

At a subsequent meeting of the board, Mr. John McClary was re-elected president, and Mr. A. S. Emery vice-president.

# BUILDING & LOAN ASSOCIATION.

The annual general meeting of the Building and Loan Association was held at its offices, No. 13 Toronto Street, Toronto, at 2.30 p.m., on Tuesday, the 12th day of February, 1895, the President, Larratt W. Smith, Q.C., D.C.L., in the chair.

There were present: George Murray, D. A. Milne, Robert Jenkins, Edward J. Hobson, Donald Gibson, Joseph Jackes, Price Jackes, J. E. Underwood, W. A. Parlane, Alan Cassels, Geo. R. R. Cockburn, M.P., A. V. Delaporte, R. H. Temple, Alexander Smith, John Harvie, and others.

The directors' report for the year 1894 was submitted, as follows:

## REPORT.

The directors beg to submit to the shareholders the twenty-fifth annual report, for the year ending 31st December, 1894, together with the accompanying financial statement for the same period, certified to by the auditors.

They regret having to report that the business of the past year has not been as satisfactory as heretofore, and that the depressed state of the country, and especially of the city of Toronto, has had the effect of decreasing the revenue of the association, for the time being, and of preventing the realization of property which, under normal conditions, could readily have been effected. The directors have consequently had no alternative, in the exercise of a sound policy, but to withhold charging the interest on many loans which have become unproductive, until the return of such prosperous times as would warrant a change. It is satisfactory, however, to be able to report that the revenues from Manitoba during the past year have greatly exceeded those of previous years.

The offices in the association's building, also, have been nearly all occupied, and, notwithstanding low rentals, have yielded a larger income than for the previous year.

All ascertained losses have been paid out of the earnings of the year.

The borrowers have repaid \$198,633 during the year.

A considerable reduction has been effected in the rate paid for deposit money.

The amount of sterling debentures has been somewhat increased, owing to the activity of the agents of the association in Scotland, and the total interest paid thereon has slightly decreased, a result arising from the reduced rates at which money has been obtained.

The monthly audit has been regularly maintained, and the management and staff have performed their duties to the satisfaction of the board.

All of which is respectfully submitted.

LARRATT W. SMITH,  
President.

## Liabilities.

Dec. 31, 1894.	
Capital stock .....	\$ 750,000 00
Deposits .....	169,663 47
Debentures, sterling ..	\$562,153 08
" currency .....	140,305 38
	702,458 46
Dividend No. 49, payable 2nd Jan., 1895 .....	22,500 00
Unpaid accounts .....	888 84
Reserve Fund .....	112,000 00
Manitoba Guarantee Fund .....	32,000 00
Contingent account, 31st Dec., 1894 ..	6,612 02

Total .....

## Assets.

Dec. 31, 1894.	
Loans .....	\$1,439,183 56
Real estate vested in the association .....	218,614 90
Premises, Toronto street .....	80,000 00
Rents of Toronto street premises, due .....	642 43
Cash in banks, ordinary account ..	41,541 17
" special account ..	15,000 00
Cash in office .....	1,140 73

Total .....

## PROFIT AND LOSS ACCOUNT.

### Dr.

Dec. 31, 1894.	
Interest to depositors .....	\$ 5,782 52

" on sterling debentures due and accrued .....	\$24,254 30
Interest on currency debentures, due and accrued .....	6,235 72
	30,490 02
Debenture expenses .....	1,461 82
Directors' and auditors' fees, salaries, office expenses, tax on dividend, allowance for rent, etc. ....	10,745 22
Inspection expenses, agents' commissions, and legal costs. ....	645 48
Dividends Nos. 48 and 49 .....	45,000 00
Losses on real estate .....	811 58
Contingent account, 31st Dec., 1894 ..	6,612 02
Total .....	\$101,548 66

### Cr.

Dec. 31, 1894.	
Balance brought forward from 1893 ..	\$ 2,831 23
Contingent Account, 31st Dec., 1893 ..	12,075 60
Interest on investments and net rentals of Toronto Street premises ..	\$95,841 83
Less interest earned but not credited .....	9,200 00
	86,641 83
Total .....	\$101,548 66

WALTER GILLEPSIE, 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, 1894, and have found the same carefully kept, correct, and properly set forth in the above statements.

HENRY WM. EDDIS, F.C.A.

JOHN M. MARTIN, F.C.A.

Toronto, 10th January, 1895.

The report and financial statement having been read, the president, before moving their adoption, made the following remarks: "It must be evident to everyone that we are passing through no ordinary times, and that the extraordinary depression which we are now experiencing is not limited to this Dominion, or even to this continent. Loan companies have been especially affected by it, because not only has real property become largely depreciated in value, but the earning power has been greatly lessened, so that in the present state of things it is safer to husband our resources, and make secure the investments we have, than to look for fresh ones at unremunerative rates, and this is the present policy of this association, endeavoring at the same time to reduce our expenditure wherever possible, and to exercise the strictest economy. How long this state of things will last it is impossible to predict, but the difficulty in employing the funds of this association, to the same advantage as heretofore, unless some improvement in this respect should soon take place, can lead only to one result, the paying of only such dividends as we are enabled to earn during the year.

"It is satisfactory, however, to be able to state that our returns from Winnipeg have been larger than usual during the past year, and that our investments in that quarter are getting into much better shape. I say Winnipeg advisedly, as we have comparatively few loans on farm property in Manitoba, and, of them, but one is not in a satisfactory condition.

"There has been no difficulty in procuring all the money we require on debentures, either here or in Scotland; the difficulty has rather been in placing it out advantageously. We are far within our borrowing powers, and our debenture liabilities are so distributed that we never have the slightest difficulty in meeting them as they mature. During the past year debentures amounting to \$183,410 have been met, and new debentures, at reduced rates of interest, were issued to the extent of \$181,525.

"The offices of the association have yielded a better return last year than the previous one. Notwithstanding the lower rentals obtainable, a gross return of 7½ per cent. has been derived from them, out of which the usual deductions for taxes, caretaking, fuel, and insurance, had to be provided.

"The actual ascertained losses of the year, trifling in amount, have been met and written off as they were incurred.

"I regret not being able to present a more favorable report. It has always been our policy to exhibit a fair and candid statement of things as they are, and not to gloss over, or suppress, any weakness in the position of the association, in the expectation that better times would show more favorable results."

Mr. Cockburn, the vice-president, on seconding the adoption of the report, stated that his co-directors had decided to continue their conservative policy of distributing among the shareholders only what interest the association could immediately collect; if the present times continued, this might mean a temporary reduction in the dividend, but the directors feel that it is the only safe and prudent course to pursue under the circumstances.

The report was then unanimously adopted.

After the usual resolutions were put and carried, scrutineers were appointed, and on a ballot being taken, the former directors were unanimously 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.

# DOMINION SAVINGS AND INVESTMENT SOCIETY.

The twenty-second annual meeting of the shareholders of the Dominion Savings and Investment Society was held at their offices, London, Feb. 12, 1895, pursuant to notice, at 11 o'clock a.m.

Present: Robert Reid, Esq., president; Messrs. Dr. Bettridge, Strathroy; T. H. Purdom, inspecting director; John Ferguson, James A. Blair, W. J. McMurtry, Toronto; Alex. Purdom, C. R. Somerville, Duncan Campbell, C. H. Elliott, John Purdom, Col. R. Lewis, Samuel Wright, Miss Rebecca Cadham, Charles Cadham, A. G. Deadman (Lambeth), John Wright, Col. F. B. Leys, M. J. Kent, Edward Burke, E. J. Parke, Q.C., Francis Love, W. H. Smith, Rev. J. G. Laird, Dr. Arnott, J. Dearness, I. Waterman, Joshua Jackson and others.

The president, Mr. Robert Reid, having taken the chair, the manager, Mr. Nathaniel Mills, acted as secretary.

The minutes of the last meeting were read and confirmed, and the secretary read the annual report as under:

## REPORT.

The directors beg leave to submit the twenty-second annual report of the affairs of the society.

The net earnings during the year amounted to \$56,618.61, from which two half-yearly dividends at the rate of 6 per cent. per annum, amounting to \$55,962.45, have been paid, and the balance, \$656.16, carried to the contingent fund.

The amount loaned by the society during the year was \$317,512.71, selected from loans applied for amounting to the sum of \$491,949.96.

The directors find that the general depression, everywhere prevailing, still exists in Ontario, and that in connection with the downward tendency in rates obtainable for money, has reduced the earning power of the society, and consequently the amount of the earnings during the past year. Considering these facts, the result is as satisfactory as could be expected.

The closest economy has been exercised in the management, the office expenses amounting to the sum of \$8,746.49.

Mr. H. E. Nelles, who has been manager of the society during the past four years, has, under the advice of his physician, gone to San Diego, Cal. The directors regret to lose as manager one whose integrity and ability were recognized by all, and whose experience each year was rendering his services more valuable to the society.

Mr. Nathaniel Mills, who has for five years past been the society's accountant, and therefore thoroughly acquainted with its business, has been promoted to the position of manager.

The books of the society have been each month regularly audited by Messrs. C. R. Somerville and J. K. McDermid, with the result which appears by their certificate attached to the statement.

All the directors retire annually, but are eligible for re-election.

Respectfully submitted,

ROBERT REID,  
President.

## FINANCIAL STATEMENT FOR THE YEAR ENDING DEC. 31, 1894.

### Profit and Loss.

To two permanent stock dividends—	
June 30, 1894 .....	\$ 27,966 50
Dec. 31, 1894 .....	27,966 00
To two accumulating stock dividends—	
June 30, 1894 .....	15 00
Dec. 31, 1894 .....	15 45