

# **Finances - Before 1920**

DEEDS RE. ALTON BEACH REALTY COMPANY.

Ocean Beach Tract. (Carl G. Fisher) 31 lots. Deed.  
 Carl G. Fisher to Alton Beach Realty Company. Deed.  
 Miami Beach Improvement Company to Carl G. Fisher. Acresage. Deed.  
 Aurora Tract. Frank B. Shutts to Carl G. Fisher. Deed.  
 3 Deeds - 12 lots. Alton Beach Realty Co. to Carl G. Fisher.  
 Alton Beach Residence.  
 42 $\frac{1}{2}$ -acre Tract. Deed to Carl G. Fisher from Ocean Beach Company.  
 Triangular Strip. Miami Beach Company to Alton Beach Company. Deed.  
 Belle Isle Deed. Miami Beach Co. to Alton Beach Company.

OTHER MIAMI PROPERTIES - PERSONAL.

Lots :

Lot #2 - Filer's Subd. ( $\frac{1}{2}$ interest with Gaston Drake)	\$ 12,500.00
Lots #3 and #22. Point View.	5,766.68
Lot #20, Block #104. So. Brickell Add.	19,697.47

Brickell Avenue Property. (Lots 24 & 25, Block 105)	54,975.82
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Loans, Notes and Accounts.

Ocean Beach Realty Company - Loan. 125,000.00

Note given by them. 2/6/14 for \$150,000.00.

Paid on account - \$25,000.00.

Interest paid to August 6, 1916.

Mortgage, abstracts, minutes - Ocean Beach Co.

Bridge Bonds - Miami Beach Improvement Company. 31,000.00

Bond Nos. 24 to 37 inclus.	14
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43 to 66	24
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77 " 100	24
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\$500.00 each.	62
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Mortgage, abstract.

Miami Beach Improvement Company - Loans.

Swimming Pool. Note 10/29/13 (1 year)	2,000.00
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Interest paid to 10/29/15.

Improvement of Property. Note 4/6/14.	2,000.00
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(1 year) Int. paid to 10/6/15.

Canal Bulkhead. Note 7/1/14. (1 year)	3,000.00
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Interest paid to 12/31/15.

Bavilion. Note 1/6/15. (1 year)	1,000.00
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Interest paid to 1/6/16.

H. Thompson Whaler.

Note - 1/13/16. (3 years)	1,500.00
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Mortgage, abstract, etc.

Miami Metropolis Company Bonds.

Nos. 17 to 22. 6 @ \$500.00.	3,000.00
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Miami Beach Golf Club Bonds.

Nos. 7 to 36.

Covers open account.

3/31 - \$13,016.80 - \$44.10.

April account - \$1600.00 - \$75.15.

NOTES RECEIVABLE - LOT SALES .

<u>W. H. Gold.</u>		\$ 9,000.00
Dated - 1/24/16.		
4 @ \$1875.00		
1 @ <u>1500.00</u>		
9000.00		
All paid April 17, 1916, less		
10% discount.		
<u>Mrs. Carol D. Averill.</u>		4,165.00
Dated - 2/2/14.		
<u>C. V. Floyd.</u>		1,125.00
Dated - 11/18/14.		
2 notes - \$562.50 each.		
<u>Mrs. Marie D. Swett.</u>		875.00
Dated - 6/1/14.		
Due - 6/1/16.		
<u>John T. Ellis.</u>		3,450.00
Dated - 1/20/16. (1 year).		
<u>Frank L. H. St. Amour.</u>		2,500.00
Dated - 2/14/16.		
	3/31.	<u>\$ 21,115.00</u>

<u>John H. Hannan.</u>		17,000.00
Note dated - 4/1/16. 3 years.		
(Check 4/5/16. \$ 5000.00)		

LOT SALES CONTRACTS - ALTON BEACH .

John T. Ellis.	Lot 3 - Block 55	4500.00
Marie D. Swett.	7 54	3500.00
C. V. Floyd.	6 56	3000.00
C. D. Averill.	10 29	3250.00
"	3 28	2700.00
"	4 28	2700.00
Annie Forsell.	2 28 - Deeded.	2800.00
Mrs. Dora Burr Bigelow.	10 56 "	3300.00
J. I. Conklin.	12 56 "	<u>1500.00</u>
		27,250.00

LOT SALES CONTRACTS - BELLE ISLE .

Robt. Henkel.	Lots #8, 9 and 10.	6000.00
" "	25' of Lot #11.	1500.00
W. H. Gold.	Lot #17.	10000.00
Frank L. H. St. Amour.	Part of Lot #1.	<u>5000.00</u>
		22,500.00
<u>John H. Hannan.</u>		22,000.00
	Lots #1, 2, 3, 4, 5, 6, 15, 16, 17, 18, 19, 20.	
	Block #29.	

MIAMI BEACH TRANSPORTATION COMPANY.

Certificate #1 for 23 shares.

MIAMI OCEAN VIEW COMPANY .

1 lot of papers.

AGREEMENT COMPANY TO BUY KEYS .AGREEMENT TO FORM OCEAN VIEW COMPANY .BELLE ISLE IMPROVEMENT ASSOCIATION - PAPERS .PAPERS RE. DEEP WELL COMPANY .GATES - McCLELLAND HOTEL COMPANY.

Ctf. #50 for 60 shares. Preferred Stock.

" #79 for 92 shares. Common Stock.

ESTERLINE COMPANY .

Ctfs. #38, 39, 40, 41, 47, 48, 66, 67, 75,

76, 77 and 78. 50 shares each - 600

Ctf. #79 ----- 25 shares - 25  
625.SPEEDWAY REALTY COMPANY .Ctf. #2 for 99 $\frac{1}{2}$  shares.GLOBE REALTY COMPANY .Ctf. #2 for 999 $\frac{1}{2}$  shares.CONTINENTAL REALTY COMPANY .

Ctf. #1 for 198 shares.

INDIANAPOLIS MOTOR SPEEDWAY .

Ctf. #1 for 160 shares.

5 104

10 311

15 205

780 shares.

INDIANAPOLIS SPEEDWAY TEAM COMPANY .

Ctf. #2 for 62 shares.

ALTON BEACH REALTY COMPANY .

Ctf. #1 for 4998 shares.

UNION CARBIDE COMPANY .

Ctf. #A-2600 for 100 shares.

FISHER AUTOMOBILE COMPANY .

Ctf. #1 for 150 shares.

2 " 50 shares.

**N-O-T-E-S .**

Note of - Harry L. Hammond.	5/6/13.	\$ 2000.00
F. Ellis Hunter.	5/6/13.	1500.00
Ray G. Burlingame.	12/24/12.	1000.00
Ward H. Hackleman.	6/24/14.	100.00
H. W. Hayden.	5/1/11.	\$ 1000.00
Less paid -	90.00	
	910.00	
Less -	<u>16.25</u>	926.25

**CONTRACTS - ETC.**

John Andrews. (Zolene)  
 Lorraine Company - Lease.  
**Life Insurance Policies.**  
 Equitable. #X1963877.  
 Mutual Benefit. No. 551425.  
 Phoenix Mutual. No. 250358.  
 John Hancock. No. 48723.  
 " " 98209.  
 " " 98210.

**BOAT POLICIES .**

Firemens' Fund. No. 296576.  
 " " " 296577.

**WILL OF CARL G. FISHER .****LOGANSFORT PROPERTY .**

Deed and lease - Tipton's 4th Addition.

**ST. JOSEPH, MICHIGAN PROPERTY .**

Lots #90 and 91. Edgewater.

**MARS HILL LOTS .**

(Contract).

PREST-O-LITE STOCK SALES.

TO MARCH 24, 1917.

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P.O.L. Statement of this date shows total cash  
received by C.G.Fisher, for sales in 1916,

\$ 827,432.95

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C.G.Fishers ledger shows,  
after deducting:-

U.C.deal,	\$ 166,075.00
Cooley sale, (1 <sup>st</sup> )	85.00
Com.A.Leopold,	5,000.00
Gift Mrs.Fisher,	500.00

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171,640.00	\$ 827,473.20
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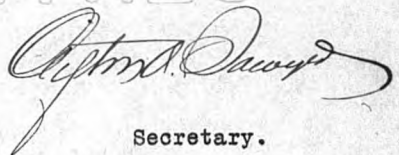
The difference is a cash  
adjustment to equalize  
accounts of C.G.Fisher  
and J.A.Allison,

40.25

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\$ 827,432.95

P.-O.L.Co has 20,387 shares which is correct  
according to C.G.Fishers book records.

  
Secretary.

PREST-O-LITE CO. TRANSACTIONS.

April 1, 1916 - April 1, 1917.

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Charges for:

Salary,	9,166.66	
Dividends,	140,148.55	
Prest-O-Lite stock sold,	152,220.00	
Collected from Vogler,	500.00	
Boat Material returned,	107.04	
Collected from sale ice machine,	15.00	
Interest,	1,301.20	
Collected from J. A. Allison,	81,339.71	
" " "	20,427.56	
	<u>405,225.72</u>	
3/31/17 Balance overdrawn,	<u>109,754.75</u>	514,980.47

Paid out for CGF account:

Interest,	1,960.87	
Boats Expense,	2.34	
Taxes,	368.20	
Cash to C. G. F.,	174,461.00*	
Auto Expense,	287.12	
Boats Building and Purdy B. Co.,	11,596.89	
Personal,	64.21	
Boat Sales, (Expenses),	22.47	
Highways,	60.00	
Ice Machine,	105.00	
Office Expense,	1.86	
Highway Tractor Co., Stock,	14,850.00	
House Expense,	183.41	
Esterline Co.,	12,500.00	
Prest-O-Lite stock purchased,	<u>266,103.60</u>	
	<u>482,566.97</u>	
4/1/16 Balance, -	<u>32,413.50</u>	514,980.47

PREST-O-LITE CO. TRANSACTIONS.

April 1, 1916 - April 1, 1917.

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Charges for:

Salary,	91,166.66	
Dividends,	140,148.55	
Prest-O-Lite stock sold,	152,220.00	
Collected from Vogler,	500.00	
Boat Material returned,	107.04	
Collected from sale ice machine,	15.00	
Interest,	1,301.20	
Collected from J. A. Allison,	81,339.71	
" " "	20,427.56	
	<u>405,225.72</u>	
3/31/17 Balance overdrawn,	<u>109,754.75</u>	514,980.47

Paid out for CGF account:

Interest,	1,960.87	
Boats Expense,	2.34	
Taxes,	368.20	
Cash to C. G. F.,	174,461.00*	
Auto Expense,	287.12	
Boats Building and Purdy B. Co.,	11,596.89	
Personal,	64.21	
Boat Sales, (Expenses),	22.47	
Highways,	60.00	
Ice Machine,	105.00	
Office Expense,	1.86	
Highway Tractor Co., Stock,	14,850.00	
House Expense,	183.41	
Esterline Co.,	12,500.00	
Prest-O-Lite stock purchased,	<u>266,103.60</u>	
	<u>482,566.97</u>	
4/1/16 Balance, -	<u>32,413.50</u>	514,980.47



April 1, 1916 - April 1, 1917.

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RECEIPTS

Loans,	154,700.00	
Rent, Logansport,	1,150.00	
Boat Sales,	250.00	
Auto Sales,	1,200.00	
Dividends,	19,432.00	
Boat Rents,	1,000.00	
Prest-O-Lite Co.,	174,461.00 *	
Prest-O-Lite Co. Stock,	550,360.20	
Hackleman note,	100.00	
Miami Properties,	170,196.62	
Interest,	4,315.21	
Seiberling,	6,103.50	
Personal, refunds,	18.54	
Charity, cancelled check,	100.00	
J. A. Allison,	55,293.38 *	
Casino,	1,204.58	
Auto Purchase, refund,	50.00	
Isko, Stock adjust. purchase,	8.00	
Rent, The Shadows,	44,000.00	
C. A. Sawyer, a/c note,	175.00	
Union Carbide Stock,	60,275.00	
John Levi, a/c auto,	500.00	
Lot 2 Capitol Ave., adjust.,	126.79	
Highway Tractor Co., refund,	1,679.63	
Mr. Parrott, refund,	25.00	
Casino Operation,	2,550.99	
Riverside Home Place, cancel ck,	.95	
Rent, 612 N. Capitol Ave.,	47.50	
Lot 2 Filers Sub., sold,	16,250.85	
Certificates of Deposit,	300,000.00	
Auto Expense, Claim pd by RR.,	133.66	1,505,708.40

DISBURSEMENTS

Loans,	321,152.79	
Interest,	3,625.74	-
Legal Expense,	703.63	-
Personal Expense,	25,413.28	-
Office Expense,	4,189.26	-
Boats Expense,	1,263.08	-
Charity,	2,360.00	-
Life Insurance,	1,611.57	-
Indianapolis House Expense,	10,710.56	-
Miami Properties,	245,800.99	
Boats Building & Purdy B. Co.,	27,129.88	
Boat Rents,	276.03	
Taxes,	5,632.47	-
Commission,	2,243.51	
Auto Expense,	865.65	-
Highways,	16,520.00	-
Riverside Home Place,	14,089.67	
Crown Hill Cemetery,	3,457.00	-
Boat Sales,	375.00	
Office Furniture,	138.78	
L. R. Applegate,	100.00	
Gas Engine & Power Co.,	12,030.88	
Angus Oil Flash Co.,	1,050.15	
Isko, Inc., Stock,	52,142.86	
Fisher Auto Co., Loans,	32,000.00	
Central Trust Co., pd Loan,	60,000.00	
Ice Machines,	292.69	
Certificates of Deposit,	480,000.00	
Speedway Realty Co., drain,	18,150.00	
W. S. Gilbreath, loan,	100.00	
Forward,		

## CASH STATEMENT

(2)

Bro't -

Horse Acct.,	1,046.25	
Casino Improvement,	11,918.08	
Fisher Auto Co., on acct.,	8,000.00	
Kramer Vacuum Brake,	398.89	
C. P. Trask, loan,	350.00	
Alton Beach Res., Furniture, etc.,	242.00	
Auto Purchases,	1,494.90	
J. A. Allison,	159.92	
Casino, Stock, etc.,	4,248.44	
Miami House Expense,	5,258.50	
J. C. Vance,	1,361.00	
Britton Carburetor,	225.26	
Britton Carburetor Mfg. Co., Stk,	5,000.00	
Highway Tractor Co., Stk, etc.,	5,409.25	
Auto Compass,	134.31	-
Geo. Bumbaugh, loan,	50.00	
Detroit Engineering Products Co., Stk,	3,000.00	
Miami Ocean View Co., Stk, etc.,	12,000.00	
Lot, 30th St. & Myers Rd,	15,000.00	
612 N. Capitol Ave.,	14,000.00	
Loan, C. A. Sawyer,	400.00	
Lot 8, Browns Sub., Capitol Ave.,	28,000.00	
Rent, The Shadows, commission,	250.00	-
Repairs, Logansport,	7.00	-
Furniture, Riverside Home Place,	400.25	
10th St. Pier, Miami,	626.00	-
Boats Acct.,	363.25	-
Tamiami Trail Property,	6,400.06	
Aeclian Co., bal.,	6,500.00	
Landis Inventions,	250.00	
Alton Beach Residence,	91.20	-
Total,	<u>1,476,009.97</u>	
Overdraft, 4/1/16,	6,675.01	
Cash on hand, 4/1/17,	<u>23,023.42</u>	1,505,708.40

(Cash) INCOME - 4/1/16 - 4/1/17.

	Investments	Earnings
Loans,	154,700.00	
Rent, Logansport,		1,150.00
Boat Sales,	250.00	
Auto Sales,	1,200.00	
Dividends,		19,432.00
Boat Rents,		1,000.00
Prest-O-Lite Stock,	530,360.20	
Prest-O-Lite Co.,	174,461.00	
Hackleman note,	100.00	
Miami Properties,	170,196.62	
Interest,		4,315.21
Seiberling,	6,103.50	
Personal, refunds,		18.54
Charity - cancelled check,		100.00
J. A. Allison,	55,293.38	
Casino Operation,		1,204.58
Auto - Refund,	50.00	
Ieko Stock Pur. adjust.,	8.00	
Rent, The Shadows,		4,000.00
C. A. Sawyer, a/c note,	175.00	
Union Carbide Stock,	60,275.00	
John Levi a/c auto,	500.00	
Lot 8, Capitol Ave. adjust.,	126.79	
Highway Tractor Co., refund,	1,679.63	
Mr. Parrott, refund,	25.00	
Casino Operation, (includ. cancel check)		2,550.99
Riverside Home Place, cancel ck,		.95
Rent, 612 N. Capitol Ave.,		47.50
Lot 2 Filers Sub.,	16,250.95	
Certificates of Deposit,	300,000.00	
Auto Expense, claim, (RR),		133.66
Totals,	\$1,471,754.97	\$33,953.43

1098



C. G. FISHER

(Cash) DISBURSEMENTS - 4/1/16-4/1/17.

	Investments	Expense
Loans,	321,152.79	
Interest,		3,625.74
Legal Expense,		703.63
Personal Expense,		25,413.28
Office Expense,		4,189.26
Boats Expense,		1,263.08
Charity,		2,360.00
Life Insurance,		1,611.57
Indianapolis House Expense,	<i>mm \$.</i>	10,710.56
Miami Properties,	245,800.99	
Boats Building and Purdy Boat Co.,	27,129.88	
Boat Rents,		276.03
Taxes,		5,632.47
Commission,		2,243.51
Auto Expense,		865.65
Highways,		16,520.00
Riverside Home Place,	14,089.67	
Crown Hill Cemetery,	3,457.00	
Boat Expense,		375.00
Office Furniture,	138.78	
L. R. Applegate,	100.00	
Gas Engine & Power Co.,	12,030.88	
Angus Oil Flash Co.,		1,050.15
Isko Stock,	52,142.86	
Fisher Auto Co. Loans,	32,000.00	
Central Trust Co. Pd loan,	60,000.00	
Ice Machines,	292.69	
Certificates of Deposit,	480,000.00	
Speedway Realty Co.,	18,150.00	
W. S. Gilbreath,	100.00	
Horses,	1,046.25	
Casino Improvement,	11,918.08	
Fisher Auto Co. on acct.,	8,000.00	
Kramer Vacuum Brake,	398.89	
C. P. Trask, loan,	350.00	
Alton Beach Res. Furniture,	242.00	
Auto Purchases,	1,494.90	
J. A. Allison,	159.92	
Casino Stock, etc.,	4,248.44	
Miami House Expense,		5,258.50
J. C. Vance,		1,361.00
Britton Carburetor,	225.26	
Britton Carburetor Mfg. Co.,	5,000.00	
Highway Tractor Co. Stk, etc.,	5,409.25	
Auto Compass,		134.31
Geo. Bumbaugh, loan,	50.00	
Detroit Eng. Products Co.,	3,000.00	
Miami Ocean View Co., Stk, etc.	12,000.00	
Lot 30th St. & Myers Rd,	15,000.00	
612 N. Capitol Ave.,	14,000.00	
Loan, C. A. Sawyer,	400.00	
Lot 8 Browns Sub. Capitol Ave.,	28,000.00	
Commision, Shadows Rent,		250.00
Repairs, Logansport,		7.00
Riverside, Furniture,	400.25	
10th St. Pier, Miami,	626.00	
Boats Expense,		363.25
Tamiami Trail Property,	6,400.00	
Aeolian Co., bal.,	6,500.00	
Landis Inventions,	250.00	
Alton Beach Res. Improve.,	91.20	
Totals,	\$1,391,795.98	\$84,213.99

INVENTORIES	DR.		CR.		LOSS	GAIN	RESOURCES	LIABILITIES				
Miami Properties	\$	932425.43	\$	54027.41			\$ 878398.02	\$				
30th St. & Myers Rd. Prop.		5018.73		5000.00			18.73					
Lot #8 Brown's Sub.		27202.25					27202.25					
Crown Hill Cemetery Lot	X	9632.00					9632.00					
Riverside Home Place	X	163145.53					163145.53					
Logansport Property	X	24486.81					24486.81					
Mars Hill Lots	X	4000.00					4000.00					
Cruiser "Shadow 111"	X	3002.13			3002.13							
Cruiser "Raven 111"	X	3000.00			3000.00							
Property 612 N. Capitol Av.		13783.04					13783.04					
New Four Story Building		77512.50					77512.50					
Fletcher American Natl. Bank		185733.10	185696.43				36.67					
First Nat'l. Bank		232.20	220.04				12.16					
Bank of Bay Biscayne		62466.87	57775.60				4691.27					
Stock - Highway Tractor Co.		34700.00					34700.00					
" Gates-McClellan Hotel Co	X	5400.00					5400.00					
" The Esterline Co		25293.61					25293.61					
" Fisher Automobile Co.		6890.62					6890.62					
" Public Welfare Ass'n.	X	500.00					500.00					
" Globe Realty Co.		86831.54					86831.54					
" Speedway Realty Co.		187935.44					187935.44					
" Indpls. Motor Speedway		104360.00					104360.00					
" " Speedway Team Co.		6200.00					6200.00					
" Union Carbide Company		2267502.34	47925.00				2219577.34					
" Isko Mfg. Co.		60363.82	1071.82				59292.00					
" Detroit Eng. Products Cg.	X	3000.00					3000.00					
" Britton Carburetor Mfg.Co.	X	5000.00					5000.00					
" Purdy Boat Company		2600.00					2600.00					
Note - Ray G. Burlingame		1000.00					1000.00					
" H. W. Hayden		926.25					926.25					
" Fisher Automobile Company		20000.00	10000.00				10000.00					
" The Esterline Company		19649.24					19649.24					
W. S. Gilbreath		100.00					100.00					
George Bumbaugh		50.00					50.00					
Note - E. D. & J. G. Purdy		2300.00					2300.00					
Purdy Boat Company - B/R		21000.00					21000.00					
Purdy Boat Company		15875.51	105.85				15769.66					
C. A. Sawyer B/R	X	225.00	100.00				125.00					
Isko, Inc.		2858.18					2858.18					
Loan - Otis F. Loucks	X	500.00					500.00					
Horse Account		2564.85	5.50		374.35		2185.00					
Bills Payable-Mars Hill Lots			2000.00					\$ 2000.00				
Personal		23642.11	180.00		23462.11							
Boat Expense	X	4580.49			4580.49							
Auto Expense		3546.31	24.41		3521.90							
Legal Expense		973.31			973.31							
Office Expense	X	6287.30	7.41		6279.89							
Office Furniture		979.31					979.31					
Life Insurance		2646.13	446.02		2200.11							
Commissions		1010.00			1010.00							
Interest		4076.12	11885.10			\$ 7808.98						
Discount			108.61			108.61						
Liberty Bonds		2150.00	1655.00		345.00		150.00					
Isko Machine	X	3462.49					3462.49					
Suspense Account		107.05			107.05							
Tax Account		74.50			74.50							
Indpls. House Expense		13469.68	.99		13468.69							
Miami " " "		9374.40	356.93		9017.47							
Chas. P. Trask		350.00					350.00					
James A. Allison		683.92	166.22				517.70					
Kramer Vacuum Brake	X	1000.00			13018.79							
Britton Carburetor Mfg. Co.	X	225.26					225.26					
Charity		36879.04			36879.04							
FORWARDED - - -	\$	4522798.20	\$	378758.34	\$	121309.83	\$	7917.59	\$	4032647.62	\$	2000.00

	DR	CR	LOSSES	GAIN	RESOURCES	LIABILITIES
BROUGHT FORWARD - - - -	\$ 4522798.20	\$ 378758.34	\$ 12,09.83	\$ 7917.59	\$ 4032647.62	\$ 2009.00 (Bro't Fo'd)
Taxes	2486.04		136.04			
Boats	4692.03				18725.00	
Boat Sales		7004.96		14032.97		
Logansport Rent		1225.00		7004.96		
Dividends	44600.00	212973.42		1225.00		
Frest-O-Lite Co.	30462.29	48501.07		168373.42		
Fisher Automobile Co.	1631.35	3827.88				18038.78
Carl G. Fisher		3996657.43				2196.53
Automobiles	12950.00	19295.90	6006.40		12950.00	
Auto Sales		12224.85		12224.85		
Salary Account		8333.35		8333.35		
Rent Account-612 N. Capitol Ave		212.65		212.65		
Highways	1192.90		1192.90			
Aerial Route Expense	2333.29	780.15	1553.14			
Jane W. Fisher	981.80	980.00	1.80			
Bills Payable		357900.00				357900.00
The Esterline Company		366.56				366.56
Lot #2 Filer's Sub-div.		3549.35		3549.35		
Lots Nos. 3 and 22 Pt. View Blk 2		8999.38		8999.38		
Lot 20 Blk 104 South	20115.00				20115.00	
Stock - Miami Ocean View Company	68000.00				68000.00	
Adams Key	3000.00				3000.00	
Meigs Key	3167.00				3167.00	
Bonds - Miami Beach Golf Club	15000.00				15000.00	
" Miami Metropolis	3000.00				3000.00	
Alton Beach Residence	79384.62 *				79384.62	
" " Garage	9799.39 *				9799.39	
" " Residence-Furn.	15985.80 *				15985.80	
" " " Upkeep	814.96 *		814.96			
Permutit Material	83.65				83.65	
Brickell Ave - Home Place	54047.54				54047.54	
" " " " Repairs	225.61		225.61			
" " " " Expense	1155.63		1155.63			
Laundry Bldg.	2696.22				2696.22	
Casino Property	68291.79	12576.45			55715.34	
" " Equipment	489.90				489.90	
Bath House	35863.23				35863.23	
" " " Equipment	1031.05				1031.05	
" " " Operation	955.03		955.03			
Casino Operation	665.59	717.82		52.23		
J. C. Vance	766.20		766.20			
J. Arthur Pancoast	1302.95	449.35	853.60			
Swimming Pools & D. M.	11857.09				11857.09	
Bridge Bonds	16000.00				16000.00	
Stock - Miami Beach Trans. Co.	2500.00				2500.00	
Miami Beach Trans. Co.	4579.67	1334.00			3245.67	
Tenth St. Pier	692.04				692.04	
Tamiami Trail Prop.	8100.00				8100.00	
L. T. Highleyman, Trustee	3875.00				3875.00	
The Shadows, Rent A/C		6300.00		6300.00		
Loss & Gain	92.75		92.75			
	\$ 31675.00	\$5,064,011.51	\$3,7413.89	\$ 238,225.75	\$ 4,477,971.16	\$ 380,501.87
Carl G. Fisher's Net Gain			00811.86			
Carl G. Fisher's Net Credit	\$ 3996657.43		238225.75	\$ 238225.75		
" " " " Gain	100811.86					
Carl G. Fisher's Present Worth					4477971.16	4097469.29
					\$ 4477971.16	\$ 4477971.16

MIAMI PROPERTIES S.

Frances  
 Aug. 1, 1918

1- Development,	\$458,849.02	×
2- Forty Acre Tract,	55,676.01	✓
3- Aurora Tract,	95,065.45	×
Ocean Beach Tract (31 lots)	9,819.55	✓
4- Belle Isle Tract,	48,391.91	×
Tower,	970.27	✓
Rest Pavilion,	250.00	✓
Lot 20, Block 104,	20,158.52	✓
5- Bath House Property,	73,493.38	✓
Bath House Equipment,	1,619.03	✓
Casino,	62,879.64	✓
Casino Equipment,	7,238.71	✓
14- Casino Operation, (Loss)	143.60	✓
Water Service Expense,	443.69	✓
Deep Well Co.	6,897.53	✓
Machinery and Equipment,	1,175.74	×
Autos,	1,960.70	✓
Office Furniture,	1,546.00	✓
House "G"	3,034.38	✓
Tool Shed,	770.13	✓
Frame Office Building,	683.95	✓
Concrete Office Building,	8,199.93	✓
House- Old Garage,	4,468.78	✓
Truck Garage,	7,488.69	✓
Lincoln Hotel,	42,854.30	✓
Lincoln Furnishings,	11,441.25	✓
House "L"	4,539.33	✓
Houses "G", "J" and "K"	8,942.57	✓
6- House 200 F	4,501.01	✓
Lenox Ave. Houses,	14,181.07	✓
18th Street Houses,	13,249.42	✓
Garage,	15,387.07	✓
7- Hangars,	2,495.90	✓
Indoor Tennis Courts,	28,132.11	✓
Boat House,	6,245.36	✓
Boatmen's Quarters,	338.54	✓
Grand Stand,	6,369.48	✓
Grand Stand Equipment,	377.75	✓
Area "B"	17,990.66	✓
Area "R"	17,063.31	✓
Polo Field,	9,274.82	✓
8- W. E. Brown,	1,794.64	✓
9- Cocolobo Cay Club	5,706.27	✓
10- Notes Receivable	40,200.00	✓
Belle Isle Association	2,013.48	✓
Golf Club	28,907.79	✓
Dairy Farm Cost	12,683.99	✓
Dairy Farm Expense	5,508.49	✓
Interest	1,642.55	✓
Detroit Office	175.00	✓
Detroit Petty Cash Acc't	50.00	✓
<del>    Early Boat Co.</del>	<del>30,152.00</del>	
C. W. Kotcher	4,730.00	✓
J. H. Snowden	2,068.03	✓
Miscellaneous Accounts	937.62	✓
The Pines	55,535.27	✓
Everglade Farm	6,561.65	✓
Meigs Key and Caesar's Rock	3,167.00	✓
Cocolobo Cay Club Bonds	10,000.00	✓
Cocolobo Cay Club Stock	3,000.00	✓
The Shadows	90,018.32	✓
Shadows Furnishings	16,001.80	✓
The Pines, Expense Acc't	509.54	✓
The Shadows, Expense Acc't	4,202.71	✓
15- Boats	37,884.52	✓
Boat Expense	2,970.83	✓
Miami Beach Golf Club Bonds	15,000.00	✓
Miami Beach Trans. Co.	1,800.00	✓

Miami Ocean View Co. Stock,	\$77,000.00
E.D. & J. G. Purdy Note,	2,500.00
Purdy Boat Co. Note,	21,000.00
Purdy Boat Co. Stock,	2,600.00
2 Purdy Boat Co. owe	14,437.54
Tamiami Trail Land Co.	5,413.35
Tenth Street Pier,	692.04

Bath House Profit to Aug. 1st	\$6,710.73
Canal Tolls,	292.54
3 Lincoln Hotel Profit,	4,591.46
Profit on Area "A"	4,094.39
Miami Beach Improvement Co.	33.65
Golf Club Rental,	1.00
// Golf Club Profit,	1,321.54
Profit on House "R"	3,764.12
Water Rents,	930.00
Lots Sold - 1st Sub.	111,969.30
Lots Sold Belle Isle,	35,467.78
Lots Sold, Block 46 and Bay Front,	12,750.00
R. E. Powers, Advanced for care lot,	5.00
Profit & Loss,	646.12
C. G. Fisher, General Investment Miami	<u>1,368,525.56</u>

\$1,551,103.19    \$1,551,103.19

Analysis of Important Accounts.

1- Development Account.

This account includes Dredging and Filling on the whole tract that could not be charged to any particular tract, Clearing, Muck and Fertilizer, Drainage of Land, Grubbing and Grading, Surveying and Engineering, Walks, Roadways, Collins Canal, Bulkheads, Seawalls, Salaries while development was in progress, General Expenses, Traveling Expenses, Auto Expenses incident to development, Docks, Piers, Water Service Expense, Publicity Account, Machinery, Tools Etc. worn out on work, and Advertising.

2- Forty Acre Tract.

This account includes the following:-

Dredging and Filling,	46,798.68
Purchase,	6,375.00
Clearing and grading,	3,502.33
Seawall,	2,327.88
	<u>\$55,676.01</u>

3 Aurora Tract.

This account is made up as follows:-

Shutts,	441.14
Interest,	1,524.21
Levi, Super.	500.00
Bank of Bay Biscayne,	10,000.00
Model Land Co.	6,580.00
Teniana Land Co.	3,500.00
Cash,	11,500.00
Labor,	51.45
Sea Walls,	13,321.25
Dredging and Filling,	47,647.40
	<u>\$95,065.45</u>



8-1-18 <sup>2</sup>/<sub>v</sub>

Miami Ocean View Co. Stock,	\$77,000.00	
E.D. & J. G. Purdy Note,	2,300.00	
Purdy Boat Co. Note,	21,000.00	
Purdy Boat Co. Stock,	2,600.00	
1/2 Purdy Boat Co. owe	14,437.54	
Tamiami Trail Land Co.	5,413.35	
Tenth Street Pier,	692.04	
Bath House Profit to Aug. 1st		\$6,710.73
Canal Tolls,		292.54
1/3 Lincoln Hotel Profit,		4,591.46
Profit on Area "A"		4,094.39
Miami Beach Improvement Co.		33.65
Golf Club Rental,		1.00
1/1 Golf Club Profit,		1,321.54
Profit on House "R"		3,764.12
Water Rents,		930.00
Lots Sold - 1st Sub.		111,969.30
Lots Sold Belle Isle,		35,467.78
Lots Sold, Block 46 and Bay Front,		12,750.00
R. E. Powers, Advanced for care lot,		5.00
Profit & Loss,		646.12
C. G. Fisher, General Investment Miami		<u>1,368,525.56</u>

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Dredging and Filling,	46,798.68
Purchase,	6,375.00
Clearing and grading,	3,502.33
Seawall,	<u>2,327.88</u>
	\$58,675.01

3 Aurora Tract.

This account is made up as follows:-

Shutts,	441.14
Interest,	1,524.21
Levi, Super.	500.00
Bank of Bay Biscayne,	10,000.00
Model Land Co.	6,580.00
Teniana Land Co.	3,500.00
Cash,	11,500.00
Labor,	51.45
Sea Walls,	13,321.25
Dredging and Filling,	<u>47,647.40</u>
	\$95,065.45

4. Belle Isle Account.

This account is made up as follows:-

Purchase Price,	\$5,000.00
Taxes,	353.50
Dredging and Filling,	22,428.50
Embankment,	3,189.73
Grading,	1,068.75
Wood Piling,	5,724.90
Seawall,	5,840.74
Five Improvement Assess.	4,765.92
Electric Lights,	19.87
	<u>\$46,391.91</u>

5. Bath House Property.

This account is made up as follows:-

Cost,	48,922.50
Laundry,	7,188.91
Pools and Mill,	17,381.97
	<u>\$73,493.38</u>

6. House 200F.

This house sold to Matthews shows a book loss of \$4,501.01 because the account was charged with the lot at \$100.00 per foot or \$16,800.00.

7. Hangers.

Cost,	9,295.90
Received from U.S.	6,800.00
	<u>\$2,495.00</u>

8. W. E. Brown, Act.

This shows the money advanced to Brown on which we have not had his report of expenditures. His reports and our books balance.

9. Cocolobo Cay Club.

This account shows a debit of \$5,706.27 of which your portion is \$5,162.38, there being \$543.89 which is unassessed against Snowden and Kotcher. By assessing them their portion, which will not be done again until December, each will have a credit of \$5,162.38 (at this date, Aug. 1, 1918) There are \$11,000.00 worth of Bonds which will be issued to each of you, one third to each and the balance will be carried as open account until the funds of the club will repay same.

10. Notes Receivable.

Newby,	\$20,000.00
Matthews,	6,500.00
Sherwood,	6,400.00
Hamilton,	6,300.00
Geiger,	1,000.00
	<u>40,200.00</u>

11. Golf Club Operation.

Received 1917 Season,	\$4,500.00
Received 1918 Season,	<u>7,000.00</u>
	\$11,500.00
Paid Out, expenses,	<u>10,178.46</u>
	1,321.54

12. Purdy Boat Co.

Boat Works Account,	8,432.34
Storage Shed Account,	1,650.00
Aquarium Account,	3,823.46
Water Rent,	50.00
Miscellaneous,	<u>977.68</u>
	\$14,437.54

13. Lincoln Hotel.

Received from Wiswell	8,505.00
Expenses,	<u>3,913.54</u>
Profit,	\$4,591.46

14. Casino Operation.

Expenses,	448.60
Received from Shriners	<u>305.00</u>
Loss,	\$143.60

15. Boats.

Raven II	12,007.90
Wizard,	6,004.59
Sail Boat,	200.00
Be-be	200.00
Glass Bottomed Flat	175.00
Shadow V	<u>19,297.03</u>
	\$37,884.52

April 7, 1919

*Finances*

Mr. Carl G. Fisher,  
Alton Beach Realty Co.,  
Miami Beach, Florida.

Dear Carl:

I just have yours of the 2d about your income tax. I didn't accuse you of knowing anything about the income tax law. I will take the negative side of that argument with anybody any time. The truth is there are mighty few lawyers or accountants, and in fact, very few of the Revenue officials really know anything about it. I claim that I do. If I haven't learned something about that branch of the law after four or five years, giving about half my time to it, I want a job hoeing potatoes somewhere. Don't take my claim on that. The Revenue Agent told me the other day that there were just five lawyers in Indianapolis that know anything about it and I was one of them. You see I don't hesitate to blow my own horn on this subject and I claim I have a right to, after saving you over \$100,000 in 1916 and another client over \$60,000 the same year before the Supreme Court passed on the questions involved and I had nothing but my own opinion of the law to stand on. Since then the Supreme Court has upheld me in both cases. So, if your parting shot about paying people salaries when they don't know what to do is meant for me, it has missed me completely.

The truth about your 1918 return is simply this. You wired me to go to Florida without telling me what for. I then wired you immediately that there was no use in going January first if the work was Federal Tax work because the law was not then passed, much less the regulations issued. You didn't answer that wire, so I went supposing it was something else you wanted me for. In the month I was there I advised Van how to make the various entries insofar as it was possible to anticipate the law and regulations. The law was not passed until three weeks after I left Miami, namely: on February 25th and the regulations did not come out until about March 10th. I wired Van how to handle your case and upon the statement he submitted you were liable to no tax and not required to make return because you had no taxable income, your deductible losses having wiped out your gross income. Later I learned that Van had decided not to claim a certain deduction or two, leaving a small net income upon which to compute the tax and that he had made the return accordingly.

Under these circumstances, I certainly claim that there is nothing that I could have done that I did not do in this matter, unless it might have been to jump on the train and go to Florida a second time and I hardly think you would have wanted that. I note you speak of having hired two or three lawyers to help with your return and I hope you did not get one of the half-baked variety that knows just a little bit about it, because that is the kind that is likely to get you in trouble. Anyhow, as I have told Van repeatedly, I want him to submit any close questions to me and I am prepared to straighten him out.

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Generally speaking the trouble with your books in the past has been that your personal accounts and the accounts of the Continental Realty Company and the other companies you control have been hopelessly jumbled, so that it is difficult to segregate them for the purpose of these returns. I have been yelling about this with Van and his two or three predecessors for five years and if they haven't got your accounts straightened out, it certainly is not my fault.

Having gotten that out of my system I feel better and hope that you will return in time to help us greet Bob Tyndall in a few weeks now and that you are in good health and spirits.

With kindest regards, I am

Very truly yours,

*George L. Quincy*

June 1919

## United States Inheritance Taxes.

It has become the policy of the law making bodies to place the burden of taxes on the man or estate worth the most money and relieve the man of small means of the tax, figuring on the basis that an estate of \$5,000,000.00 can be taxed 80% and still leave a million, or a sufficient amount to keep any heirs, while taking 80% from a man of little means would leave nothing for his family or estate. The new inheritance tax passed by Congress takes \$100,000.00 for each half million after passing five million.

After death an appraisement is made by members of the United States Revenue Department of the estate of deceased and any appreciation to property is added and tax assessed on estate by that department.

On the book value of your estate as shown on present audit your estate tax would amount to about \$500,000.00. You carry \$85,000.00 life insurance so in case of your death the administrator would have to raise over \$400,000.00 in cash to pay the estate inheritance tax. One good way to handle this would be to place insurance in trust with some insurance company as suggested by Mr. Shields of the Phoenix Mutual Life Co. and this would provide the cash for the tax when needed. This would cost you about \$12,000.00 a year for \$400,000.00 so you would not pay more in than your estate received if you lived 30 years. If you live longer than thirty years the amounts paid after that time would be insurance cost on the amount of insurance.

In this connection will say that there is a likelihood of this tax being increased because this tax does not interfere with the active operation of business such as income and corporation taxes do.

In addition to the United States Inheritance Tax there is a state Tax. Florida has none now but will no doubt have one in the next few years like other states. This state tax should be provided for also. This state tax can be approximated at about 25% of the Federal Tax.

June 14, 1919.

Van Deren.

PHOENIX MUTUAL LIFE INSURANCE COMPANY  
OF HARTFORD, CONNECTICUT  
JESSE L. SHIELDS, GENERAL AGENT, INDIANAPOLIS

June 12, 1919

Federal Inheritance Taxes

<u>Amount of Estate</u>	<u>Amount of Tax</u>
\$1,000,000	\$51,500
1,500,000	101,500
2,000,000	161,500
2,500,000	231,500
3,000,000	301,500
3,500,000	381,500
4,000,000	461,500
4,500,000	551,500
5,000,000	641,500
5,500,000	741,500
6,000,000	841,500
6,500,000	941,500
7,000,000	1,041,500
7,500,000	1,141,500
8,000,000	1,241,500



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ARTHUR E. ANDERSEN & Co.

CERTIFIED PUBLIC ACCOUNTANTS

FORMERLY

ANDERSEN, DE LANY & Co.

CHICAGO  
NEW YORK  
MILWAUKEE

ARTHUR E. ANDERSEN  
DAVID HIMMELBLAU

P. C. JOHNSON  
RESIDENT MANAGER

W. C. REYER  
PUBLIC UTILITY DEPT.

F. M. SIMONS, JR.  
INDUSTRIAL ENGINEERING DEPT.

HARRIS TRUST BUILDING

CHICAGO

7/28/19

Finances

My Dear Max:

I've been having a hell of a time getting out my report for Ch. with a thousand unavoidable current interruptions on top of the complicated mess of dope the Florida proposition is. I don't suppose Ch. has any idea of what work is involved. I appreciate more than ever what you're up against. I'm going to tell it to him next time I see him.

However he's bundling all possible efforts toward getting it out to the exclusion of other jobs which were done in January.

If I haven't already exhausted his patience I'll be surprised. Anyway if he asks tell him sometime next week surely

Arthur E. Andersen