

Meetings.

UNION LOAN AND SAVINGS COMPANY.

The thirtieth annual meeting of the stockholders of the Union Loan and Savings Company was held at the company's offices, 28 and 30 Toronto street, Toronto, on Wednesday, the 6th day of February, 1895, at 3 p.m. The meeting, as usual, was largely attended.

Walter B. Geikie, Esq., president, in the chair. The managing director, Mr. Maclean, read the notice convening the meeting, as also the following

REPORT:

The directors have the pleasure to submit their thirtieth annual report and statement of accounts for the year ending 31st December, 1894, and to report the result of another year's business.

As will be seen on reference to the statement of accounts appended hereto, the revenue from all sources amounts to \$150,181.43, out of which two half-yearly dividends have been paid at the rate of eight per cent. per annum, amounting together to \$54,816.20; interest on debentures, \$56,436; interest on deposits, \$13,669.74; cost of management, \$16,762.25; which includes \$4,377.18 for debenture expenses; municipal tax, \$1,020.37, leaving a balance of \$11,013.24 to the credit of the contingent account, in addition to the reserve fund of the company, which amounts to \$260,000.

It is satisfactory to be able to report that borrowers' repayments during the past year have been met with fair regularity, amounting to \$363,995.21, and that new debentures have been taken up at reduced rates of interest to the extent of \$335,000, and maturing debentures amounting to \$320,000 have been repaid.

A corresponding reduction in the rate of interest paid to depositors has also been made, the amount received during the year being \$312,591, and \$357,612 repaid.

In consequence of the full limit of the company's borrowing powers being so nearly reached, your directors have at times been compelled to refuse offers of large amounts for investment on favorable terms. The total amount held by the company on debenture and deposit from British and Canadian investors is \$1,700,000.

The earning power of the company has been equal to the average of former years, yet the net profit appears less than last year, the board having deemed it advisable, in doubtful cases, not to take credit for interest earned on mortgages in arrear, owing to the depreciation now existing in the value of real estate, and in some cases to write down the amounts. With a revival of business, of which there are already distinct indications, your directors see nothing to prevent the company from realizing the full amount of its claim against any properties in default.

Your directors regret the removal by death of Mr. Henry Yates, of Brantford, one of the largest stock and debenture holders of the company, and a valued member of the board. The vacancy has been filled by the election of Dr. H. B. Yates, who will represent the large interests of his late father, and be a most valuable acquisition to the board.

It is with much satisfaction that your directors have again the pleasure to record their sense of the valuable and efficient services rendered by Mr. Wm. C. McEwen, resident-director of the company, and sole partner of the long-established firm of Messrs. J. & A. F. Adam, W.S., No. 9 South Charlotte street, Edinburgh, general agents of the company for Scotland; and likewise those of Messrs. Allan, Buckley Allan & Milne, advocates, 56 Castle street, Aberdeen, in connection with the debenture business of the company; and it is satisfactory to note that the lower rates now prevailing on mortgage loans have been fully met by the favorable terms upon which the company has been supplied with debenture money, chiefly obtained through their general agents. W. MACLEAN, W. B. GEIKIE, Managing Director. President.

ABSTRACT OF ACCOUNTS.

Liabilities.

To the public:	
Deposits	\$ 361,300 59
Debentures, sterling, \$1,214,385 15	
" currency.. 120,617 46	
	1,335,002 61
National Bank of Scotland.....	15,589 66

To stockholders:

Capital stock subscribed	\$ 600,000 00
Capital stock, 20% issue	491,150 00
Amount fully paid. \$	600,000 00
" paid-up 20%	97,770 00
	697,770 00
Reserve fund	260,000 00
Contingent account balance	\$ 3,537 19
Contingent account added this year..	7,476 05
	11,013 24
Dividend No. 60, payable 8th January	27,601 60
	\$2,708,277 70

Assets.

Mortgages on real estate, etc....	\$2,447,416 34
Other securities.....	8,156 07
Real estate (company's premises, Toronto street)	65,774 57
Office furniture, etc.....	1,244 42
Rents outstanding and accrued ..	585 83
Cash in Dominion Bank.....	184,921 69
" hand.....	178 78
	\$2,708,277 70

PROFIT AND LOSS ACCOUNT, 31ST DEC., 1894.

Dr.

Dividend No. 59	\$27,214 60
" 60	27,601 60
	\$ 54,816 20
Municipal tax.....	1,020 37
Interest on debentures.....	56,436 82
" deposits	13,669 74
Cost of management—	
Salaries and office expenses	\$8,835 86
Directors' compensation..	2,305 00
Auditors and scrutineers..	510 00
Commission to agents and valuers.....	100 44
Debenture expenses.....	4,377 18
Printing and stationery... ..	633 77
	16,762 25
Contingent account	7,476 05
	\$150,181 43

Cr.

Interest on mortgages, etc.....	\$150,181 43
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We, the undersigned, have audited the books of the Union Loan and Savings Company for the year ending 31st Dec., 1894, and find them in conformity with the above statement, and have checked the vouchers and mortgage registers, and found them correct.

JAMES CARLYLE. } Auditors.
JOHN N. LAKE. }

The president, on rising to move the adoption of the report, said:

Another year has quickly passed since our last annual meeting, a year of considerable and world-wide business depression, which very specially affected the Mother Country, and to a much greater extent, the United States.

Britain's colonial possessions, too, have had their share of hard times, which have been so general. Yet Canada's lot has been fortunate in comparison with that of Australia, for example, where the results have been unfortunate, although it is to be hoped only temporarily so.

Canada's share of the general depression, while comparatively light, has been very generally and sensibly felt by all classes. We have had low prices for grain, and especially for wheat, arising from a too abundant supply being grown throughout the world, yet even with the low prices, a good harvest, for which there is cause for thankfulness, has materially aided us.

An improvement has already begun amongst our farmers, who in consequence of the lowered prices of grain, are wisely turning their attention to dairy farming, and to stock raising, which will be much more profitable than wheat growing, and for which nearly all Canada, and especially Ontario, is admirably adapted.

I have recently learned from prominent, practical men, who reside in different sections of Ontario, that on this account the demand for farming lands has recently become greater than for some time past, that sales are being made much more frequently and readily, and that considerably better prices are obtained. City property is in like manner improving gradually, several sales of centrally situated property at good prices having recently been effected.

The annual report is in your hands. You see that we have the goodly sum of \$150,181.43 to report as our income for the year. Out of this we have paid two half-yearly dividends at the usual rate of 8 per cent. per annum, which must in itself be satisfactory to all our stockholders. The municipal tax has also been paid, as well as all interest due on debentures and deposits.

In addition there is the cost of management. In this is included, as the report states, the sum of \$4,377.18, incurred during the year for debenture expenses. When this is deducted it will be seen that every care has as usual been taken to curtail expenses as far as possible. We have been able also to add the sum of \$7,476.05 to the Contingent Fund, which, with the balance of \$3,537.19 given in the financial statement, makes this fund stand at \$11,013.24, after having made every allowance for possible shrinkage. You will notice that the Reserve Fund has not been in any way trenced upon, although it was not to be expected that this year it could be increased. It amounts to \$260,000, being 37 per cent. of the paid-up capital of the company.

It is gratifying to know that repayments have been well met by borrowers during the past year, and that securities in arrear have been so carefully looked after as to yield a good return on the money invested.

A large number of new debentures have been taken up at reduced rates of interest, aggregating \$335,000, while matured debentures, bearing a higher rate of interest, have been repaid, amounting, as the report shows, to \$320,000. A good deal of money, and sometimes in large sums, for short periods and on favorable terms, has been offered to the company and declined, owing to the limit of our borrowing power being nearly reached. The continued and increasing confidence in the company is further shown by the fact of money having come in freely for new debentures, while with few exceptions, those due this year have been renewed for a further period of years, and on more favorable terms.

We are glad to note this tendency to somewhat lower rates of interest payable on debentures and deposits, which the reduced rates of interest now obtainable on loans renders not only desirable, but necessary.

Although the directors have not seen fit in some instances to include in the report, as they might have done, interest earned on mortgages in arrear beyond what is readily collectable, there is nothing, as is stated in the report, to prevent the company from realizing the total amount of its claim against all properties in default.

During the past year, under the careful and conservative course which has always characterized the company in the conduct of its business, the actual losses sustained have been trifling, a fact for which the company is largely indebted to increasing care on the part of their managing director. I am no prophet, and do not pretend to being endowed with such a gift, but from a pursuance of a similar, and even if possible an increasingly cautious policy, we confidently believe, especially as business is showing unmistakable signs of improvement, that very satisfactory records may be hopefully looked for in the not far distant future.

In common with other companies, we realize that with money abundant, and to be had from many quarters at low rates, it is essential to be scrupulously watchful over every loan applied for, and we have on this account declined very many that years ago would have been considered desirable. But for this, which we deem the right course to have pursued, we could have greatly increased the volume of business done during the year, and have had far less money in hand than we now have.

With the revival of business now beginning to be felt in real estate and in many other ways, while we are contented and gratified with the past, we are hopeful as to the future.

This year, also, we have to record, with much regret, the death of one of the members of the board, the late Henry Yates, Esq., of Brantford, whose name was widely known in Canada, and who always took a great interest in the company's affairs. He was one of our largest stock and debenture holders.

His son, Dr. H. B. Yates, has been elected to succeed his father on the board, and his business capacity, as well as his stake in the company, are such as to ensure his best efforts being put forth to advance all its interests.