

# REPORT OF THE DIRECTORS

OF THE

## CANADA PERMANENT LOAN AND SAVINGS CO.,

### FOR THE YEAR 1883.

Another year in the Company's history having been brought to a successful close, the Directors have much pleasure in laying before the Shareholders the record of its transactions and the net financial results as set forth in the accompanying audited statements.

The total Assets shew an increase over last year of \$553,724, and now reach the important sum of \$7,905,387.

The demand for money in the Province of Ontario has improved, and at somewhat better rates. The aggregate amount of loans made last year was \$1,603,003.

To enable them to meet this increased demand, the Directors, after mature consideration, decided to offer to the Shareholders *pro rata*, twenty thousand new shares of \$50 each, and to call up \$10 per share thereon. The new shares were issued at a premium equivalent to the ratio of Reserve Fund to Capital as it appeared on the Books of the Company last year. At the same time a bonus equal in amount to the premium on the first call on the new stock was voted to the Stockholders, thus virtually giving them the first call on the new shares at par. The new issue was mostly taken by the allottees, and the shares not so taken were sold as by law provided.

The subscribed Capital now, therefore, amounts to three millions of dollars, and the paid up Capital to two millions two hundred thousand dollars.

The sum received during the year on Debentures was \$500,708, and on Deposit in the Savings Bank Branch was \$345,996.

Two half-yearly dividends were declared, amounting as in the previous year to thirteen per cent. upon the paid-up Stock Capital. The surplus profits, with an appropriation from the Contingent Fund, have enabled the Directors to add \$100,000 to the Reserve Fund, which now amounts to \$1,100,000, and is therefore maintained at fifty per cent. upon the paid-up stock, as at the end of the preceding year. The sum at the credit of the Contingent Fund is \$59,501.

The existing stagnation in Manitoba has led to an almost entire cessation of the demand for loans on acceptable securities from that Province. A great depreciation in the value of real estate there has taken place; but after careful investigation the Board is advised that with the return of ordinary prosperity no loss need be apprehended. The obligations of Mortgagors, both in Ontario and Manitoba, have been met with average regularity. The sum received on account of principal and interest on mortgage securities last year was \$1,732,749.

It is satisfactory to the Directors to find that the properties in the Company's hands for sale have been very much reduced in amount, and that those sold during the year yielded on the average, considerably more than they were taken at in the previous Balance Sheet.

The Directors are again under the painful necessity of recording the loss of two old and highly valued members of the Board. In April last, Mr. Peter Paterson, the Vice-President, was called away by death, and in January of the present year, Mr. Joseph D. Ridout, the President of the Company, having been unable for some time from painful bodily infirmity to attend to the duties of his office, resigned his seat at the Board. Both these gentlemen had filled their respective offices continuously from the inception of the Company early in 1855, and as well by their high standing in the community as by their genial presence and wise counsels were eminently qualified for the satisfactory fulfilment of their respective duties. In consequence of contemplated absence from the city, Mr. T. F. Worts also tendered his resignation.

The vacancies thus created were filled by the election of Mr. Edward Hooper to the Presidency, and of Mr. S. Nordheimer to the Vice-Presidency. The Board has been completed by the election thereto of Mr. Wm. Gooderham, Mr. B. Homer Dixon, and Mr. J. Herbert Mason, the Manager of the Company.

The Directors having found a few alterations in the By-laws advisable have passed three resolutions, which, pursuant to notice, are herewith submitted for confirmation.

All which is respectfully submitted.

E. HOOPER,  
PRESIDENT.