of the regular dividends, and after transferring $10,000, as above stated, to reserve account.

During the year the moneys of the company have been kept fully employed, and to an extent that has never been equalled in the history of the company.

Another gratifying feature, indicating the healthy condition of the commercial and general condition of the country, is that payments on accounts of loans have been well met, the total of arrears comparing most favorably, not only with those of former years, but of last year also.

According to the practice of the company, the various properties have been carefully inspected during the year, and the reports received are extremely gratifying to the directors.

The usual monthly audits of books, as well as of the securities of the company, have been carefully made by the auditors.

With the close of the last year—the first complete year of our new premises—your directors are pleased to say that their expectations, as to the beneficial effects their occupancy would have upon the business of the company, have been realized to a very gratifying degree.

Respectfully submitted on behalf of the directors.

J. R. Stratton,
President.

Toronto, March 6th, 1900.

REVENUE ACCOUNT.

Income.

Balance, Dec. 31st, 1898 ......$	31 18
On capital stock	85,209 44
Mortgages, etc.	480,888 62
Rents, fines, transfer fees, etc.	3,717 28
Debentures	221,216 00
On deposits	154,598 94
Total	$945,661 46

Expenditure.

Mortgage account ....$	321,889 07
Stock retired	301,678 13
Dividends on permanent stock	26,659 65
Debentures retired	29,900 00
Interest on debentures	9,031 45
To depositors	125,222 30
Interest	2,687 66
Expenses, commissions, etc. ..	38,957 04
Sundry other expenditures	9,596 33
Cash on hand and in bank....	14,810 73
Cash repaid bank	65,229 10
Total	$945,661 46

BALANCE SHEET.

Assets.

Mortgages and accrued interest ....$	1,338,790 09
Real estate	42,407 83
Sundry accounts	3,539 66
Office premises and furniture	7,490 34
Cash in bank	14,219 53
Cash on hand	591 20
Total	$1,407,038 65

Liabilities.

Capital stock ....$	882,339 06
Debentures and interest	358,550 02
Deposits and interest	90,505 63
Contingent fund	18,282 48
Mortgage reserve	23,035 90
Unclaimed dividends	60 00
Profit and loss balance	34,265 56
Total	$1,407,038 65

PROFIT AND LOSS ACCOUNT.
DECEMBER 31ST, 1899.

Dr.

Discount allowed for payment in advance ....$		33 80
Interest paid and accrued on debentures and deposits......		17,945 14
Interest on stock		5,602 36
Balance		101,192 91
Total		$124,774 21

Cr.

Interest account ....$		123,435 06
Premiums on permanent stock		86 00
Fines		383 98
Forfeitures		869 17
Total		$124,774 21

Dr.

Written off mortgages ......$		50 28
Written off office premises ...		500 00
To contingent and reserve accounts		10,000 00
Balance		90,642 63
Total		$101,192 91

Cr.

Balance brought down		$101,192 91

Dr.

Paid on Account of Profits:		
Permanent Stock—		
Dividends	$26,659 65	
Expenses	29,156 25	
		$55,815 90
Prepaid Shares—		
Dividends ....$	8,593 50	
Expenses	2,229 57	
		10,823 07
Withdrawal certificate dividends.		19 34
Ad-interim profits allowed on ordinary shares		4,233 82
Balance		19,750 50
Total		$90,642 63

Cr.

Balance brought down, being amount available for distribution		$90,642 63
Balance for further distribution		$19,750 50
Balance of profit and loss, 1898.		14,515 06
Total		$34,265 56

AUDITORS' CERTIFICATE.

We have audited the accounts of the Dominion Permanent Loan Company for the twelve months ending December 31st, 1899, and find the transactions of that period accurately recorded in the books of the company, the receipts accounted for, the payments duly authorized, and vouchers produced therefor. We certify to the correctness of the accompanying statements of revenue account, profit and loss account and balance sheet. We have made a careful examination of the securities, checked the same with the mortgage register, and report everything satisfactory.

(Signed),
Harry Vigeon, F.C.A.,
W. B. Tindall, C.A.,
Auditors.

Toronto, February 3rd, 1900.

Mr. Stratton, the president, in moving the adoption of the report, said:

It affords me a great deal of pleasure to be able to congratulate the shareholders upon the successful results of the company's operations during the past year.

The expectations formed at the beginning of the year by your directors have been very fully realized. The strong and stable position held by the company in the financial world is evidenced by the increased demands for our debentures, and the advantage arising from the occupancy of our new premises is shown by very considerably increased deposits.

You will observe by this statement that the gross earnings of the company last year amount to $124,774.21, which permitted the payment of the usual dividend of 6 per cent., and it is gratifying to know that, besides paying that dividend and strengthening the reserve fund by the sum of $10,000, there is still available for further distribution among the shareholders the considerable sum of $19,750.50.

Whilst the excellent and careful management of the company's affairs is to be largely credited with the satisfactory results experienced, it is a pleasure to note that the company shares in the general prosperity that we are pleased to see prevails throughout the province and the Dominion, prompt payment on account of loans and interest testifying to the presence of general prosperity, are among the pleasant business experiences of the company during the past year.

The prospect of a profitable future for the company is indicated by the improved and healthier tone that marks all departments of activity—farming, mining, lumbering, and manufacturing—and it is reasonable to believe that more favorable commercial consequences will flow from the closer union and communion of the Motherland and Canada, engendered by various causes, the chief being this Dominion's contribution of nearly three thousand of the flower of the country's manhood to help, as they have nobly done, in fighting and winning the battles of the Empire.

Much of the successful character of the year's business is due to the active demand for loans, and the splendid connection established afforded excellent opportunities for the prompt and profitable investment of its funds.

From year to year the securities representing the investments and operations of the company are inspected by one of your directors. Last year the general manager inspected the loans in Manitoba and British Columbia, and found every evidence of the usual care exercised by our agents and directors in placing the funds of the company, a remark that applies with similar force to the company's interests in all the other provinces. The prompt payments on account of loans demonstrate the satisfactory character of the securities offered to the company.

I have to refer, with regret, to the retirement of Mr. W. B. Tindall, who found that the demands upon his time compelled the withdrawal of his services as auditor, which I am able to say with pleasure have been efficient and satisfactory.

In extending my congratulations upon the prosperity of the company and future prospects in the same direction, I should not in justice neglect to refer to the satisfaction felt by the directors in respect of the faithful, efficient services of the general manager, who, with the company's representatives in the provinces and the officials of the company generally, deserves credit for valuable contributions to the success and prosperity of the company.

I have much pleasure in moving the adoption of this report.

Mr. D. W. Karn, in seconding the motion for the adoption of the report, said:

Again I have the pleasure, which I have enjoyed for several years past, of seconding the motion of the adoption of the annual report, and never before this year has the duty been a more pleasant one. The report shows that the shareholders have benefited by the close attention devoted to the affairs of the company by the directors and managers, whose co-operation has been attended with such satisfactory results.

I feel that I have ample warrant for congratulating the shareholders on the strong financial position of the company, the soundness of its securities, and the increasing confidence of the public as reflected by the debenture and deposit accounts. Therefore, it gives me great pleasure to second the adoption of the report. The report was unanimously adopted.

Several shareholders added their congratulations to those of the mover and seconder, referring especially to the care and ability that characterized the management of the company's affairs and the satisfactory results flowing therefrom. Reference was also made to the excellent situation and suitability of the new premises.

The report was adopted.

Resolutions of thanks to the directors, agents, and to the officers of the company were unanimously adopted.

The following directors were then re-elected: Hon. J. R. Stratton, president of the Trusts and Guarantee Company;