

Mr. Jas. Goldie, Messrs. H. Murton and Jas. Watt were appointed scrutineers for the election of directors to fill the place of those whose term of office has expired, but who are eligible for re-election.

The ballot having been taken, the scrutineers reported Messrs. Geo. Randall, J. I. Hobson and Geo. A. Clare duly elected for the years 1894-95-96.

It was moved by Mr. Harris, seconded by Mr. Watt, that Messrs. Thos. W. Saunders and Alex. Mackenzie be auditors for the present year.

Mr. Jas. Watt moved and Mr. J. H. Murton seconded a vote of thanks to the directors, manager and agents for their successful management of the company during the past year.

At a subsequent meeting of the directors, the secretary acting as scrutineer, a ballot was first taken for president, when, after several ballots, he declared Jas. Goldie, Esq., duly elected president. And in a similar ballot for vice-president, he declared Mr. J. I. Hobson elected.

HURON AND ERIE LOAN AND SAVINGS COMPANY.

The thirtieth general annual meeting of this company was held at its office in London, Ont., on Wednesday, February 14th, 1894. Present: Messrs. J. W. Little, Philip Mackenzie, F. E. Leonard, V. Cronyn, A. W. Porte, F. P. Betts, Geo. A. Somerville, J. M. McWhinney, John Hadfield, Hume Cronyn, Alfred Robinson, Geo. F. Jewell, Geo. T. Brown, F. W. G. Thomas, Thomas A. Browne and others. The president, Mr. J. W. Little, took the chair, and the manager, Mr. G. A. Somerville, acted as secretary. The minutes of the last annual meeting and special general meeting were read and approved, after which the report and financial statement were submitted as follows:

REPORT.

The directors of the Huron and Erie Loan and Savings Company beg to submit herewith their thirtieth annual report, showing the results of the business of the company for the past year, accompanied by the balance sheet to December 31st, 1893, duly audited.

After defraying all expenses of management and all other charges, the net profits have been sufficient to pay two half-yearly dividends at the rate of 9 per cent. per annum, together with the shareholders' income tax of \$2,189.67 thereon, to make an addition of \$24,000 to the Reserve Fund, and to increase the balance carried forward by \$2,594.13.

Late in the year new shares to the amount of \$500,000 were issued, and a call of 20 per cent. with 50 per cent. premium thereon, amounting together to \$150,000 was made. These shares were all promptly taken, and at the close of the year \$57,110.16 had been paid upon the same, the remainder being payable on or before July 15th, 1894.

The Reserve Fund has been increased by the addition of \$20,129.16 of premium received on the new stock, and \$24,000 from earnings, in all \$44,129.16, making the Reserve now \$670,129.16, or 50 per cent. of the paid-up capital stock of the company.

During the year there has been an increase in Canadian debentures of \$232,424.11, and the total assets of the company have reached the sum of \$5,909,032.84, being an increase for the year of \$335,757.19.

The value of the real estate held by the company other than office premises is \$12,536.45. This sum includes all properties remaining unsold which have come into possession of the company by foreclosure, failure to obtain purchasers under power of sale or otherwise.

Since the last annual meeting the directors have to regret the removal by death of one of their number, Mr. John Beattie, vice-president, who for many years had been a director of the company, and was greatly esteemed. Mr. Philip Mackenzie was elected vice-president.

Your directors desire to bear testimony to the very efficient manner in which the manager and officers of the company have discharged their respective duties.

All of which is respectfully submitted.

J. W. LITTLE, President.

London, Ont., Jan. 30, 1894.

PROFIT AND LOSS STATEMENT FOR THE YEAR ENDING DECEMBER 31, 1893.

Dr.

To dividend No. 58, 4½ per cent. \$58,500 00

Dividend No. 59, 4½ per cent.	58,729 87
Income tax	2,189 67
	<u>\$119 419 54</u>
Interest on deposits....	\$52,663 20
Interest on sterling debentures	62,032 16
Interest on Canadian debentures	39,251 37
(Including interest accrued, but not due.)	<u>153,946 73</u>
General expense account	\$13,493 13
Other expenses, including directors' fees, solicitors' fees, municipal taxes, etc.	4,981 39
Commission on loans..	7,164 67
Land inspection	4,521 43
Commission and other expenses on sterling debentures.....	<u>2,913 90</u>
	<u>33,074 52</u>
Losses on real estate.....	2,465 51
Transferred to the reserve fund..	24 000 00
Balance	<u>7,341 12</u>
	<u>\$340,247 42</u>

Cr.

By balance brought forward.....	\$ 4,746 99
Interest earned.....	335,050 43
Rents collected	<u>450 00</u>
	<u>\$340,247 42</u>

STATEMENT OF LIABILITIES AND ASSETS AS AT DEC. 31, 1893.

Dr.

Liabilities to the public—	
To deposits.....	\$1,297,668 87
Sterling debentures	1,510,518 31
Canadian debentures	996,618 86
Interest accrued, but not due	<u>30,861 60</u>
	<u>\$3,835,667 64</u>

To the shareholders—	
To capital stock paid up.....	\$1,336,981 00
59th dividend, due Jan. 2, 1894....	58,729 87
Reserve Fund—	
At Dec. 31, 1892..	626,000 00
Added Dec., '93:	
From stock premiums	20,129 16
From earnings ..	24,000 00
Unclaimed dividend	184 05
Balance.....	<u>7,341 12</u>
	<u>2,073,365 20</u>

Cr.

By cash value of securities.....	\$5,763,848 19
Less amount retained to pay prior mortgages	<u>64,153 57</u>
	<u>\$5,699,694 62</u>
Government inscribed stock and accrued interest	61,090 00
Real estate on hand.....	12,536 45
Office premises.....	<u>19,000 00</u>
Cash in office	\$ 2,955 46
Cash in banks....	<u>113,756 31</u>
	<u>116,711 77</u>

\$5,909,032 84

G. A. SOMERVILLE,
Manager.

We hereby certify that we have carefully audited the books and accounts of the Huron and Erie Loan and Savings Company for the year ending December 31, 1893. The cash and bank accounts have been audited monthly; the postings and balances of all the company's ledgers examined quarterly, and we find the whole correct and in accordance with the above statements. We have also examined the company's securities and find them in order.

GEO. F. JEWELL, F.C.A., } Auditors.
THOMAS A. BROWNE.

London, Jan. 30, 1894.

In moving the adoption of the report, the president said: It affords me much pleasure to congratulate, not only the shareholders, but also the depositors and debenture holders of the company, upon a most successful year's business, as well as on the fact that the reserve fund is now equal to 50 per cent. on the paid-up capital. From the year's earnings that fund has been increased by \$24,000, and when the remainder of the call on the new stock has

been paid in it will amount to the handsome sum of \$700,000.

The cash value of mortgages is now about \$5,700,000 or \$470,000 more than at the end of last year, whilst the expense account shows no corresponding increase.

The savings bank deposits and sterling debentures have increased \$5,500 and \$8,900 respectively, and Canadian debentures \$232,400, a very gratifying evidence of public confidence, especially in view of the stringent and unsettled condition of the money market during the latter part of the year.

The company's funds continue to be loaned only in Western Ontario on property carefully inspected by our own officers. As a result of this cautious policy, together with prompt attentions to collections, the arrears of principal and interest amount to only \$86,532, or about 1½ per cent. of the mortgage loans.

The real estate on hand consists of five farms, in all 447 acres. Since this statement was prepared, 150 acres have been sold without loss, and negotiations for the sale of the remainder are now in progress.

The issue of new stock authorized by the shareholders at a special meeting held on Nov. 7th last, was most successful. A very large proportion of the stock was taken by those to whom it was allotted, and within ten days after their option had expired the subscription books were finally closed, applications more than sufficient to absorb the remaining shares having been received.

The large increase in the company's business, and the consequent accumulation of title deeds, etc., have rendered the vaults now in use inadequate. It will be necessary shortly to provide additional accommodation, and this will probably involve some changes and improvements in the banking room and offices.

Reference is made in the report to the very sudden death of our late vice-president, Mr. John Beattie, who for about fourteen years was a most efficient and valuable member of the board. He has been succeeded in the vice-presidency by Mr. Philip MacKenzie, whose long experience as a director eminently fits him for the position.

Mr. V. Cronyn, who for thirty years had carefully guarded the interests of the company as its solicitor, resigned that office some months ago. Messrs. F. P. Betts and Hume Cronyn, the remaining members of the firm, are now the solicitors for the company.

Before closing I may state that having recently visited Great Britain at the request of the board, in connection with the expiration of the agreement with our agents, I am pleased to be able to report that, so far as I could judge, the high standing of the company is fully recognized by investors there, and our debentures are in good demand. The new arrangements made for our representation in Great Britain will result in a considerable saving to the company.

I beg to move the adoption of the report.

Mr. Philip Mackenzie, vice-president, seconded the motion.

Mr. Cronyn complimented the direction and management upon the report, which he thought would compare favorably with that of any other similar company in Canada. He particularly alluded to the exceedingly small amount of real estate held for sale by the company through the failure of mortgagors to meet their payments; to the great increase in the company's Canadian debentures as evincing public confidence, and tending to render the company independent of foreign capital; and to the fact that the late issue of stock was subscribed much more promptly than any previous issue.

He thought the wisdom of the board was highly to be commended in that they had confined their loans to Western Ontario and had not attempted business at such long ranges as Manitoba and the North-West, where, owing to great fluctuation in value and failure of crops, most serious loss had been entailed upon those lending there.

The motion was carried unanimously.

The usual votes of thanks were tendered the president, directors, manager and other officers of the company.

Messrs. Geo. F. Jewell and Thos. A. Browne having been appointed scrutineers, reported the following gentlemen elected as directors for the ensuing year: Messrs. J. W. Little, P. Mackenzie, Prof. Wm. Saunders, A. W. Porte, F. E. Leonard and V. Cronyn.

At a subsequent meeting of the board Mr. J. W. Little was elected president and Mr. P. Mackenzie vice president.