

\$22,418. The total increase to our working capital has been \$125,823, as stated in the report.

We have been able to re-invest these repayments, and to invest the additional money committed to our custody, the result being that at the close of the financial year the cash value of our securities was \$1,595,797, being an increase since the corresponding period of last year, of \$121,928.

These figures, I think you will agree with me, are an evidence of the progress we have made, and an indication of the active and careful manner in which your business has been managed.

A summary of our Profit and Loss Account discloses the following results: it will be seen that our gross profits, after having deducted the interest on our debentures and savings bank deposits, have been \$62,956; in 1888 they were \$58,154, a gain of \$4,801; and that the net profits, after having subtracted the cost of managing the business and written off ascertained losses, have been \$47,180. In 1888 our net profits were \$43,741, being an increase of \$3,439.

The directors have appropriated these net earnings together with the balance of \$1,543 76 brought from last year in the following manner:—

1. We have paid a dividend of 6 per cent. to the shareholders.

2. We have added to the Rest Account \$13,000.

3. We have carried forward to the credit of Profit and Loss Account \$912.10, all of which we trust will meet with your approbation.

Supplementing the report of the auditors, which certifies that the financial statements submitted are in conformity with the company's books, and that the securities are correctly set forth in the securities book, I may state that I have with considerable care examined into the condition of every security in the possession of the company, and that after having made a sufficient appropriation for any doubtful element they may possess, I have no hesitation in assuring you of the accuracy of the value of our assets as stated in the report.

The directors have made an amendment to Rule No. 33, and you will be asked to confirm the rule as amended.

I now beg to move that the report and accompanying financial statements submitted be adopted.

Mr. Waldie, the vice-president, in seconding the motion, said it gave him great pleasure to do so. He had been interested in the company for many years, having been a director from its inception, and was glad to see its prosperity and progress so steady and satisfactory, and he felt sure that it must be gratifying to the shareholders. The directors had always followed a conservative policy, and while paying reasonable dividends to the shareholders, they had added to the Rest, until it amounted to over 15 per cent. of the paid-up capital, a result which he thought should be considered satisfactory.

In answer to an enquiry from a shareholder, the president stated that the company had no loans on its own or any other stock.

The report was unanimously adopted.

Rule No. 33 as amended by the directors was confirmed.

Mr. E. Martin, Q.C., then moved, seconded by Rev. Geo. Forneret, that the following gentlemen be re-elected directors for the ensuing year: Messrs. Samuel Barker, R. R. Kennedy, J. J. Mason, Thos. Bain, M.P., Matthew Leggat, Henry McLaren, John Waldie, M.P., which was carried unanimously.

The auditors, Messrs. W. F. Findlay, F.C.A., and Wm. Marshall were re-appointed, and the usual votes of thanks were passed to the directors and officers of the company, after which the meeting adjourned.

The directors subsequently met, when Messrs. M. Leggat and John Waldie, M.P., were re-elected president and vice-president respectively.

#### BUILDING AND LOAN ASSOCIATION.

The annual general meeting of the Building and Loan Association was held at its offices, Toronto, on Tuesday, the 11th day of February, 1890, at 3 p.m., the president, Larratt W. Smith, D.C.L., in the chair.

There were present E. Galley, J. Jaques, Wm. Wilson, A. Smith, John Kerr, H. W. Eddis, E. J. Hobson, W. M. Clark, A. Willa,

W. G. Cassels, Hy. Wade, C. C. Baines, George Murray, Donald Gibson, Jas. Beaty, Major Vidal, J. C. Hamilton, C. E. Hooper, J. J. Woodhouse, and others.

The report and financial statement\* which are as follows, were then read:

#### REPORT.

In submitting the 20th annual report, for the year ending 31st December, 1889, together with the accompanying financial statements, the directors have again to congratulate the stockholders on the steady progress of the association.

The past year's business has been on the whole satisfactory, and especially during the latter part of it, when higher rates have been obtained and notwithstanding the unfavorable harvest and low prices, the collections of interest have been well maintained.

The returns for the year, amounting to \$102,594.74, have slightly exceeded those of the preceding year. In other respects the figures have not varied materially from those of last year, excepting that the items of Sterling and Currency debentures show an increase of \$56,997.46 on the year, which money has been obtained on more favorable terms than heretofore.

The result of the year's operations has been, that after writing off all ascertained losses, paying all expenses, including debenture and inspection expenses, agents' commissions, and two dividends, at the rate of six per cent., the directors have earned a surplus of \$8,129.41, \$7,000 of which has been added to the Manitoba Guarantee Fund, and the balance of \$1,129.41 carried forward to next year.

Following the course adopted by the directors of this association, of carrying to "Real Estate vested in the Association" all properties productive, or otherwise, as soon as they become actually vested in the association, a very considerable increase has been made in this item, from properties acquired in Manitoba; but as the directors have had to deal with these in another shape for the past three years, no additional burden will thereby be imposed on the association, as its earning power has always been ample to maintain its dividend, and carry a surplus forward; and besides, the position of the property has been improving and becoming yearly more productive, so that the directors have great hopes that, with returning prosperity to that province, no greater loss on realization can eventually result, beyond what has been already provided for by the Guarantee Fund.

Although some advantageous sales have been effected, still in the present condition of the real estate market the directors see no necessity for forcing sales of properties vested in the association.

The books have been, as usual, carefully audited, and the auditors' report thereon will be found appended to the statement.

The directors have much pleasure in testifying to the satisfactory manner in which the office has been conducted under the able management of Mr. Gillespie.

All of which is respectfully submitted.

LARRATT W. SMITH,  
President.

#### BALANCE SHEET FOR 1889.

##### Liabilities.

Dec. 31, 1889.	
To capital stock .....	\$ 750,000 00
Deposits .....	227,002 08
Debentures, sterling, \$487,041 18	
"          currency 120,606 54	
	607,647 72
Dividend No. 39, payable 2nd Jan., 1890 .....	22,500 00
Unpaid accounts .....	911 15
Reserve Fund .....	100,000 00
Contingent Account .....	12,075 60
Manitoba Guarantee Fund, 1888 .....	\$ 25,000 00
Manitoba Guarantee added, 1889 .....	7,000 00
	32,000 00
Balance at credit of Profit and Loss Account carried forward..	1,129 41
Total .....	\$1,753,265 96

##### Assets.

Dec. 31, 1889.	
By loans .....	\$1,427,410 98
Real estate vested in the association .....	212,921 99
Premises, Toronto street .....	80,000 00

Rent of premises, Toronto street, due .....	1,374 85
Cash in banks .....	29,928 49
Cash in office .....	1,629 65

Total .....

#### PROFIT AND LOSS ACCOUNT.

##### Dr.

Dec. 31, 1889.	
To interest to depositors .....	\$ 7,693 51
Interest on sterling debentures due and accrued .....	\$21,904 74
Interest on currency debentures due and accrued .....	5,253 09
	27,157 83
Debenture expenses .....	2,879 08
Directors' and auditors' fees, salaries, office expenses, including taxes, allowance for rent, etc. ....	10,226 91
Inspection expenses, agents' commissions, and legal expenses ..	2,469 00
Dividends Nos. 38 and 39 .....	45,000 00
Loss on real estate .....	303 96
Manitoba Guarantee Fund .....	7,000 00
Balance at credit of Profit and Loss Account carried forward .....	1,129 41
Total .....	\$103,859 70

##### Cr.

Dec. 31, 1889.	
By balance brought forward from 1888 .....	\$ 1,264 96
Interest on investments .....	98,025 74
Net rental from Toronto street premises .....	4,569 00
Total .....	\$103,859 70

WALTER GILLESPIE,  
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, 1889, and have found the same carefully kept, correct, and properly set forth in the above statements.

HENRY WM. EDDIS,  
JOHN M. MARTIN, } Auditors.

Toronto, 14th January, 1890.

After the report was read, the president stated that the amount loaned during the year was \$331,079, and the amount repaid on loans was \$354,126. That debentures to the amount of \$211,843 had matured during the year, and that the new debentures, together with those renewed, aggregated \$268,175, being a considerable increase over last year. The president then proceeded to compare the statements for the last five years, showing that the association was making steady, if not rapid, progress; and after having furnished all the information required by those present, the adoption of the report, which was moved by the president and seconded by the vice-president, was carried unanimously.

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 of the board, Larratt W. Smith, D.C.L., was re-elected president, and John Kerr, Esq., vice-president.

#### MIDLAND LOAN AND SAVINGS COMPANY.

The seventeenth annual general meeting of the shareholders of this company was held at the company's office, Queen street, Port Hope, on Tuesday, February 4th, 1890. Present:—Messrs. John Mulligan, H. H. Burnham, Wm. Craig, N. Choate, H. H. Meredith, W. Quay, Dr. Clemesha, John Smart, D. Chisholm, J. Gallagher, James Craik, W. Williamson, Adam Harrison, Wm. Henwood, Rev. A. T. Green, R. Dingwall, and G. M. Furby.

The chair was taken by the president, Mr. John Mulligan, at two o'clock p.m., and on motion the manager, Mr. George M. Furby, was appointed secretary.

The secretary then read the minutes of the last annual meeting, which, on motion, were confirmed.

At the request of the president, the secretary then read the report as follows:

#### REPORT.

The directors have much pleasure in submitting to the shareholders the seventeenth