

postings and balances of the company's ledgers have been examined, and we find the whole correct, and in accordance with the above statements.

HENRY M. PELLATT, } Auditors.
WM. MANSON,

We hereby certify that we have made a careful examination of the securities of the Central Canada Loan and Savings Co'y of Ontario, that we have checked the same with the mortgage register, and find them correct and in accordance therewith.

E. S. VINDIN, } Inspection
F. C. TAYLOR, } Committee.

Peterborough, January 17th, 1893.

The president, in moving the adoption of the report, said:

GENTLEMEN.—It is eight years this month since I had the pleasure of moving the adoption of the first annual report of this company. At that time our subscribed capital was \$300,000 and our total assets \$526,080.38. To-day our subscribed capital is \$2,500,000, cash capital \$1,000,000, total assets \$4,186,673.66. At that time the amount at credit of Profit and Loss account was \$2,968.74. To-day the Reserve and surplus funds amount to \$273,407.32. The assets have been increased during the year just closed by the substantial sum of \$1,022,800.29. These results, I venture to hope, will be satisfactory to the shareholders; they have not been obtained without a good deal of hard work and careful attention upon the part of your directors and officers. At the time this company commenced business the days of high rates of interest and large profits to loan companies had well nigh passed, and the statement we place before you to-day, of our first nine years' operations, is the result of moderate dividends to shareholders, low ratio of expenses and careful selection of loans.

Referring to Profit and Loss account for the past year, the result in net profits may be somewhat disappointing, as we have only been able, after the payment of dividends and providing for the losses of the year, to add \$10,000 to the Reserve Fund, and \$3,407.32 to the Contingent Fund, but that is explained by the fact that all the charges incident to a growth of over one million dollars in the business in one year has been charged against the profits of the year.

The remark has been made, "Now that you have a Reserve Fund of \$250,000, equal to twenty-five per cent. of your paid-up capital, and an ample Contingent Fund in addition, would you not be justified in paying a higher dividend?" In reply, I desire to say that I have no doubt we could do so quite safely, but the opinion decidedly prevails with the directors that it would be more prudent to leave it as at present, and go on building up the Reserve Fund for a few years more at least. The low rate of interest that investors can now obtain on mortgage loans, or other choice securities, should make a six per cent. dividend as satisfactory as an eight per cent. dividend was a few years ago. The increasing amount of our investments means increasing liability to losses, and should be protected by a constantly increasing Reserve Fund. In adding to that fund we shall not lose sight of the necessity of making all the profits we legitimately can, and what is not distributed in the form of dividends will add to the intrinsic value of the shares. A shareholder who subscribed his stock at par eight years ago, and who received a six per cent. dividend from the date of subscription, sold his stock on the Toronto Stock Exchange a few days ago at 124, thus giving him an average yearly earning of nine per cent. for the eight years that he held it. I am sure that all our shareholders will be satisfied with results like that.

You will observe by reference to the statement that our deposits have reached the sum of \$655,413.92. While about \$400,000 of this amount are term deposits payable at a fixed date, it still leaves about \$250,000 subject to call on short notice, and this has led your directors to the conclusion that we should hold in immediately available securities a sum equal to at least the full amount of our deposits, and in pursuance of that policy we have already purchased for deposit with the Bank of Scotland, London, \$300,000 worth of Government and city debentures and railway bonds, readily saleable at any time, and we are purchasing a like amount of similar securities for deposit with our Canadian bankers.

I cannot close my remarks without making special reference to the valuable services of Messrs. Finlayson & Auld, Writers, Glasgow,

the company's representatives in Great Britain. We have been singularly fortunate in securing the cordial co-operation of such an influential and highly respected firm. Mr. Finlayson is familiar with the standing and directorate of the company from personal visits to Canada, and during the last year we have had the pleasure of a visit from Mr. J. M. McKechnie, another member of the firm, who also had an opportunity to fully satisfy himself as to the nature of our investments and the stability of the company.

There are no other items in the statement that occur to me as requiring explanation, and I will now move the adoption of the report.

Mr. Richard Hall, vice-president, said:—It affords me much pleasure to second the adoption of the report and to note the steady progress that is being made from year to year. The report now before you indicates the increasing popularity and the increasing stability of the company, and must, I am sure, be highly satisfactory not only to the shareholders, but also to the debenture-holders and depositors. I am pleased to note that the sterling debentures now amount to the very large sum of \$1,488,763.40, but I am particularly gratified to find that the deposits and currency debentures now amount to the very large sum of \$1,368,205.91, thus showing the confidence enjoyed by the company from those who are best able to judge as to its standing; and when we consider that the surplus of invested funds and uncalled capital over our total liabilities to the public is \$2,829,704.35, it shows that the security offered depositors and debenture-holders is simply unquestionable. As a member of the investment committee, and a regular attendant at the meetings, I am in a position to state that the directors exercise great caution in the selection of loans and follow what has always been the custom of this company, the practice of having all securities inspected by the company's inspector.

Mr. J. R. Dundas, vice-president, said:—I have much pleasure in supporting the adoption of the report, and in so doing, I desire to congratulate the shareholders on the result of the year's business. It would be interesting to compare the several annual reports and note the steady growth which has marked each year of our company's history, but this would take too much time, I cannot, however, refrain from pointing out that the investments now reach the very large sum of \$4,186,673.66. This places it in the front rank of its sister companies.

The occupation of the new, handsome, and centrally located offices in Toronto, brings our company into greater prominence in that great monetary and business centre, where it will have a larger field wherein to make investments, and from whence to draw its deposits. This is being already felt in the increased number of depositors, and in the greater opportunities afforded our active and efficient staff, who are thus brought into touch with new business not before available. It is pleasing to point out the lower rate of interest the latest issue of sterling debentures bear, giving evidence of the company's high credit in the monetary market of Great Britain, the rate of interest being the same as older and larger companies pay. On the whole, the outlook is most cheering, and we may reasonably expect a continuance of former prosperity.

The report was adopted.

Messrs. Wm. Manson and H. M. Pellatt were appointed auditors for the year 1893.

Dr. Fife and F. E. Bell were appointed scrutineers, and reported the following gentlemen elected as directors: Messrs. Geo. A. Cox, J. R. Dundas, Richard Hall, J. M. Ferris, Wm. Cluxton, James Stevenson, D. W. Dumble, Robert Jaffray, F. C. Taylor, E. S. Vindin and H. J. LeFevre.

The usual votes of thanks were passed and the meeting adjourned.

At a subsequent meeting of the directors, the following officers were elected: President, Mr. Geo. A. Cox; vice-presidents, Messrs. J. R. Dundas and R. Hall; Investment Committee at Toronto, Messrs. J. R. Dundas, R. Jaffray, Geo. A. Cox and F. C. Taylor; Investment Committee at Peterborough, Messrs. R. Hall, D. W. Dumble, Wm. Cluxton, J. Stevenson, H. J. LeFevre; Inspection Committee, Messrs. J. M. Ferris, E. S. Vindin and F. C. Taylor.

THE Massachusetts House of Representatives, by an almost unanimous vote refuses to abolish the days of grace on business paper.

FIRE IN MONTREAL.

On the bitterly cold night of Thursday, Feb. 2, a fire broke out on Great St. James street, near Inspector street, in Montreal, and extended to both sides of the former thoroughfare. A strong wind was blowing, and when the fire, which had been smouldering in the upper flats of Rolland & Brothers' stove furniture factory, burst at last into the air, it seemed but a moment until the whole block was in flames. Hood, Mann & Co.'s brick building, full of crockery, was soon gutted. Alongside this brick block were several other buildings which shared the same fate. The new Ogilvie block suffered severely, and its electric plant was destroyed. The large furniture factory of G. H. Labbe & Co. was scorched. Lariviere's carriage shop took fire but was happily saved. The firemen had a dread struggle, and it was nearly two a.m. before the fire was under control. The loss approaches a quarter million dollars. Rollands', and Hood and Mann's being the heaviest.

Some of the difficulties under which Montreal firemen fight the elements may be gathered from incidents of the St. James street fire. At midnight, when the Rolland building was a roaring furnace and the mercury was far below zero, "the men tried the hydrants on Notre Dame street and found them frozen. When water was found the streams were good at first, but as the increased demand came they fell off, and where there was no steamer pumping they would not reach the third story windows." Again, we are told in the *Gazette's* report: "When the building occupied by Messrs. Hood, Mann & Co. caught fire the blaze was at first insignificant, but the imperfect water pressure was such that the streams hardly reached to the second story windows and broke in an innocent spray over the third story, where the fire was. In a few minutes, therefore, the whole upper flat was burning."

Whether this defective pressure was due to an insufficient head of water, or to the freezing of the hydrants or the hose, or to the burning of the ladders and the disabling of the men, the fact remains of the menace to life and property apparently inseparable from such a scene of destruction as that described.

STOCKS IN MONTREAL.

MONTREAL, Feb. 15th, 1893.

STOCKS.	Highest.	Lowest.	Total.	Sellers.	Buyers.	Average. 1892.
Montreal.....	235½	235	18	237	235	231
Ontario	127	125	50	.....	.....	113
People's	117	116½	60	115	111	96½
Molson's	176	175	21	184	175	160
Toronto .....	.....	.....	.....	.....	257½	.....
J. Cartier .....	.....	.....	.....	.....	.....	103
Merchants	169	168	36	170	166½	149
Commerce	148	147	62	150	147½	135½
Union .....	.....	.....	.....	.....	.....	.....
M. Teleg. x. d. ..	153½	152	163	153	152	127½
Rich. & Ont	74½	71	550	74½	71½	56½
Street Ry.	185	184	390	185½	185½	181
" New Stock ..	180½	180	132	.....	181½	184
Gas	234	231½	2213	234	233½	206
C. Pacific R.R. ..	86	85½	725	85½	84½	90
C. P. Land b'ds ..	.....	.....	.....	.....	103	103
N. W. Land	91½	91½	126	91	89	73½
Montreal 4% ..	.....	.....	.....	.....	.....	.....
Bell Tele. ....	.....	.....	.....	165	162½	155

—One week's incorporation of companies in the United States, that ending 27th January, shows 478 corporations with a total capitalization of \$107,731,430. This capital is distributed as follows:

Mercantile and Manufacturing Companies, 249	\$23,086,880
Banks (not national) and Investment Companies, 6	275,000
National Banks, (to Jan. 18), 1 ..	100,000
Gold, Silver and other Mining and Smelting Companies, 43	48,937,800
Coal and Iron Companies, 8	1,300,000
Light, Heat, Power and Transportation Companies, 31	9,704,000
Building and Loan Associations, 9 ..	9,600,000
Irrigation Companies, 2	58,000
Miscellaneous Companies, 129	14,669,750