

# The Toronto Mortgage Company

## Twelfth Annual Report of the Directors, being for the year 1910

The Directors of the Toronto Mortgage Company beg to submit the usual Financial Statement of the Company's affairs, for the year which ended on 31st December, 1910:

The Gross Earnings, including the balance of \$24,052.50 brought forward from 1909, amount to .....\$185,329 23  
After deducting cost of management, interest on debentures and deposits, and all other charges, amounting in all to ..... 90,120 73

There remains a Net Profit of ..... \$95,208 50  
Out of which dividends at the rate of 7% per annum on the Capital Stock have been paid, amounting to 50,718 50

Leaving a surplus of ..... \$44,490 00  
From which there has been transferred to the Reserve Fund, the sum of ..... 20,000 00

Leaving a balance to be carried forward to 1911 of.. \$24,490 00

The Reserve Fund is now equal to 53% of the Capital Stock. Debentures matured during the past year amounting to \$309,870.00, to renew which, and for new moneys, new Debentures of the Company have been issued to the extent of \$410,625.00.

Loans were made amounting to \$566,550.00, and Mortgages aggregating \$283,975.00 were renewed for further terms, after due examination of the present values of the properties in question.

The Revenue taken credit for consists of actual cash receipts for interest and net rentals.

The office staff have performed their duties to the satisfaction of the Directors, and the books and accounts, and all securities held by the Company, have been regularly audited.

All of which is respectfully submitted.

WM. MORTIMER CLARK, President.

### THE TORONTO MORTGAGE COMPANY

#### Financial Statement for the year ending 31st December, 1910

##### Liabilities.

##### To the Public:

Debentures, Sterling .....	\$1,273,786 03
Debentures, Currency .....	267,278 34
Accrued Interest thereon .....	12,586 76
Deposits, Savings Accounts .....	177,670 31
	<u>\$1,731,321 44</u>

##### To the Shareholders:

Capital Stock, fully paid .....	\$724,550 00
Reserve Fund .....	\$365,000 00
Added in 1910 .....	20,000 00
	<u>385,000 00</u>
Unclaimed Dividends .....	28 00
Dividend payable 3rd January, 1911....	12,679 63
Balance carried forward .....	24,490 00
	<u>\$1,146,747 63</u>

Total .. .....\$2,878,069 07

##### Assets.

Mortgage Loans .....	\$2,408,000 26
Office Premises in Toronto Street .....	45,000 00
Bonds, Stocks, etc., owned by the Company ..	\$290,239 22
Call Loans on Stocks .....	93,800 26
Cash in Banks .....	39,952 51
Cash in Office .....	1,076 82
	<u>425,068 81</u>

Total .. .....\$2,878,069 07

##### Profit and Loss Account.

##### Dr.

Interest on Sterling Debentures paid and accrued ....	\$ 49,105 60
Interest on Currency Debentures paid and accrued ....	10,452 07
Interest on Deposits .....	5,584 87
Charges on moneys borrowed and lent .....	6,334 13
Cost of Management, viz., Salaries, Directors' and Auditors' Fees, Tax on Capital, Business Tax, Office Rent, etc. ....	18,644 06
Dividends on Capital Stock, at 7% .....	50,718 50
Transferred to Reserve Fund .....	20,000 00
Balance carried forward .....	24,490 00
	<u>\$185,329 23</u>

Total .. .....\$185,329 23

Cr.

Balance brought forward .....	\$ 24,052 50
Interest on Investments, and Net Rental from Office Premises ..	161,276 73
	<u>\$185,329 23</u>

WALTER GILLESPIE, Manager.

We have audited the Books and Accounts of the Toronto Mortgage Company for the year ending 31st December, 1910. We have examined the Vouchers and Securities relating thereto. We find the books carefully kept, and hereby certify that the foregoing statements are correct.

E. R. C. CLARKSON, F.C.A.,  
J. HARDY, F.C.A.,

Auditors.

Toronto, 10th January, 1911.

### TWELFTH GENERAL MEETING

The annual meeting of the Shareholders of the Toronto Mortgage Company was held at its offices, No. 13 Toronto Street, at 12 o'clock noon, on Wednesday, the 8th day of February, 1911.

There were present: Hon. Sir Wm. Mortimer Clark, Alexander Smith, C. S. Czowski, H. R. Shuter, George Martin Rae, Charles Niehaus, Herbert Langlois, Thomas H. Wood, George Murray Dr. H. B. Yates, Edward R. Greig, Wellington Francis, Rev. J. S. Allan, William Martin and others.

On the motion of Dr. Yates, seconded by Mr. Rae, the President, Hon. Sir William Mortimer Clark, took the chair, and the Manager acted as Secretary.

The Secretary read the notice calling the meeting.

The minutes of the last annual meeting were taken as read, and confirmed.

The Secretary read the Financial Statement and Profit and Loss Account for 1910, and the Annual Report.

Before moving the adoption of the Report, the Chairman expressed the pleasure of the Directors at their being able to present to the Shareholders, statements of the affairs of the Company for the year 1910 which are so thoroughly satisfactory. He called attention to the fact that, after payment of all charges, and of the increased Dividend of 7%, the Board had been able to transfer to the Reserve Fund the sum of \$20,000, as well as to carry forward a balance of undivided profits amounting to \$24,490.

He said that it was the intention of the Directors to continue to build up the Company's Reserves, while rates of interest on mortgage investments remain good, so that, should these rates decrease, the income from the Reserve Fund may offset any diminution in the earnings of the Company. He also emphasized the importance of strengthening the Reserve in the interest of the debenture holders and depositors.

The revenue of the Company exceeded that of the previous year by \$10,426, and the whole amount credited to Revenue Account has been received in cash. It is the settled policy of the Directors not to capitalize overdue interest on investments.

The Chairman mentioned that, through the zeal and energy of our British Agents, as well as through the high standing which the Company occupies in Scotland, the Sterling Debentures issued show an increase of \$97,000. Considering the fact that no Debenture of the Company carries a higher rate of interest than 4%, this indication of public confidence is very satisfactory to the Directors, as it assures them of the approval of their policy.

The attention of Trustees and Executors is invited to the Debentures of this Company, which by Order-in-Council are declared to be a legal investment for trust funds. They are largely held on account of the absolute security afforded. These debentures are issued in denominations, and for terms, to suit investors.

The President drew attention to the substantial increase of \$125,000 in the Mortgage Loans, which now amount to over \$2,400,000. The high-class character of the Company's investments is well illustrated by the fact that the Directors are able to report that, at the close of the business year on 31st December last, the total arrears on all the securities amounted to only one-eleventh of one per cent., since when they have been reduced to the insignificant sum of \$176.20. For the fourth year in succession the Company has no property on its hands for sale in any way. From all appearances, the mortgage accounts were never in better shape than they are at present, as the instalments of principal continue to be made with gratifying regularity. This result, probably, is largely due to the policy of your board of lending money, as far as possible, directly to owners on their own homes. Experience has shown this to be the safest class of mortgage business. For several years