

Intimately bound up with the safe and profitable investment of the funds entrusted to our charge is the system of inspection of the properties offered in security for loans, and of careful inquiry into the circumstances and character of the individual borrowers. We believe that no company is better served in these important respects than the Western Canada, and the results of these inspections and inquiries receive the most careful scrutiny from the directors in considering every application for a loan which comes before them.

Our expenses of management, in proportion to our capital, will compare most favorably with those of any other similar company, and in this connection I have great pleasure in testifying on behalf of the directors, to their strong sense of the able and efficient conduct of the company's business by our managing director, Mr. Lee. Perhaps no one has had a better opportunity of forming a judgment on this point than I have had, because, for nearly thirty years, I, as president of the company, and Mr. Lee, as manager, have been brought into very close and intimate relations with each other, and I cannot speak too highly both of his business ability and his loyal devotion to the company's interests.

I would not forget that our acknowledgments are justly due also to the company's manager at Winnipeg, Mr. Fisher, for his able conduct of the business there, nor fail to express the sense which the directors entertain of the thorough and faithful discharge of their duties by all the members of our office staff.

Scrutineers having been appointed, a ballot was taken, and the retiring directors, Messrs. George Gooderham, Alfred Gooderham, George W. Lewis and Walter S. Lee, were re-elected.

These gentlemen, with the Hon. G. W. Allan, Thomas H. Lee, Esq., and the Hon. Sir David Macpherson, K.C.M.G., constitute the full board.

At a subsequent meeting of the directors, the Hon. G. W. Allan and George Gooderham, Esq., were re-elected president and vice president respectively.

#### BUILDING AND LOAN ASSOCIATION.

The twenty-third annual general meeting of the Building and Loan Association was held at its offices, No. 13 Toronto Street, Toronto, at 3 p.m., on Tuesday, the 14th day of February, 1893, the president, Larratt W. Smith, Q.C., D.C.L., in the chair.

There were present, — George Murray, Edward J. Hobson, Alexander Wills, Joseph Jackes, R. L. Benson, Alexander Smith, Robert Jenkins, D. A. Milne, H. Lamport, Col. Sir C. S. Gzowski, A.D.C. to the Queen, Percival Ridout, Price Jackes, C. S. Gzowski, jr., C. C. Baines, James McGee, George R. R. Cockburn, M.P., Ira Standish, George W. Jackes, M.D., C. E. Maddison, E. Galley, R. H. Temple, Robert Thompson, and others.

#### REPORT.

The directors beg to submit herewith their report for the year ending 31st December, 1892, together with the financial statement of the Association for the same period.

The business of the past year, owing to the general depression, and the difficulty in obtaining satisfactory loans at remunerative rates, shows but little increase over that of the preceding year. The directors have, therefore, had but little inducement to increase materially the debenture liability, even though money could be obtained at lower rates of interest than heretofore.

Owing to these causes, the earnings of the year have not been as large as those of the preceding year, and the losses on sales of real estate have been somewhat greater. On the other hand, it has not been found necessary to use any portion of the "Manitoba Guarantee Fund" or "Contingent Account" for any of the purposes for which they were originally set apart. The re-valuation of the property held in Manitoba shows a considerable gain over the estimates of last year, and although there have been no transactions of any importance to report, the prospects of sales at advanced prices in the near future are encouraging.

The payments on loans have been very fairly made, notwithstanding the existing depression. The returns, however, from the building have somewhat decreased.

The manager and staff continue to discharge their duties to the satisfaction of the board.

All of which is respectfully submitted.

LARRATT W. SMITH,  
President.

#### BALANCE SHEET FOR 1892.

##### Liabilities.

Capital stock.....	\$ 750,000 00
Deposits .....	194,799 29
Debentures' sterling \$565,382 01	
" " currency 154,458 12	
	719,840 13
Dividend No. 45, payable 2nd	
January, 1893 .....	22,500 00
Unpaid accounts .....	970 48
Reserve Fund .....	112,000 00
Contingent Account.....	12,075 60
Manitoba Guarantee Fund.....	32,000 00
Balance at credit of Profit and	
Loss Account.....	1,652 52
Total .....	\$1,845,838 02

##### Assets.

Loans .....	\$1,471,868 60
Real estate vested in the Association .....	202,783 13
Premises Toronto street.....	80,000 00
Rent of Toronto street premises, due .....	501 21
Cash in bank on special deposit.	15,000 00
" " ordinary deposit .....	75,479 19
Cash in office.....	205 89
Total.....	\$1,845,838 02

##### PROFIT AND LOSS ACCOUNT.

Interest to depositors.....	\$ 6,563 14
Interest on sterling debentures due and accrued .....	\$24,258 28
Interest on currency debentures, do. do..	7,305 68
	31,563 96
Debenture expenses .....	2,210 85
Directors' and auditors' fees, salaries, office expenses, tax on dividend, allowance for rent, etc.....	10,891 91
Inspection expenses and agents' commissions.....	867 99
Dividends Nos. 44 and 45.....	45,000 00
Losses on real estate .....	3,429 75
Alterations to Toronto street premises.....	1,475 71
Balance carried forward to 1893.	1,652 52
Total.....	\$103,655 83

Balance brought forward from 1891.....	\$ 1,145 00
Interest on investments.....	98,659 80
Net rental from Toronto street premises .....	3,851 03
Total.....	\$103,655 83

WALTER GILLESPIE,  
Manager.

We hereby certify that we have audited the books of the Association, and have examined the vouchers and securities relating thereto, for the year ending 31st December, 1892, and have found the same carefully kept, correct, and properly set forth in the above statements.

HENRY WM. EDDIS, F.C.A. } Auditors.  
JOHN M. MARTIN, F.C.A. }

Toronto, 13th January, 1893.

After the report and financial statement had been read, the president stated that one of the greatest difficulties to be contended with at present was to obtain satisfactory loans at remunerative rates, owing to the plethora of money seeking investment here, and as the association had not invested all of their funds on hand, the sale of debentures had consequently not been pressed to its full extent.

Notwithstanding this fact, debentures to the amount of \$180,000 were issued during the past year, while debentures matured and were paid to the extent of \$149,700. Every loss and expense incurred during the year had been paid out of the year's earnings, as has been customary, including some permanent and extensive improvements to the company's building, which might have been charged to the premises, and some losses on sales of real estate, which might have been charged to contingent account.

The President then alluded to the loss the directors had sustained in the death of their old and esteemed colleague, the Honorable Alexander Mackenzie, and also to the fact that Mr. Robert Jenkins, a gentleman of large

experience in real estate matters, had been elected to fill the vacancy on the board.

The report, on motion by the president, and seconded by the vice-president, Mr. Cockburn—who, on doing so, said that the statement was one that could be relied upon in every particular—was adopted unanimously.

Col. Sir C. S. Gzowski, on moving a vote of thanks to the directors, took the opportunity of stating his conviction that a prudent policy such as the Association had adopted, was the only safe one to follow in the present unsatisfactory condition of real estate matters here.

The usual resolutions having next been carried, and scrutineers appointed, a ballot was taken, all of the former directors being re-elected.

At a subsequent meeting held by the board, Larratt W. Smith, Q.C., D.C.L., was re-elected president, and George R. R. Cockburn, M.P., vice-president.

#### LANDED BANKING AND LOAN COMPANY.

The sixteenth general annual meeting of this company was held in Hamilton on the 15th, the following shareholders being present: John Porteous, John Waldie, F. S. Malloch, H. H. Laing, Matthew Leggat, Alex. Main, Geo. H. Bull, James Watson, Samuel Barker, E. J. Moore, J. J. Mason, E. B. O'Reilly, M.D., Alex. Gaviller, Hon. J. M. Gibson, John Pottinger, J. C. McKeand, James Angus, Rev. Geo. Forneret, Robt. Campbell, R. A. Kennedy, John Eastwood, F. Mackelcan, Q.C., H. M. Patterson, Walter R. Macdonald, W. F. Findlay, Henry McLaren, A. H. Moore.

On motion the president, Matthew Leggat, acted as chairman, and the treasurer, C. W. Cartwright, as secretary.

The secretary read the notice convening the meeting, also the minutes of the meeting held the previous year, which were confirmed.

The annual report of the board of directors, of which the following is a copy, was then presented:

#### REPORT.

The directors take pleasure in submitting the sixteenth annual report of the company's affairs, together with the Profit and Loss account and balance sheet for the year ending 31st December, 1892, duly audited.

The net profits for the year, after deducting all charges, amount to \$59,381 67 Added to which is the balance carried from last year.....

\$60,553 96

Which amount has been appropriated as follows, viz.:

Two half-yearly dividends at the rate of six per cent. per annum, amounting with the income tax to .....	\$40,622 21
Added to Reserve Fund.....	17,000 00
Carried forward to next year .....	2,931 75
	\$60,553 96

During the year the calls for money have been somewhat limited, and the rate of interest obtainable on loans has ruled lower than in previous years; this, however, has been offset by the reduced rate allowed by the company on its debentures and savings bank deposits.

The Reserve Fund, with the sum added this year, amounts to one hundred and thirty-five thousand dollars (\$135,000), or slightly over twenty per cent. (20%) on the paid-up capital.

The total assets show an increase over the previous year of \$123,700, as also do the savings bank deposits and debentures to the amount of \$89,129.

Repayments by borrowers, notwithstanding the low price of produce, have been very satisfactory.

In March last, Mr. Joseph Hobson, finding that his time was otherwise fully employed, resigned his position as a director, which the board accepted with regret. The vacancy created was filled by the appointment of Mr. Samuel Barker, a former director of the company.

The officers of the company continue to perform their several duties to the satisfaction of the directors.

All of which is respectfully submitted.

MATTHEW LEGGAT,  
President.

Hamilton, 4th February, 1893.