14,710 32

\$105,205.23 (as against \$97,000 for the previous year): this with \$200.06 remaining at the verdit of the revenue account for the previous year, amounts to \$105,405.29, which has been disposed of as follows:-Two half-yearly dividends paid, of 31 per cent. each, amounting to \$84,000; and \$21,000 has been added to the Reserve Fund, making it \$321,000, leaving \$405.29 at the credit of revenue account. The total assets of the company are as

follows :-1. Mortgages on real estate.....\$3,147,129 93 58,948 14 2 on debentures.

	Loans on this company's stock	00,000	
	(in no case exceeding par value)	<b>77,2</b> 26	32
4,	Company's office premises (freehold)	72,680	79

38,679 78 5. Cash in Bank of Scotland .... 122,941 79 6. Cash in Canadian banks....

## \$3,517,606 75

All debentures maturing during the year were either paid off or renewed at lower rates. The amount outstanding on Sterling deben-tures at the end of the year was \$302,605. The only properties remaining on the com-

The only properties remaining on the com-pany's hands, unsold at the end of the year, are covered by six mortgages, on which our claim is \$30,592. On one of these our claim is \$19,037; this property can be realized on any day, leaving a large surplus; on some of the others there will probably be a small deficiency, which has been provided for by taking them into account, at the end of the year, at such prices as the properties will realize.

Your directors have followed the policy outlined in former years, with the best results; that is, of confining the business of the company to loans upon the best improved farm lands and productive city and town properties in the oldest and best sections of South and Western Ontario.

In conclusion, your directors would state nat, before issuing this report, they made a that. careful and thorough investigation into each INDIVIDUAL ASSET of the company, as comprised in the balance sheet, and have much pleasure in stating that, from the reports of the company's inspectors and appraisers, and from their own knowledge, they are of the opinion that the securities are ample, in each case, to secure the company's claims.

All of which is respectfully submitted.

JOSEPH JEFFERY, WILLIAM F. BULLEN, Manager. President

## London, 24th January, 1888.

SUPPLEMENTARY REPORT OF THE DIRECTORS TO THE SHAREHOLDERS.

We, the directors of the Ontario Loan & Debenture Company, certify that we have, at the expense of considerable time and labor, carefully examined all the assets, namely, about seventeen hundred mortgages, besides debenture and stock loans, comparing them with the entries in the ledgers and cash valu ations, and find the whole correct as set forth in the annual report; and we further certify that, comparing the amounts advanced with the valuations made by the company's in-spectors and appraisers, and from our own knowledge, we feel justified in stating that, in our opinion, the value of the properties mort-gaged, debentures and stocks, are more than sufficient to secure each individual loan.

We further certify that we have examined the several ledgers and find that the liabilities, as shown in said ledgers, are correctly set forth in the report.

JOSEPH JEFFERY, President.
ALEX. JOHNSTON, Vice-President.
W. BOWMAN.
JOHN MCCLARY.
W. McDonough.
lon, 24th January, 1888.
REVENUE ACCOUNT.
st paid and ac-
d on Stg. Deben-
s\$ 88,428 89

70,526 29

46 25

ture Less amount provided for last

Lon

Intere crue

> 17,902 60 year.....

-\$ Expenses in connection with Stg. debentures .. . . . . . . . . . Interest accrued on currency debentures ...

Savings bank interest paid and credited

Commission and expenses in connection with loans...... xpenses of management (includ-

ing directors' fees, etc.) ..... Income tax paid...... Written off cost of all office

furniture and safes. Dividend No. 47, paid June 30th, 1887. Dividend No. 48, paid Jan 2nd,

1888 ..... Carried to Reserve Fund... . . . . . . . Balance carried forward....

218,417 62 \$ . . \$ 200 06 Balance from last year..... 218,217 56 Interest earned on mortgages, etc.

> \$ 218,417 62 FINANCIAL STATEMENT.

c 11 .

The Assets are as fo	ollows :		
1. Mortgages on real estate \$3	3,147,129	93	
2. Loans on deben-			
tures	58,948	14	
3. Loans on Com-			
pany's stock (in			
no case exceed-			
ing par value)	77,226	32	
4. Office premises	••••		
(freehold)	72,680	79	
5. Cash in Bank of	,	• 0	
Scotland	38,679	78	
6. Cash in Canadian	00,010		
banks	122,941	79	
	100,011	\$3,517,606	75
	6 111		••
The Liabilities are o	•		
Sterling debentures\$	1,472,677	67	
Accrued interest			
on same	17,374	12	
Currency debentures	2,000	00	
Accrued interest			
on same	46	25	
Savings bank de-			
posits	462,103	42	
	, -	A1 074 001	40

\$1,954,201 46 Surplus assets ......\$1,563,405 29 The Surplus Assets are as follows :-Capital stock.....\$1,200,000 00 Dividend No. 48, (since paid)..... 42,000 00 Reserve Fund..... 300,000 00 21,000 00 Carried to same..

Balance at credit of

revenue account

\$1,563,405 29

We, the undersigned, having made the regular monthly audit of the books of the Company, for the year ending the 31st Decem-ber, 1887, certify that we have examined the securities and compared them with the register and found everything correct and in order in every particular, and that the above is a true statement of the affairs of the Company.

## J. B. BOYLE, A. S. Emery, Auditors.

405 29

The President then said :--Gentlemen, in moving the adoption of the seventeenth annual report, I have but few remarks to make, it being so full and complete that there is little of importance I can add. I think, gentlemen, you will agree with me that, considering the low rates for money which have prevailed until the last few months, our earnings have been satisfactory. I would call your attention to one special feature in the report, namely, a certificate signed by all the directors certifying that they examined all the securities held by the company. From my position as president I was much more conversant with the securities than any other director could be, but I must confess that a full examination surprised me. confess that a full examination surprised me. I knew they were good, but I found the margin of security in each case larger than I antici-pated, and can state that although a very few of our loans may be close, they are safe, and that nearly all are secured by such ample margin as to leave no doubt whatever of the product for adperfect security held by the company for advances made. I very much doubt whether any other company in Canada can show in this respect so good a record, and I challenge any to show better. I claim for myself and co-1,125 04

directors some credit for this satisfactory state 19,549 82 of affairs, but the shareholders are mainly

indebted to our manager, Mr. Bullen, for his careful oversight, and to our inspectors for 3,898 41

While speaking of the management, I take the opportunity to remark that during the seventeen years of the existence of the com-pany not a dollar has been lost by forgery or 1,198 50 1.167 70 by dishonesty of employees. This is a record that we ought to be proud of. Few financial institutions of so long standing and extensive 42,000 00 42,000 00 business transations can say as much. 21,000 00 405 29

Referring again to our securities and our earnings :-- Our loans, as stated in the report, are confined to the very best class of securities, namely, loans upon the best improved farm lands and productive city and town properties in the oldest and best sections of south and in the oldest and best sections of south and western Ontario, and we exact from most of our borrowers an instalment of principal half yearly or yearly, and in all cases do so when the loans are close. Confining the business of the company to the choicest securities, we have to be content with a lower rate of interest than most companies obtain, but we have the satisfaction of knowing that our investments are perfectly safe. Notwithstanding the shortage of last year's crops and the low price for farm produce, payments of principal and interest have been remarkably well met. Our customers understand that arrears are not allowed. It is both to the interest of the company and bor-rowers that payments should be promptly met. Without further remarks, I beg to move the

whout further remarks, i beg to move the adoption of the report. The annual report was adopted unanimously. The retiring directors, Messrs. Joseph Jeffery, Alexander Johnston, John McClary, William Bowman and William McDonough, were re-elected.

Messrs. Arthur S. Emery and George F. Jewell, F. A. C., were elected auditors of the company for the ensuing year.

At a subsequent meeting of the board, Joseph Jeffery, Esq., was re-elected president, and John McClary, Esq., elected vice-president. WILLIAM F. BULLEN, Monogor

Manager.

## BUILDING AND LOAN ASSOCIATION.

The eighteenth annual general meeting of

The eighteenth annual general meeting of the shareholders in this association was held in the company's offices, Toronto, on Tuesday, 14th February, the president, Dr. Larratt W. Smith, D.C.L., in the chair. There were present:—E. F. Schluter, John Kerr, C. S. Gzowski, Jr., E. Galley, W. Mor-timer Clark, C. C. Baines, James Beaty, Jr., Q.C., Hon. A. Mackenzie Robert Carrie, Major B. H. Vidal, George Murray, W. G. Cassels, J. E. Thompson, Donald Gibson, H. R. Shuter. Henry Wade, H. W. Eddis, John Harvie, J. C. Hamilton, George R. R. Cockburn, M. P., and others. and others.

The manager, Mr. Walter Gillespie, read the eighteenth annual report, being for the year 1867, as follows :---

REPORT.

The directors beg to submit herewith their report, showing the results of the business of the association for the past year, together with the accompanying financial statements.

From the profits of the year, the directors after defraying all charges and expenses of every description, and writing off all ascertain. ed losses, have been enabled to pay the usual dividend of six per cent., besides carrying to the "Manitoba Guarantee Fund" a further sum of \$10,000, which leaves a balance of \$2,276.75 at the credit of profit and loss account.

The item of "real estate vested in the asso-ciation" shows a slight reduction from the previous year, and but for the difficulty of disposing of farm properties in Ontario at the present time, more progress in this direction might have been made; the roperty thus held is, however, more or less productive. During the year the debentures and deposits

have both increased, as have also the loans secured by mortgage, on which higher rates of interest have latterly been obtained.

The interest on Ontario loans, notwithstanding the partial failure of the crops, has been satisfactorily met.

In Manitoba the condition of matters has been much improved by the late bountiful harvest ; but until a more solid improvement is established, the directors feel that they will be pursuing a sound policy by building up a substantial fund, to guarantee the investments

made in that province. The books and accounts have, as usual, been