

THE ONTARIO LOAN AND DEBENTURE COMPANY

The Fortieth Annual General Meeting of the Shareholders of this Company was held on Wednesday afternoon at the Company's office, and was attended by Messrs. John McClary, Arthur S. Emery, Lieut.-Colonel William M. Gartshore, John M. Dillon, Dr. A. O. Jeffery, K.C.; Maxwell D. Fraser, K.C.; William M. Spencer, George G. Gunn, J. F. Kern, Thomas Rowe and others.

The chair having been taken by Mr. John McClary, the President, the Manager, Mr. A. M. Smart, who acted as Secretary, read the notice calling the meeting and the minutes of the last Annual Meeting, which, upon motion, were confirmed.

The Annual Report was then presented, as follows:—

London, Canada, January 28th, 1911.

To the Shareholders:

In presenting the Fortieth Annual Report and Financial Statement of the affairs of the Company to the 31st December, 1910, it affords the Directors much pleasure to again record its continuous progress and improvement.

From the profits of the past year, after payment of interest on Deposits and Debentures, Commissions, Taxes and all other expenses, Dividends of $3\frac{1}{2}$ per cent. for the first six months and 4 per cent. for the latter half-year were paid, and the sum of \$50,000 has been added to the Reserve Fund, which now amounts to \$850,000, or over 70 per cent. of the paid-up Capital. The balance remaining at the credit of the Revenue Account to be carried forward is \$43,159.75.

It is a source of much satisfaction to the Directors to feel fully warranted in increasing the dividend distribution as above to the basis of 8 per cent. per annum, without danger to the continuity of the policy of augmenting the Reserve Fund.

During the year past a fair demand for mortgage loans has obtained, and the Company's funds have been well employed at reasonably good rates of interest. Interest payments have been well met throughout the year. The Company's Inspectors are constantly revaluing the properties under mortgage, and their reports thereon strongly confirm the safety of these investments.

The crop returns throughout Canada have been, on the whole, favorable, although in some districts, principally in the West, not equal to those of previous years. The general business of the country continues to indicate a steady development, and there has been an increased immigration of the highest type.

The alterations and improvements to the Company's office premises have been completed, the portion occupied for the Company's business being now on the ground level, convenient of access and affording adequate facilities for some years to come. These improvements have been carried out without increasing the figure (\$40,000) at which the freehold is carried in the Company's books.

The Directors have pleasure in recording their appreciation of the continued care and attention to your interests by Messrs. Wm. Home, Cook & Co., C.A., the Company's able representatives in Edinburgh, Scotland.

The books and accounts have been duly audited, including as usual a monthly cash audit and verification of the postings and the balances of the Company's books, together with detailed examination of the securities, and the certificate of the Auditors will be found at the foot of the Financial Statement, which is annexed hereto.

All of which is respectfully submitted.

JOHN MCCLARY, President.

REVENUE ACCOUNT

Interest on Sterling Debentures	\$ 54,268 74
Interest on Currency Debentures	24,041 64
Interest on Deposits	19,629 00
Taxes, Provincial and Municipal	2,302 34
Expenses connected with Debentures	5,637 62
Commissions and Expenses in connection with Loans.	19,409 68
Accruing Commissions	5 000 00
Expenses of Management	19,786 54
Dividend No. 93, paid 2nd July, 1910	42,000 00
(Being at the rate of 7 per cent. per annum.)	
Dividend No. 94, due 3rd January, 1911	48,000 00
(Being at the rate of 8 per cent. per annum.)	
Transferred to Reserve Fund	50,000 00
Balance carried forward	43,159 75
	<u>\$333,235 31</u>

Balance from last year	\$ 35,175 45
Interest earned on Mortgages, Rents, etc.	298,064 86

FINANCIAL STATEMENT.

ASSETS.

Mortgages, etc., on Real Estate ..	\$4,557,722 25
Less amount retained to pay prior mortgages.	10,224 00
	<u>\$4,547,498 25</u>
Municipal Debentures owned	91,520 83
Loans secured by this Company's Stock	80 98
Loans secured by other Stocks and Loan Companies' Debentures	37,769 12
Real estate brought to sale and unsold	4,200 00
Office premises (freehold)	40,000 00
Cash with Bank of Scotland	10,765 79
Cash with Banks in Canada	141,108 11
	<u>\$4,872,943 08</u>

LIABILITIES.

To the Public:	
Sterling Debentures	\$1,430,615 70
Accrued Interest	14,093 80
	<u>\$1,444,709 50</u>
Currency Debentures	\$ 610,493 57
Accrued Interest	8,868 80
	<u>619 362 37</u>
Deposits ..	627,711 46
Accruing Commissions	40,000 00
	<u>\$2,731,783 33</u>
Surplus ..	<u>\$2,141,159 75</u>
To the Shareholders:	
Capital Stock (subscribed, \$2,000,000)	
paid up ..	\$1,200,000 00
Dividend No. 94 (since paid)	48,000 00
Reserve Fund	\$800,000 00
Transferred thereto 1910 ..	50,000 00
	<u>850,000 00</u>
Balance at Credit of Revenue Account	43,159 75
	<u>\$2,141,159 75</u>

A. M. SMART, Manager.

To the Shareholders of the Ontario Loan and Debenture Company:

We hereby certify that we have audited the books and accounts of The Ontario Loan and Debenture Company for the year 1910, comprising a monthly cash audit and the verification of the postings and balances in all the Company's books, and we find the whole correct and in accordance with the above statements. We have also examined the securities and find them in order.

F. G. JEWELL, C.A.,

J. F. KERN,

Auditors.

London, Ontario, January 28th, 1911.

The adoption of the Report, as above, was moved by Mr. John McClary, seconded by Mr. A. S. Emery, and carried.

The scrutineers were then appointed and the election of Directors proceeded with, Messrs. John McClary, Arthur S. Emery, Lieut.-Colonel Wm. M. Gartshore, John M. Dillon and Alfred M. Smart being elected.

It was moved by Mr. Thomas Rowe, seconded by Mr. William M. Spencer, that Messrs. Frank G. Jewell, C.A., and J. F. Kern be and are hereby re-elected Auditors of the Company. Carried.

The meeting then adjourned, and at meeting of the Board of Directors held subsequently, Mr. John McClary was re-elected President, and Mr. Arthur S. Emery Vice-President of the Company.