

REPORT OF THE DIRECTORS OF THE  
**Canada Permanent Building and Savings Society,**  
FOR THE YEAR 1866.

The Transactions of the Canada Permanent Building and Savings Society for the year 1866 having been brought to a close, and its accounts duly investigated, the Directors have great pleasure in presenting to their fellow Shareholders the ascertained results, as set forth in the accompanying Balance Sheet.

Being the chief Provincial source from which loans are obtained by the farmers of Western Canada, the interests of the Society are directly associated with the prosperity of the owners of the soil, and it is therefore with much gratification that the Directors have to record another generally productive and profitable year to the agriculturalists of the country. It is true that the abundance of money thus caused has diminished, and may continue to limit the demand for loans, but it should not be forgotten that in several preceding years the resources of the Society, though taxed to the utmost, were sometimes insufficient to supply the demand, even at much higher rates and on less favourable terms than now obtain. And it is believed that increased capital will encourage the extension of existing, and the establishment of new branches of industry, and that with a fair prospect of permanent good markets, and the vast field for consequently remunerative improvements which this new and fertile country presents, no apprehension need be felt of such a cessation of the demand for money as will, for any lengthened period, prevent the full employment of the Society's funds; more especially when the acknowledged advantageous terms upon which advances are now afforded by the Society are remembered.

Like its immediate predecessor, the past year was characterised by unusually large cash receipts from Mortgagors, a considerable portion of which were in anticipation of instalments not yet due. The whole receipts of the year, from this and other sources, have, however, been absorbed by reinvestment, and the payment of current demands, leaving the cash balance, and also the aggregate amount invested on Real Estate, about the same as at last year. The amount loaned during the year nearly reaches a quarter of a million of dollars, to 301 borrowers.

The Directors have availed themselves of such opportunities as were presented of purchasing the accumulating shares of members desirous of withdrawing, and have thus somewhat reduced the subscribed capital, which now stands at \$1,073,700, held by 847 persons, on which \$989,200 has been paid. The Permanent Stock has been increased by the monthly capitalization of shares maturing, and reaches the sum of \$618,200. Upon this stock two half-yearly dividends of five per cent each were declared.

The Directors have much satisfaction in pointing to the gradual increase of the Reserve Fund, which has already become an important item in the annual accounts, as well calculated to afford increased assurance to Shareholders of future remunerative dividends. The amount at the credit of the Contingent Fund is considered ample to provide for all possible deficiencies that, after the most careful scrutiny, can be foreseen.

As a Savings Institution, the Society still retains its pre-eminent position, and a slight examination only is necessary of the accompanying statements to convince all to whom punctual payment of interest, perfect safety and easy convertibility, are indispensable considerations, that no where in this country can these requisites be more readily and to the same extent secured, than they are to the holders of the deposit certificates of this Institution.

The twelve years which have elapsed since the formation of this Society has furnished abundant opportunities for practically testing the adaptation of its principles to the circumstances of Western Canada; and it may not be useless or uninteresting to take a brief retrospective glance at the records of its transactions, to see to what degree it has met popular requirements.

The facilities afforded by the shares of the Society, as an accumulating and interest-paying investment, have been availed of by 1,696 members, whose united paid up subscriptions amount to \$1,011,329.13. As a Savings Bank, the Society has been resorted to by 2,367 depositors, whose deposits amount to \$1,225,735.07. There can be no doubt that in numerous instances the inducements offered to Members and Depositors by the Society, as a Savings institution, have led to the