In an Institution which has risen so rapidly as this has to a condition of importance and prosperity, the Directors consider that every member will naturally inquire into the causes which have led to it, and when doing so will find prominent amongst them the advantage it has derived from the great services of Mr. J. Herbert Mason, its very energetic and able Secretary.

All which is respectfully submitted.

JOSEPH D. RIDOUT,
President.

J. HERBERT MASON,
Secretary and Treasurer.

STATEMENT

Of the FUNDS *and* EFFECTS *of the Canada Permanent Building and Savings' Society, for the year ending 31st December, 1864.*

CASH ACCOUNT FOR THE YEAR 1864.

RECEIPTS.	$ c.
Balance 1st January, 1864	28,629 24
Instalments on Mortgages	298,632 61
" on Investing Shares	122,934 22
Deposits	208,394 85
Principal and Interest on Investments	6,789 31
	665,380 28

EXPENDITURE	$ c.
Advances secured by Mortgage on Real Estate	417,400 00
Deposits repaid and Interest	127,632 20
Stock purchased and cancelled	9,676 00
Dividends on Matured Shares	10,050 40
" on Capital Stock	44,741 93
Votes of General Meeting to the President	1,200 00
" " " to the Directors	748 00
Incidental Expenses, including Rent, Taxes, Fuel, Salaries, Stationery, Printing, Advertising, &c	8,214 88
Disbursements on account of members on mortgage property	13,498 35
Office Fixtures and Furniture	79 80
Law Costs and Charges	60 00
Temporary Investments	1,793 75
Agency and Travelling Expenses	512 96
Balance	29,771 96
	665,380 23

GENERAL ABSTRACT OF ASSETS AND LIABILITIES.

GENERAL LIABILITIES.		$ c.
Sundry unpaid Accounts		1,292 57
Deposits and Interest thereon		323,498 33
LIABILITIES TO MEMBERS.		
Payments in advance and Interest thereon		149,474 18
Capital Stock	$445,450 00	
Accumulating Stock	235,188 26	
Matured Shares	900 00	
		681,538 26
Dividends uncalled for		297 79
9th Dividend declared		24,037 07
Permanent Stock Reserve		22,104 97
Contingent Fund		33,323 60
Profits on accumulating Shares, being equal to 12 per cent. per annum, compounded half-yearly		48,651 79
		1,284,218 56

ASSETS.		$ c.
MORTGAGES BEARING INTEREST:		
Instalments not due	$1,106,546 95	
" past due	85,207 65	
		1,191,754 60
Arrears on Investing Shares		3,915 66
Temporary Investments, Bank Stocks and Mortgage Securities		57,576 29
Office Fixtures and Furniture		1,200 05
Cash on hand	$142 26	
" in Bank of Upper Canada	14,646 59	
" " of Toronto	14,983 11	
		29,771 96
		1,284,218 56

J. HERBERT MASON, *Secretary and Treasurer.*

We, the undersigned Auditors, having made a careful examination of the Books of the Society, for the year ending 31st December, 1864, hereby certify to their correctness; and also to the continued efficiency of the management of the Society's business by the Secretary and Treasurer and his Assistants.

W. B. PHIPPS,
HENRY PELLATT. } *Auditors.*

TORONTO, 7th February, 1865.

At the Annual General Meeting, held on the 8th February, 1865, the following Resolution was unanimously adopted, and ordered to be printed with the Report:

Resolved,—That this Meeting, desirous of expressing in some commemorative manner their high appreciation of the official qualifications and Institutional fidelity of the Society's Secretary, Mr. J. HERBERT MASON, do appropriate the sum of One Hundred Pounds for the purchase of a suitable Testimonial, to be selected and presented to him by the Board of Directors, with such inscription thereon, or address therewith, as they may deem agreeable to the proposed object.