over the terms of the related policies to the extent that they are considered to be recoverable from unearned premiums, after considering the related anticipated claims and expenses.

(c) Provisions for unpaid claims and adjustment expenses

Individual loss estimates are provided on each claim reported. In addition, provisions are made for adjustment expenses, changes in reported claims and for claims incurred but not reported, based on past experience and business in force. The estimates are regularly reviewed and updated, and any resulting adjustments are included in current income.

Claim liabilities are carried on an undiscounted basis.

1. Nature of operations and summary of significant accounting policies (cont'd)

(d) Liability adequacy test

At each reporting date the Company performs a liability adequacy test on its insurance liabilities less deferred policy acquisition expenses to ensure the carrying value is adequate, using current estimates of future cash flows which take into account the relevant investment return. If that assessment shows that the carrying amount of the liabilities is inadequate, any deficiency is recognized as an expense in the consolidated statement of comprehensive income. It is recognized by initially writing off the deferred policy acquisition expense and subsequently by recognizing any additional claims liability for claims provisions.

(e) Reinsurers' share of provisions for unpaid claims and adjustment expenses

The Company enters into reinsurance contracts in the normal course of business in order to limit potential losses arising from certain exposures. Reinsurance premiums are accounted for in the same period as the related premiums for the direct insurance business being reinsured. Reinsurance liabilities, consist of premiums payable for the purchase of reinsurance contracts, are included in accounts payable and accrued liabilities and are recognized as an expense when due.

Expected reinsurance recoveries on unpaid claims and adjustment expenses are recognized as assets at the same time and using principles consistent with the Company's method for establishing the related liability.

(f) Salvage and subrogation recoverable

In the normal course of business, the Company obtains the ownership of damaged property, which they resell to various salvage operations. Unsold property is valued at its estimated net realizable value.

Where the Company indemnifies policyholders against a liability claim, it acquires rights to subrogate its claim against other parties. These claims are reflected at amounts expected to be received from the subrogated parties net of related costs.

(g) Refund from premium

Under the discretion of the board of directors, the Company may declare a refund to qualifying property policy holders based on the premiums paid in the fiscal period. This refund is recognized as a reduction of underwriting income in the period for which it is declared.

1. Nature of operations and summary of significant accounting policies (cont'd)

Structured settlements, Fire Mutuals Guarantee Fund and financial guarantee contracts

The Company enters into annuity agreements with various life insurance companies to provide for fixed and recurring payments to claimants. Under such arrangements, the Company's liability to its claimants is substantially transferred, although the Company remains exposed to the credit risk that life insurers will fail to fulfil their obligations.

The Company is a member of the Fire Mutuals Guarantee Fund ("the Fund"). The Fund was established to provide payment of outstanding policyholders' claims if a member company becomes bankrupt. As a result, the Company may be required to contribute assets to their proportionate share in meeting this objective.

These exposures represent financial guarantee contracts. The Company accounts for financial guarantee contracts in accordance with IFRS 4, Insurance Contracts.

Cash and cash equivalents

Cash and cash equivalents includes cash on hand, deposits at call with banks, other short-term highly liquid investments with original maturities of three months or less. For cash flow statement presentation purposes, cash and cash equivalents includes bank overdrafts.

Financial instruments

The Company classifies its financial instruments into one of the following categories based on the purpose for which the asset was acquired or liability incurred. All transactions related to financial instruments are recorded on a trade date basis. The Company's accounting policy for each category is as follows:

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. Loan and receivables (including due from policyholders, bank balances and cash) are measured at amortized cost using the effective interest method, less any impairment.

Impairment provisions are recognized when there is objective evidence (such as significant financial difficulties on the part of the counterparty or default or significant delay in payment) that the Company will be unable to collect all of the amounts due under the terms receivable, the amount of such a provision being the difference between the net carrying amount and the present value of the future expected cash flows associated with the impaired receivable. For amounts due from policy holders and reinsurers, which are reported net, such provisions are recorded in a separate allowance account with the loss being recognized in comprehensive income. On confirmation that the amounts receivable will not be collectable, the gross carrying value of the asset is written off against the associated provision.

1. Nature of operations and summary of significant accounting policies (cont'd)

Fair value through profit and loss

The Company does not have any instruments that are held for trading purposes. However, management has designated to voluntarily classify its investments at fair value through profit and loss. These instruments are carried at fair value with changes in fair value recognized in comprehensive income. Transaction costs on these instruments are expensed as incurred. Interest on debt securities classified as fair value through profit and loss is calculated using the effective interest method.

Other financial liabilities

Other financial liabilities include all financial liabilities and consist of accounts payables and other short-term monetary liabilities. These liabilities are initially recognized at fair value net of any transaction costs directly attributable to the issuance of the instrument and subsequently carried at amortized cost using the effective interest rate method, which ensures that any interest expense over the period to repayment is at a constant rate on the balance of the liability carried in the Consolidated Statement of Financial Position. Interest expense in this context includes initial transaction costs and premiums payable on redemption, as well as any interest or coupon payable while the liability is outstanding.

Investment property

The Company's investment property consists of land, building and furniture and fixtures held to earn rental income. Investment property is initially recorded at cost and subsequently measured at cost less accumulated depreciation and accumulated impairment losses. Land is not depreciated. Buildings are depreciated on a straight-line basis over their estimated useful life of 20 years. Furniture and fixtures are depreciated on a straight-line basis over their estimated useful life of 5 years.

Rent receivable is recognized in net income and is recorded on a straight-line basis over the period of the lease. Where an incentive, such as a rent free period is given to a tenant, the carrying value of the investment property excludes any amount reported as a separate asset as a result of recognizing rental income on this basis.

1. Nature of operations and summary of significant accounting policies (cont'd)

Property, plant & equipment

Property, plant & equipment is initially recorded at cost and subsequently measured at cost less accumulated depreciation and accumulated impairment losses, with the exception of land which is not depreciated. Depreciation is recognized in comprehensive income and is provided on a straight-line basis over the estimated useful life of the assets as follows:

Buildings	20 years
Land improvements	5 years
Leasehold improvements	10 years
Computer hardware	5 years
Furniture and fixtures	5 years
Vehicles	5 years

Depreciation methods, useful lives and residual values are reviewed annually and adjusted if necessary.

Intangible assets

Intangible assets consist of computer software, which are not integral to the computer hardware owned by the Company, and developed software. Computer software is initially recorded at cost and subsequently measured at cost less accumulated depreciation and accumulated impairment losses. Software is amortized on a straight-line basis over its estimated useful life of 3 years. The depreciation expense is included in other operating and administrative expenses. Developed software relates to the cost of developing new products. These costs are capitalized and amortized over the expected useful life of the software.

Impairment of non-financial assets

Non-financial assets are subject to impairment tests whenever events or changes in circumstances indicate that their carrying amount may not be recoverable. Where the carrying value of an asset exceeds its recoverable amount, which is the higher of value in use and fair value less costs to sell, the asset is written down accordingly.

For the purpose of assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

Where it is not possible to estimate the recoverable amount of an individual asset, the impairment test is carried out on the asset's cash generating unit, which is the lowest group of assets in which the asset belongs for which there are separately identifiable cash flows.

Impairment charges are included in comprehensive income.

1. Nature of operations and summary of significant accounting policies (cont'd)

Income taxes

Income tax expense comprises of current and deferred tax. Current tax and deferred tax are recognized in comprehensive income except to the extent that it relates to a business combination, or items recognized directly in equity.

Current income taxes are recognized for the estimated income taxes payable or receivable on taxable income or loss for the current year and any adjustment to income taxes payable in respect of previous years. Current income taxes are determined using tax rates and tax laws that have been enacted or substantively enacted by the year-end date.

Deferred tax assets and liabilities are recognized where the carrying amount of an asset or liability differs from its tax base, except for taxable temporary differences arising on the initial recognition of goodwill and temporary differences arising on the initial recognition of an asset or liability in a transaction which is not a business combination and at the time of the transaction affects neither accounting or taxable profit or loss.

Recognition of deferred tax assets for unused tax losses, tax credits and deductible temporary differences is restricted to those instances where it is probable that future taxable profit will be available against which the deferred tax asset can be utilized. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realized.

The amount of the deferred tax asset or liability is measured at the amount expected to be recovered from or paid to the taxation authorities. This amount is determined using tax rates and tax laws that have been enacted or substantively enacted by the year-end date and are expected to apply when the liabilities are settled or assets are recovered.

Pension plan

The Company participates in a multiple employer defined benefit pension plan, however, sufficient information is not available to use defined benefit accounting. Therefore, the Company accounts for the plan as if it were a defined contribution plan, recognizing contributions as an expense in the year to which they relate.

Provisions

Provisions are recognized for liabilities of uncertain timing or amounts that have arisen as a result of past transactions, including legal, equitable or constructive obligations. The provision is measured at the best estimate of the expenditure required to settle the obligation at the reporting date.

1. Nature of operations and summary of significant accounting policies (cont'd)

Foreign currency translation

Foreign currency accounts are translated into Canadian dollars as follows:

At the transaction date, each asset, liability, revenue and expense denominated in a foreign currency is translated into Canadian dollars by the use of the exchange rate in effect at that date. At the year-end date, unsettled monetary assets and liabilities are translated into Canadian dollars by using the exchange rate in effect at the year-end date and the related translation differences are recognized in net income.

Non-monetary assets and liabilities that are measured at historical cost are translated into Canadian dollars by using the exchange rate in effect at the date of the initial transaction and are not subsequently restated. Non-monetary assets and liabilities that are measured at fair value or a revalued amount are translated into Canadian dollars by using the exchange rate in effect at the date the value is determined and the related translation differences are recognized in net income or other comprehensive income consistent with where the gain or loss on the underlying non-monetary asset or liability has been recognized.

Leased assets

Where substantially all of the risks and rewards incidental to ownership of a leased asset have been transferred to the Company (a "finance lease"), the asset is treated as if it had been purchased outright. The amount initially recognized as an asset is the lower of the fair value of the leased property and the present value of the minimum lease payments payable over the term of the lease. The corresponding lease commitment is shown as a liability. Lease payments are split between capital and interest. The interest element is charged to the Consolidated Statement of Comprehensive Income over the period of the lease and is calculated so that it represents a constant proportion of the lease liability. The capital element reduces the balance owed to the lessor.

Where substantially all of the risks and rewards incidental to ownership are not transferred to the Company (an "operating lease"), the total rentals payable under the lease are charged to the Consolidated Statement of Comprehensive Income on a straight-line basis over the lease term. The aggregate benefit of lease incentives is recognized as a reduction of the rental expense over the lease term on a straight-line basis.

1. Nature of operations and summary of significant accounting policies (cont'd)

Standards, amendments and interpretations not yet effective

Certain new standards, amendments and interpretations have been published that are mandatory for the Company's accounting periods beginning on or after January 1, 2012 or later periods that the Company has decided not to early adopt.

i) New Standards, interpretations and amendments effective from January 1, 2012

None of the new standards, interpretations and amendments, effective for the first time from January 1, 2012 have had a material effect on the financial statements.

ii) New standards, interpretations and amendments not yet effective

The following standards, interpretations and amendments, which have not been applied in these financial statements, that will or may have an effect on the Company's future financial statements are:

IFRS 9 Financial Instruments

IFRS 9 Financial Instruments is part of the IASB's wider project to replace IAS 39 'Financial Instruments: Recognition and Measurement'. IFRS 9 retains but simplifies the mixed measurement model and establishes two primary measurement categories for financial assets, amortized cost and fair value. The basis of classification depends on the entity's business model and the contractual cash flow characteristics of the financial asset. The standard is effective for annual periods beginning on or after January 1, 2015. The Company is in the process of evaluating the impact of the new standard.

IFRS 10 Consolidated Financial Statements

IFRS 10 builds on existing principles identifying the concept of control as the determining factor in whether an entity should be included within the consolidated financial statements of the parent company. The standard provides additional guidance to assist in the determination of control where this is difficult to assess. The Company is yet to assess the full impact of IFRS 10 and will adopt the standard for the accounting period beginning on January 1, 2013.

IFRS 13 Fair Value Measurement

IFRS aims to improve consistency and reduce complexity by providing a precise definition of fair value and a single source of fair value measurement and disclosure requirements for use across IFRSs. The requirements do not extend the use of fair value accounting but provide guidance on how it should be applied where its use is already required or permitted by other standards within IFRS. The Company is yet to assess the full impact of IFRS 13 and will adopt the standard for the accounting period beginning on January 1, 2013.

1. Nature of operations and summary of significant accounting policies (cont'd)

IAS 19 Employee Benefits

IAS 19 was amended to remove the use of the corridor approach for defined benefit plans and for enhanced disclosures for defined benefit plans. Revisions were also made to the recognition of termination benefits and the distinction of short-term and long-term employee benefits. The Company is yet to assess the full impact of this amendment to IAS 19 and will adopt the standard for the annual period beginning on January 1, 2013.

There are no other IFRSs or IFRIC interpretations that are not yet effective that would be expected to have a material impact on the Company's future financial statements.

2. Critical accounting estimates and judgments

The Company makes estimates and assumptions about the future that affect the reported amounts of assets and liabilities. Estimates and judgments are continually evaluated and based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. In the future, actual experience may differ from these estimates and assumptions.

Estimates

The effect of a change in an accounting estimate is recognized prospectively by including it in comprehensive income in the period of the change.

The estimates and assumptions that have a significant risk of causing material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Provision for unpaid claims

The estimation of the provision for unpaid claims and the related reinsurers' share are the Company's most critical accounting estimates. There are several sources of uncertainty that need to be considered by the Company in estimating the amount that will ultimately be paid on these claims. The uncertainty arises because all events affecting the ultimate settlement of claims have not taken place and may not take place for some time. Changes in the estimate of the provision can be caused by receipt of additional claim information, changes in judicial interpretation of contracts, or significant changes in severity or frequency of claims from historical trends. The estimates are based on the Company's historical experience and industry experience. More details are included in Note 8.

Income taxes

The Company periodically assesses its liabilities and contingencies related to income taxes for all years open to audit based on the latest information available. For matters where it is probable that an adjustment will be made, the Company records its best estimate of the tax liability including the related interest and penalties in the current tax provision. Management believes they have adequately provided for the probable outcome of these matters; however, the final outcome may result in a materially different outcome than the amount included in the tax liabilities.

3. Financial instrument classification

The carrying amount of the Company's financial instruments by classification is as follows:

	Fair value through profit and loss	Loans and receivables	Other financial liabilities	Total
December 31, 2012				
Cash	**$ -**	**$ 4,137,848**	**$ -**	**$ 4,137,848**
Investments	**32,813,662**	**-**	**-**	**32,813,662**
Investment income accrued	**-**	**93,556**	**-**	**93,556**
Due from policy holders	**-**	**3,630,755**	**-**	**3,630,755**
Accounts payable and accrued liabilities	**-**	**-**	**(508,307)**	**(508,307)**
	$ 32,813,662	**$ 7,862,159**	**$ (508,307)**	**$ 40,167,514**
December 31, 2011				
Cash	$ -	$ 3,020,613	$ -	$ 3,020,613
Investments	30,637,978	-	-	30,637,978
Investment income accrued	-	87,085	-	87,085
Due from policy holders	-	3,571,670	-	3,571,670
Accounts payable and accrued liabilities	-	-	(537,161)	(537,161)
	$ 30,637,978	$ 6,679,368	$ (537,161)	$ 36,780,185

4. Investments

The following table provides cost and fair value information of investments by type of security and issuer. The maximum exposure to credit risk would be the fair value as shown below.

	December 31, 2012		December 31, 2011	
	Cost	**Fair value**	Cost	Fair value
Bonds issued by:				
Federal	**$ 2,126,368**	**$ 2,357,193**	$ 2,120,856	$ 2,382,669
Provincial	**3,065,961**	**3,280,743**	3,094,208	3,363,738
Corporate				
AAA	**4,238,687**	**4,387,912**	4,207,525	4,408,232
AA	**2,805,523**	**2,922,912**	2,392,200	2,531,026
A	**903,274**	**932,809**	734,597	760,682
	13,139,813	**13,881,569**	12,549,386	13,446,347
Equity Investments				
Canadian Common				
Finance/Utility	**3,019,801**	**4,011,170**	2,628,053	3,318,054
Consumer	**677,698**	**600,597**	623,219	514,470
Mining/Energy/Industrials	**2,491,215**	**3,283,013**	2,256,834	2,986,122
Technology	**159,385**	**147,825**	227,390	51,660
US Common				
Finance/Utility	**94,297**	**51,481**	94,297	37,609
Consumer	**452,856**	**504,613**	361,170	355,522
Mining/Energy/Industrials	**162,916**	**186,619**	140,230	150,424
Technology	**417,342**	**377,615**	354,190	339,832
	7,475,510	**9,162,933**	6,685,383	7,753,693
Farm Mutual Pooled Funds				
Canadian Fixed Income	**9,691,741**	**9,734,721**	9,359,157	9,404,802
Other Investments				
Fire Mutuals Guarantee Fund	**34,439**	**34,439**	33,136	33,136
Total Investments	**$30,341,503**	**$32,813,662**	$ 28,627,062	$ 30,637,978

4. Investments (cont'd)

The following table provides an analysis of investments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable:

- Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities using the last bid price;
- Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

	Level 1	Level 2	Level 3	Total
December 31, 2012				
Bonds	**$13,881,569**	**$ -**	**$ -**	**$13,881,569**
Equities	**9,162,933**	**-**	**-**	**9,162,933**
Farm mutual pooled funds	**-**	**9,734,721**	**-**	**9,734,721**
Other investments	**-**	**34,439**	**-**	**34,439**
Total	**$23,044,502**	**$ 9,769,160**	**$ -**	**$32,813,662**
December 31, **2011**				
Bonds	$ 13,446,347	$ -	$ -	$ 13,446,347
Equities	7,753,693	-	-	7,753,693
Farm mutual pooled funds	-	9,404,802	-	9,404,802
Other investments	-	33,136	-	33,136
Total	$ 21,200,040	$ 9,437,938	$ -	$ 30,637,978

There were no transfers between Level 1 and Level 2 for the years ended December 31, 2012 and 2011.

Maturity profile of bonds held is as follows:

	Within 1 year	2 to 5 years	6 to 10 years	Over 10 years	Fair value
December 31, 2012	**$1,236,998**	**$8,393,279**	**$4,251,292**	**$ -**	**$13,881,569**
Percent of Total	**9** %	**60** %	**31** %	**-** %	
December 31, 2011	$ 474,130	$ 8,554,337	$ 4,417,880	$ -	$ 13,446,347
Percent of Total	3 %	64 %	33 %	- %	

The effective interest rate of the bonds portfolio held is 3.53% at December 31, 2012 (2011 - 3.64%).

5. Investment property

	Land	Buildings	Furniture and fixtures	Total
Cost				
Balance - January 1, 2011	$ 60,000	$ 105,000	$ 1,362	$ 166,362
Balance - December 31, 2011	$ 60,000	$ 105,000	$ 1,362	$ 166,362
Balance - December 31, 2012	**$ 60,000**	**$ 105,000**	**$ 1,362**	**$ 166,362**
Accumulated depreciation				
Balance - January 1, 2011	$ -	$ 5,250	$ 643	$ 5,893
Depreciation expense	-	5,250	228	5,478
Balance - December 31, 2011	$ -	$ 10,500	$ 871	$ 11,371
Depreciation expense	-	5,250	140	5,390
Balance - December 31, 2012	**$ -**	**$ 15,750**	**$ 1,011**	**$ 16,761**
Net book value				
December 31, 2011	$ 60,000	$ 94,500	$ 491	$ 154,991
December 31, 2012	**$ 60,000**	**$ 89,250**	**$ 351**	**$ 149,601**

	2012	2011
Rental income from investment property	**$ 6,000**	$ 6,000

The fair value of the investment property is $165,000 (2011 - $165,000).

Investment properties were subject to external valuation performed by a local real estate brokerage. The fair value of investment property is determined by discounting the expected cash flows of the properties based upon internal plans and assumptions and comparable market transactions.

The investment property held by the Company is currently leased out on a month to month basis.

6. Property, plant & equipment

Property, plant and equipment

	Land	Buildings	Land improvements	Leasehold improvements	Computer hardware	Furniture and fixtures	Vehicles	Total
Cost								
Balance - January 1, 2011	$ 195,000	$ 625,184	$ 14,375	$ 38,800	$ 655,051	$ 299,387	$ 158,479	$ 1,986,276
Additions	-	28,600	-	233,053	46,652	57,067	58,880	424,252
Disposals	-	-	-	-	(385,414)	-	(66,121)	(451,535)
Balance - December 31, 2011	$ 195,000	$ 653,784	$ 14,375	$ 271,853	$ 316,289	$ 356,454	$ 151,238	$ 1,958,993
Additions	-	-	-	-	11,005	5,990	58,796	75,791
Disposals	-	-	-	-	(237,282)	(17,423)	(36,895)	(291,600)
Balance - December 31, 2012	**$ 195,000**	**$ 653,784**	**$ 14,375**	**$ 271,853**	**$ 90,012**	**$ 345,021**	**$ 173,139**	**$ 1,743,184**
Accumulated depreciation								
Balance - January 1, 2011	$ -	$ 30,338	$ 2,875	$ -	$ 601,231	$ 266,326	$ 114,864	$ 1,015,634
Depreciation expense	-	32,451	2,875	22,028	39,330	19,722	19,720	136,126
Disposals	-	-	-	-	(379,065)	-	(44,081)	(423,146)
Balance - December 31, 2011	$ -	$ 62,789	$ 5,750	$ 22,028	$ 261,496	$ 286,048	$ 90,503	$ 728,614
Depreciation expense	-	32,689	2,875	27,253	25,344	19,358	21,705	129,224
Disposals	-	-	-	-	(232,539)	(17,389)	(34,743)	(284,671)
Balance - December 31, 2012	**$ -**	**$ 95,478**	**$ 8,625**	**$ 49,281**	**$ 54,301**	**$ 288,017**	**$ 77,465**	**$ 573,167**
Net book value of								
December 31, 2011	$ 195,000	$ 590,995	$ 8,625	$ 249,825	$ 54,793	$ 70,406	$ 60,735	$ 1,230,379
December 31, 2012	**$ 195,000**	**$ 558,306**	**$ 5,750**	**$ 222,572**	**$ 35,711**	**$ 57,004**	**$ 95,674**	**$ 1,170,017**

7. Intangible assets

	Intangible assets		
	Computer software	**Developed Software**	**Total**
Cost			
Balance - January 1, 2011	$ 316,056	$ 870,758	$ 1,186,814
Additions	64,038	4,920	68,958
Disposals	(112,191)	-	(112,191)
Balance - December 31, 2011	$ 267,903	$ 875,678	$ 1,143,581
Additions	4,667	49,896	54,563
Disposals	(122,562)	-	(122,562)
Balance - December 31, 2012	**$ 150,008**	**$ 925,574**	**$ 1,075,582**
Accumulated depreciation			
Balance - January 1, 2011	$ 241,807	$ 843,961	$ 1,085,768
Depreciation expense	35,784	15,710	51,494
Disposals	(112,191)	-	(112,191)
Balance - December 31, 2011	$ 165,400	$ 859,671	$ 1,025,071
Depreciation expense	43,366	7,073	50,439
Disposals	(122,562)	-	(122,562)
Balance - December 31, 2012	**$ 86,204**	**$ 866,744**	**$ 952,948**
Net book value			
December 31, 2011	$ 102,503	$ 16,007	$ 118,510
December 31, 2012	**$ 63,804**	**$ 58,830**	**$ 122,634**

8. Insurance contracts

Due from reinsurers	2012	2011
Balance, beginning of the year	**$ 276,359**	$ 148,367
Submitted to reinsurer	**399,069**	713,948
Received from reinsurer	**(515,328)**	(585,956)
Balance, end of the year	**$ 160,100**	$ 276,359
Expected settlement		
Within one year	**$ 160,100**	$ 275,790
More than one year	**$ -**	$ 569

At year-end, the Company reviewed the amounts owing from its reinsurer and determined that no allowance is necessary.

Reinsurers share of provision for unpaid claims	2012	2011
Balance, beginning of the year	**$ 4,729,686**	$ 3,979,833
New claims reserve	**1,454,545**	2,314,940
Change in prior year's reserve	**896,080**	(851,139)
Submitted to reinsurer	**(399,069)**	(713,948)
Balance, end of the year	**$ 6,681,242**	$ 4,729,686
Expected settlement		
Within one year	**$ 1,881,513**	$ 571,337
More than one year	**$ 4,799,729**	$ 4,158,349

8. Insurance contracts (cont'd)

Deferred policy acquisition expenses	**2012**	**2011**
Balance, beginning of the year	**$ 530,768**	$ 502,835
Acquisition costs incurred	**1,108,045**	1,065,642
Expensed during the year	**(1,087,601)**	(1,037,709)
Balance, end of the year	**$ 551,212**	$ 530,768

Deferred policy acquisition expenses will be recognized as an expense within one year.

Unearned premiums	**2012**	**2011**
Balance, beginning of the year	**$ 6,790,864**	$ 6,412,256
Premiums written	**14,201,383**	13,688,950
Premiums earned during year	**(13,985,368)**	(13,310,342)
Balance, end of the year	**$ 7,006,879**	$ 6,790,864

8. Insurance contracts (cont'd)

The following is a summary of the insurance contract provisions and related reinsurance assets at December 31.

	December 31, 2012			December 31, 2011		
	Gross	**Reinsurance**	**Net**	Gross	Reinsurance	Net
Outstanding claims provision						
Long term	**$ 9,551,014**	**$ 4,967,683**	**$ 4,583,331**	$ 6,328,405	$ 2,719,849	$ 3,608,556
Short term	**789,903**	**275,059**	**514,844**	2,076,057	571,337	1,504,720
Facility Association and other residual pools	**504,722**	**-**	**504,722**	472,853	-	472,853
	10,845,639	**5,242,742**	**5,602,897**	8,877,315	3,291,186	5,586,129
Provision for claims incurred but not reported	**3,248,500**	**1,438,500**	**1,810,000**	3,248,500	1,438,500	1,810,000
	$14,094,139	**$ 6,681,242**	**$ 7,412,897**	$ 12,125,815	$ 4,729,686	$ 7,396,129

8. Insurance contracts (cont'd)

Comments and assumptions for specific claims categories

The Company must participate in industry automobile residual pools of business, and recognizes a share of this business based on its automobile market share. The Company records its share of the liabilities provided by the actuaries of the pools.

Claims and adjustment expenses

Changes in claim liabilities recorded in the consolidated statement of financial position for the years ended December 31, 2012 and 2011 and their impact on claims and adjustment expenses for the two years are as follow:

	2012	2011
Unpaid claim liabilities - beginning of year – net of reinsurance	**$ 7,396,129**	$ 7,634,628
Decrease in estimated losses and expenses, for losses occurring in prior years	**(1,484,547)**	(3,061,762)
Provision for losses and expenses on claims occurring in the current year	**6,767,435**	9,930,826
Payment on claims:		
Current year	**(3,133,147)**	(5,977,464)
Prior years	**(2,132,973)**	(1,130,099)
Unpaid claims – end of year - net	**7,412,897**	7,396,129
Reinsurer's share and subrogation recoverable	**6,681,242**	4,729,686
	$14,094,139	$ 12,125,815

The change in estimate of losses occurring in prior years is due to new information received.

8. Insurance contracts (cont'd)

Provision for unpaid claims and adjustment expenses

The determination of the provision for unpaid claims and adjustment expenses and the related reinsurers' share requires the estimation of three major variables which are the development of claims, reinsurance recoveries, and future investment income.

Claim development

The estimation of claim development involves assessing the future behaviour of claims, taking into consideration the consistency of the Company's claim handling procedures, the amount of information available, the characteristics of the line of business from which the claim arises and historical delays in reporting claims. In general, the longer the term required for the settlement of a group of claims the more variable the estimates. Short settlement term claims are those which are expected to be substantially paid within a year of being reported.

The tables that follow present the development of claims payments and the estimated ultimate cost of claims for the claim year 2007 to 2012. The tables show the cumulative amounts paid or estimated to be paid during successive years related to each claim year. The original estimates will be increased or decreased, as more information becomes known about the original claims and overall claim frequency and severity.

In 2011, the year of adoption of IFRS, only information from periods beginning on or after January 1, 2007 is required to be disclosed. This is being increased in each subsequent year, until ten years of information is included.

8. Insurance contracts (cont'd)

Gross claims	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**Total**
Gross estimate of cumulative claims cost							
At the end year of claim	$ 8,761,584	$11,470,647	$ 8,507,858	$ 8,913,514	$11,865,980	$ 8,221,979	
One year later	9,473,680	9,786,728	7,196,376	8,558,935	10,566,877		
Two years later	9,068,841	8,655,600	5,361,577	9,680,616			
Three years later	9,137,483	8,002,676	5,068,524				
Four years later	8,887,857	7,979,539					
Five years later	8,632,142						
Current estimate of cumulative claims cost	8,632,142	7,979,539	5,068,524	9,680,616	10,566,877	8,221,979	$50,149,677
Cumulative payments	8,284,087	7,930,249	4,284,616	5,209,084	7,483,039	3,174,835	36,365,910
Outstanding claims	$ 348,055	$ 49,290	$ 783,908	$ 4,471,532	$ 3,083,838	$ 5,047,144	13,783,767
Outstanding claims 2006 and prior							310,372
Total gross outstanding claims and claims handling expense							**$14,094,139**

Net of Reinsurance	**2007**	**2008**	**2009**	**2010**	**2011**	**2012**	**Total**
Net estimate of cumulative claims cost							
At the end year of claim	$ 6,933,378	$ 8,575,855	$ 7,459,571	$ 5,979,537	$ 8,051,643	$ 6,767,432	
One year later	6,982,347	7,395,606	6,256,745	5,365,280	7,208,913		
Two years later	6,783,531	6,836,067	4,923,555	5,077,474			
Three years later	6,761,393	6,413,599	4,750,136				
Four years later	6,473,952	6,407,962					
Five years later	6,312,737						
Current estimate of cumulative claims cost	6,312,737	6,407,962	4,750,136	5,077,474	7,208,913	6,767,432	36,524,654
Cumulative payments	6,024,065	6,369,672	4,280,789	4,100,884	5,432,557	3,133,147	29,341,114
Outstanding claims	$ 288,672	$ 38,290	$ 469,347	$ 976,590	$ 1,776,356	$ 3,634,285	7,183,540
Outstanding claims 2006 and prior							229,357
Total net outstanding claims and claims handling expense							**$ 7,412,897**

9. Other provisions and contingent liabilities

In common with the insurance industry in general, the Company is subject to litigation arising in the normal course of conducting its insurance business which is taken into account in establishing the provision for unpaid claims and adjustment expenses. There are no outstanding provisions in the current year.

The Company is a member of the Farm Mutual Reinsurance Plan Inc. ("the Plan"), which is a general reinsurer that shares in the insurance risks originally accepted by member insurance companies. As a member of the Plan, the Company may be required to contribute additional capital to the Plan in the form of subordinated debt should the Plan's capital fall below a prescribed minimum.

10. Pension Plan

The Company participates in a multiple employer pension plan (“plan”) that is a money purchase plan with a defined benefit option available to eligible employees at retirement. The amount of the retirement benefit to be received by an employee is based on the employee's length of service and final average earnings.
The plan is accounted for as a defined contribution plan due to the fact the plan exposes the participating entities to actuarial risks associated with the current and former employees of other entities and there is no consistent and reliable basis for allocating the obligation, plan assets and cost to individual entities participating in the plan.
For the year ended December 31, 2012, the Company recognized an expense of $239,884 (2011 - $231,879) for current contributions.
The Pension Benefit Act requires the plan to file an actuarial valuation for the year ended December 31, 2013. During the year, the plan actuary provided “preliminary projected estimates” of the plan’s assets and liabilities and it is likely a pension deficit will occur when the actuarial valuation is completed. The amount of the deficit will be impacted by the return of the plan assets and the discount rate applied to the liabilities. The Company is not required to make a contribution for the year ended December 31, 2012 for the potential deficit and accordingly no amount is accrued in the consolidated statement of financial position or recognized in the consolidated statement of comprehensive income.

11. Income taxes

The Company is subject to income taxes on that portion of its income derived from insuring other than farm related risks.

The significant components of tax expense included in net income are composed of:

	2012	2011
Current tax expense		
Based on current year taxable income	$ 334,289	$ 390,287
Adjustments for over provision in prior periods	(37,947)	-
	296,342	390,287
Deferred tax expense		
Origination and reversal of temporary differences	3,556	43,526
Reduction in tax rate	6,810	(3,270)
	10,366	40,256
Total income tax expense	$ 306,708	$ 430,543

11. Income taxes (cont'd)

Reasons for the difference between tax expense for the year and the expected income taxes based on the statutory tax rate of 26.5% (2011 – 25.6%) are as follows:

	2012	2011
Income before taxes	**$ 2,233,434**	$ 2,810,266
Expected taxes based on the statutory rate of 26.5% (2011 – 25.6%)	**591,860**	719,428
Income from insuring farm related risks	**(170,584)**	(183,214)
Small business deduction	**(35,000)**	-
Canadian dividend income not subject to tax	**(61,219)**	(52,234)
Other non deductible expenses	**8,760**	7,582
Market to market and other adjustments related to investments	**(161)**	(54,558)
Change in deferred tax rates on temporary differences	**6,867**	(13,855)
Over provision in prior years	**(37,947)**	-
Other	**4,132**	7,394
Total income tax expense	**$ 306,708**	$ 430,543

11. Income taxes (cont'd)

The movement in 2012 deferred tax liabilities and assets are:

	Opening balance at Jan 1, 2012	Recognize in comprehensive income	Closing Balance at Dec 31, 2012
Deferred tax liabilities			
Adjustments related to investments	**$ (60,700)**	**$ 17,000**	**$ (43,700)**
Deferred tax assets			
Property, plant & equipment	**44,600**	**(10,700)**	**33,900**
Intangible assets	**12,600**	**(13,400)**	**(800)**
Claims liabilities	**64,700**	**(3,200)**	**61,500**
Other	**1,690**	**(66)**	**1,624**
	123,590	**(27,366)**	**96,224**
2012 **net deferred tax asset movement**	**$ 62,890**	**$ (10,366)**	**$ 52,524**

The movement in 2011 deferred tax liabilities and assets are:

	Opening balance at Jan 1, 2011	Recognize in comprehensive income	Closing Balance at Dec 31, 2011
Deferred tax liabilities			
Adjustments related to investments	$ (67,400)	$ 6,700	$ (60,700)
Deferred tax assets			
Property, plant & equipment	48,900	(4,300)	44,600
Intangible assets	9,300	3,300	12,600
Claims liabilities	68,400	(3,700)	64,700
Other	43,946	(42,256)	1,690
	170,546	(46,956)	123,590
2011 net deferred tax asset movement	**$ 103,146**	**$ (40,256)**	$ 62,890

12. Other operating and administrative expenses

	2012	2011
Computer costs	**$ 132,973**	$ 88,209
Depreciation	**90,136**	97,181
Licenses, fees and dues	**47,951**	48,418
Postage and office supplies	**130,402**	128,194
Professional fees	**47,399**	39,509
Repairs and maintenance	**15,717**	9,066
Salaries, benefits and directors fees	**425,503**	324,146
Utilities	**25,150**	23,787
Other	**430,994**	437,651
	$ 1,346,225	$ 1,196,161

13. Salaries, benefits and directors fees

	2012	2011
Sales salaries, commissions and benefits	**$ 1,326,092**	$ 1,288,608
Other salaries and benefits	**611,242**	507,516
Directors fees	**108,592**	110,961
	$ 2,045,926	$ 1,907,085

14. Subsidiary operations

	2012	2011
Revenue	**$ 1,445,854**	$ 1,220,294
Expenses		
Salaries and benefits	**938,095**	989,372
Amortization	**84,370**	96,431
General and administrative	**315,702**	267,953
Premise expenses	**110,257**	103,954
	1,448,424	1,457,710
	$ (2,570)	$ (237,416)

15. Investment and other income

	2012	2011
Interest income	**$ 864,125**	$ 1,317,527
Dividend income	**254,553**	221,358
Realized losses on disposal of investments	**(153,881)**	-
Unrealized gains (losses) on investments	**461,244**	(69,759)
Investment expenses	**(118,322)**	(111,821)
Rental income	**12,480**	16,800
	$ 1,320,199	$ 1,374,105

16. Commitments

The Company entered into an operating lease for some of its computer hardware. The equipment is leased at $9,072 per month under a lease expiring in October 2014.

The Company also entered into a building lease at $500 per month under a lease that will expire May 2013.

The Company's subsidiary entered into three operating leases for some of its computer hardware. The equipment is leased at $1,640 per month under the lease expiring in December 2013, $3,189 per month under the lease expiring in October 2014 and $2,149 per month under the lease expiring in October 2016.

The Company's subsidiary entered into a building lease which commenced in February 2011 and will expire in January 2021.

The minimum annual lease payments for the next five years is as follows:

2013	$ 230,056
2014	$ 184,075
2015	$ 62,194
2016	$ 58,625
2017	$ 37,878

17. Related party transactions

The Company entered into the following transactions with key management personnel, which are defined by IAS 24, Related Party Disclosures, as those persons having authority and responsibility for planning, directing and controlling the activities of the Company, including directors and management:

	2012	2011
Short term employee benefits and directors' fees	**$ 658,819**	$ 643,115
Total pension and other post-employment benefits	**45,591**	88,238
	$ 704,410	$ 731,353
Premiums written	**$ 101,599**	$ 88,535
Claims paid	**$ 14,983**	$ 25,996

Amounts owing to and from key management personnel at December 31, 2012 are $28,882 (2011 - $24,223) and $32,092 (2011 - $24,821) respectively. The amounts are included in due from policyholders and accounts payable and accrued liabilities on the statement of financial position.

18. Capital management

The Company's objectives with respect to capital management are to maintain a capital base that is structured to exceed regulatory requirements and to best utilize capital allocations.

The regulators measure the financial strength of property and casualty insurers using a minimum capital test (MCT). The regulators require property and casualty companies to comply with capital adequacy requirements. This test compares a Company's capital against the risk profile of the organization. The risk-based capital adequacy framework assesses the risk of assets, policy liabilities and other exposures by applying various factors that are dependent on the risks associated with the Company's assets. Additionally, an interest rate risk margin is included in the MCT by assessing the sensitivity of the Company's interest-sensitive assets and liabilities to changes in interest rates. The regulator indicates that the Company should produce a minimum MCT of 150%. During the year, the Company has consistently exceeded this minimum. The regulator has the authority to request more extensive reporting and can place restrictions on the Company's operations if the Company falls below this requirement and if deemed necessary.

The Company uses a ratio of unappropriated members' surplus to gross premiums written to monitor capital adequacy. The ratio the board of directors desires for the Company is 1.5:1 (150%) with a minimum not less than a 1:1 (100%). The Company's Surplus to Premiums Ratio at December 31, 2012 was 196% (2011 - 186%).

The Company's objective is to maintain this ratio by increasing surplus in proportion to written premium. Accordingly, this ratio is the primary consideration in determining the amount of new business written, allocating new business budgets for agents and brokers and policyholder premium refunds in years the Company realizes an underwriting profit.

19. Financial instrument and Insurance risk management

Insurance risk management

The principal risk the Company faces under insurance contracts is that the actual claims and benefit payments or the timing thereof, differ from expectations. This is influenced by the frequency of claims, severity of claims, actual benefits paid and subsequent development of long-term claims. Therefore, the objective of the Company is to ensure that sufficient reserves are available to cover these liabilities.

The above risk exposure is mitigated by diversification across a large portfolio of insurance. The variability of risks is also improved by careful selection and implementation of underwriting strategy guidelines, as well as the use of reinsurance arrangements.

The Company purchases reinsurance as part of its risks mitigation program. Retention limits for the excess-of-loss reinsurance vary by product line.

Amounts recoverable from reinsurers are estimated in a manner consistent with the outstanding claims provision and are in accordance with the reinsurance contracts. Although the Company has reinsurance arrangements, it is not relieved of its direct obligations to its policyholders and thus a credit exposure exists with respect to ceded insurance, to the extent that any reinsurer is unable to meet its obligations assumed under such reinsurance agreements.

19. Financial instrument and Insurance risk management (cont'd)

The Company writes insurance primarily over a twelve month duration. The most significant risks arise through high severity, low frequency events such as natural disasters or catastrophes. A concentration of risk may arise from insurance contracts issued in a specific geographic location since all insurance contracts are written in Ontario.

The Company manages this risk via its underwriting and reinsurance strategy within an overall risk management framework. Exposures are limited by having documented underwriting limits and criteria. Pricing of property and liability policies are based on assumptions in regard to trends and past experience, in an attempt to correctly match policy revenue with exposed risk. Automobile premiums are subject to approval by the Financial Services Commission of Ontario and therefore may result in a delay in adjusting the pricing to exposed risk. Reinsurance is purchased to mitigate the effect of the potential loss to the Company. Reinsurance is placed with Farm Mutual Reinsurance Plan Inc. (FMRP), a Canadian registered reinsurer.

The Company follows a policy of underwriting and reinsuring contracts of insurance which, in the main, limit the liability of the Company to an amount on any one claim of $225,000 in the event of a property claim, an amount of $250,000 in the event of an automobile claim and $250,000 in the event of a liability claim. For amounts over the respective limits there is a 10% retention to a specified maximum. The Company also obtained reinsurance which limits the Company's liability to $675,000 in the event of a series of claims arising out of a single occurrence. In addition, the Company has obtained stop loss reinsurance which limits the liability of all claims in a specific year to 80% of the gross net earned premiums incurred for property and 100% for liability and automobile.

The Company is exposed to a pricing risk to the extent that unearned premiums are insufficient to meet the related future policy costs. Evaluation is performed regularly to estimate future claims costs, related expenses, and expected profit in relation to unearned premiums. There was no premium deficiency at December 31, 2012 and 2011.

The risks associated with insurance contracts are complex and subject to a number of variables which complicate quantitative sensitivity analysis. The Company uses various techniques based on past claims development experience to quantify these sensitivities. This includes indicators such as average claim cost, frequency of claims occurrence, expected loss ratios and claims development as described in Note 8.

19. Financial instrument and Insurance risk management (cont'd)

Results of sensitivity testing based on expected loss ratios are as follows, impact on pre-tax income is shown gross and net of reinsurance:

	Property claims		Auto claims		Liability claims	
	2012	2011	**2012**	2011	**2012**	2011
5% change in loss ratios would result in the following increase/decrease:						
Gross	**$ 323,465**	$ 307,905	**$ 337,465**	$ 328,247	**$ 49,139**	$ 48,295
Net	**$ 272,762**	$ 260,742	**$ 284,080**	$ 273,531	**$ 32,220**	$ 30,459

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Credit risk

Credit risk is the risk of financial loss to the Company if a debtor fails to make payments of interest and principal when due. The Company is exposed to this risk relating to its debt holdings in its investment portfolio and the reliance on reinsurers to make payment when certain loss conditions are met.

The Company's investment policy puts limits on the bond portfolio including portfolio composition limits, issuer type limits, bond quality limits, aggregate issuer limits, corporate sector limits and general guidelines for geographic exposure. The bond portfolio remains a very high quality with 100% of bonds rated A or better. All fixed income portfolios are measured for performance on a quarterly basis and monitored by management on a monthly basis.

Reinsurance is placed with Farm Mutual Reinsurance Plan Inc. (FMRP), a Canadian registered reinsurer. Management monitors the creditworthiness of FMRP by reviewing their annual financial statements and through ongoing communications. Reinsurance treaties are reviewed annually by the board and management prior to renewal of the reinsurance contract.

Accounts receivable are short-term in nature consisting of a large number of policyholders, and are not subject to material credit risk. Regular review of outstanding receivables is performed to ensure credit worthiness.

The maximum exposure to investment credit risk would be the fair value of the company's interest bearing securities investment.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

19. Financial instrument and Insurance risk management (cont'd)

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of market factors. Market factors include three types of risk: currency risk, interest rate risk and equity risk.

The Company's investment policy operates within the guidelines of the Insurance Act. An investment policy is in place and its application is monitored by the Finance Committee and the Board of Directors. Diversification techniques are utilized to minimize risk. The Policy limits the investment in any one corporate issuer rated "AAA/AA" to a maximum of 5% and "A" to a maximum of 2.5% of the Company's fixed income portfolio. There is no single issuer limit on securities of the Government of Canada or of Provinces and guaranteed Crown Corporations rated A- or better.

The Company's investment policy limits investment in the Farm Mutual Canadian Fixed Income Pool Fund to a maximum of 50% of investible assets. Funds are invested in bonds and debentures of Federal, Provincial or Municipal Government and Canadian companies rated BBB or better. The fund is monitored by the Farm Mutual Pooled Fund Investment Committee appointed by the Ontario Mutual Insurance Association.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Currency risk

Currency risk relates to the Company operating in different currencies and converting non Canadian earnings at different points in time at different foreign exchange levels when adverse changes in foreign currency exchange rates occur.

The Company's foreign exchange risk is related to stock holdings which are limited to United States equities in sectors which are not readily available in Canada. The Company limits its holdings in foreign equity to 15% of the equity portfolio in accordance with its investment policy. Foreign currency changes are monitored by the investment committee and holdings are adjusted when offside of the investment policy. A 1% change in the value of the United States dollar would affect the fair value of stocks by $12,400 (2011 - $10,400) which would be reflected in investment income.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

19. Financial instrument and Insurance risk management (cont'd)

Interest rate risk

Interest rate risk is the potential for financial loss caused by fluctuations in fair value or future cash flows of financial instruments because of changes in market interest rates.

The Company is exposed to this risk through its interest bearing investments (bonds and fixed income pooled funds).

At December 31, 2012, a 1% move in interest rates, with all other variables held constant, could impact the market value of bonds by $570,000 (2011 - $510,000). Also, a 1% move in interest rates, with all other variables held constant, could impact the market value of the fixed income pooled fund by $611,340 (2011 – $566,200). These changes would be recognized in comprehensive income.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

Equity risk

Equity risk is the uncertainty associated with the valuation of assets arising from changes in equity markets. The Company is exposed to this risk through its equity holdings within its investment portfolio.

The Company's portfolio includes Canadian stocks with fair values that move with the Toronto Stock Exchange Composite Index and US stocks that move with the New York Stock Exchange. At December 31, 2012, a 10% movement in the stock markets with all other variables held constant would have an estimated effect on the fair values of the Company's equities of $916,000 (2011 - $775,000). This change would be recognized in comprehensive income.

The Company's investment policy limits equity investments to 25% of total assets. Investment managers are mandated to follow the same conservative strategy that they have demonstrated to the Company since 1992. All stocks must be freely tradable and listed on a recognized stock exchange in Canada or the US. The Company investment policy limits the investment in any single issuer to a maximum of 15% by market value of the equity portfolio. In the 10 global classification sectors, sector weights are limited to a maximum of 35%. Holdings in the four economic sectors (Technology, Consumer, Energy/Industrials and Financials/Utilities) are maintained within 50% to 150% of the BMO/TSX CAP 10% index. The Investment Manager must suspend further sales when net realized losses in one quarter exceed $40,000.

Equities are monitored by the Finance Committee and holdings are adjusted following each quarter to ensure holdings are in compliance with the investment policy.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.

19. Financial instrument and Insurance risk management (cont'd)

Liquidity Risk

Liquidity risk is the risk that the Company will not be able to meet all cash outflow obligations as they come due. The Company mitigates this risk by monitoring cash activities and expected outflows. The Company's current liabilities arise as claims are made. The Company does not have material liabilities that can be called unexpectedly at the demand of a lender or client. The Company has no material commitments for capital expenditures and there is no need for such expenditures in the normal course of business. Claim payments are funded by current operating cash flow including investment income.

The Company’s investment policy requires that 2.5% to 7.5% of assets available for investments to be held in cash in an interest bearing demand account which includes a pre-approved line of credit to meet immediate cash flow requirements.

There have been no significant changes from the previous year in the exposure to risk or policies, procedures and methods used to measure the risk.