

## FREEHOLD LOAN AND SAVINGS COMPANY.

The annual meeting of the Freehold Loan and Savings Company was held on June 1, at the company's offices in Toronto. Amongst those present were the following gentlemen:

C. H. Gooderham, T. S. Stayner Capt. W. F. McMaster, Thos. R. Wood, Robt. Gilmore, Rev. Dr. Moffat, B. E. Bull, J. M. Treble, C. W. Jackson, D. G. Ridout, J. M. Bond, Wm. Cook, James Barber, Dr. W. B. Geikie, Chas. E. Howitt, Joseph Blakeley, Magnus Sherman, J. C. Hamilton, F. N. McGee, George Robinson, Philip Browne, Wm. Creeker, N. F. Davidson, Richard Wickens, Michael O'Donnell, Alexander Smith, and Hon. S. C. Wood.

Mr. C. H. Gooderham presided, and the Hon. S. C. Wood, acting as secretary, read the report with the financial statement and the report of the auditors, as follows:

### REPORT.

The directors beg to submit the thirty-eighth annual report of the company, together with accounts for the year ending 30th April, 1897.

The earnings of the company amount to \$299,139.99, and, after deducting commissions, charges etc., and paying two half-yearly dividends of 3 per cent. each, there remains a surplus of \$12,065.54, which has been carried to the contingent account, that fund now amounting to \$81,140.65.

The repayments on account of loans have been fully up to our expectations and the debentures falling due have been mostly renewed or replaced with new money at reduced rates of interest.

Your directors have, as promised, lessened their expenses by reducing the salary account, have written off losses as soon as ascertained, and have not hesitated to draw on the contingent fund when shrinkages in value demand it, as will be seen by our statement of assets and liabilities.

The continued reduction in the rate of interest and rentals has materially affected the earnings for the year, but this has been largely met by reduced rates on money borrowed and decreased expenses.

The directors deeply regret to have to record the death of Mr. J. Paterson, one of the auditors of the Manitoba accounts. They appointed Mr. [blank] until this annual meeting.

The deposits and debentures of the company, including interest, amount to \$4,083,244.23. These constitute the total liability to the public, for which we hold the following securities: mortgages on real estate, police premises, etc. ... \$6,132,607.83 (paid subscribed stock 1,904,400.00)

Making a total of ...\$8,037,007.83 (about four millions in excess of and nearly double the amount of the liabilities).

The directors have again to acknowledge the valuable services of our agents in England and Scotland. The books, vouchers, and securities of the company have been carefully examined by the auditors, whose reports are hereto appended.

C. H. GOODERHAM,  
President.

S. C. WOOD  
Managing Director.  
Toronto, 1st June, 1897.

## ASSETS AND LIABILITIES, 30TH APRIL, 1897.

Dr.	
To the public—	
Deposits .. .. .	\$ 470,523.51
Debentures, currency .. .. .	803,448.08
Debentures, sterling .. .. .	2,875,854.74
Interest on above .. .. .	67,377.30
Total .. .. .	\$4,083,244.23
To the shareholders—	
Capital .. .. .	\$1,319,100.00
Reserve .. .. .	659,550.00
Contingent .. .. .	31,140.65
Dividend, due 1st June .. .. .	39,573.00
Total .. .. .	\$2,049,363.65
	\$6,132,607.88
Or.	
By investments—	
Mortgages, etc. .. .. .	\$5,485,761.80
Property owned—	
Office building, furniture, etc. .. .. .	359,024.71
Balances—	
In banks and on hand .. .. .	287,221.87
Total .. .. .	\$6,132,607.88

### PROFIT AND LOSS.

Dr.	
To interest paid and allowed—	
On deposits .. .. .	\$ 17,200.57
On debentures, currency .. .. .	27,866.57
On debentures, sterling .. .. .	119,798.91
	\$164,926.05
To expenses, including cost of management .. .. .	\$ 41,463.02
To profits, apportioned as follows:	
Dividends, two half-yearly, at 3 per cent. each, and tax thereon .. .. .	\$ 80,685.38
Surplus carried to contingent fund .. .. .	12,065.54
Total .. .. .	\$299,139.99
	\$299,139.99
Or.	
By interest on investments, bank balances, etc. .. .. .	\$299,139.99
Total .. .. .	\$299,139.99

O. H. GOODERHAM,  
President.

S. C. WOOD,  
Managing Director.

Toronto, 13th May, 1897.

To the President, Directors and Shareholders of the Freehold Loan and Savings Company, Toronto:

Gentlemen,—We, the undersigned, having examined the securities and vouchers, and audited the books of the company (excepting the business of the Manitoba branch, which has been duly audited and certified to by local auditors), certify that we have found them correct, and that the annexed balance sheet is a correct statement of the company's affairs for the year ending the 30th April, 1897.

Toronto, 13th May, 1897.

JOSEPH BLAKELEY,  
W. A. DOUGLASS, B. A.  
Auditors.

Gentlemen,—We, the undersigned, have examined the securities and the vouchers, and have audited the books of the Freehold Loan and Savings Company for the year ending 30th April, 1897, and kept in their office in the city of Winnipeg, and have found them correct.

Winnipeg, 3rd May, 1897.

W. HUTCHINSON,  
Auditor.

J. SCROGGIE,  
Assistant.

The president, in moving the adoption of the annual report, made the following remarks:—

Gentlemen,—The annual report and accompanying statement in your

hands show the condition of the company, and your directors feel that the business of the year has been quite as successful as they anticipated.

The collections of the year have been quite up to our expectations. The rates offered for money continue low, and are likely to remain so. We have not placed any at less than six per cent.

In renewing gilt-edged loans with first-class borrowers we have, in a few instances, reduced the rate to 5 1-2 per cent.

Every loan company must submit to the influences of its surroundings. Depressed times, lower rentals and depreciation of the value of property. A low rate of interest on investments lessens the earning power. These may be counteracted to a considerable extent by obtaining money at reduced rates, and greater and intelligent economy in carrying on the business of the company.

It is to be hoped, that we are turning the corner so far as depressed times are concerned; that the future will see a greater demand for farm lands, and consequent increase in prices.

The number of houses vacant is rapidly growing less, and many are of the opinion that the day is not far distant when a more remunerative return will be received for residential property in Toronto.

Our Ontario farm properties on hand are all occupied, and in a majority of cases at fair rentals, and we have but few vacant houses in the city.

The crop in Manitoba was a full average one. The cost of harvesting was light, the prices were good, and the quality satisfactory, over fifty-five per cent. of the wheat grading No. 1 hard. The result to the farmer was that in many cases they realized a larger profit than was obtained the previous year.

The government of Manitoba has greatly aided and encouraged the encouraged the dairy industry, with the result that a first-class article is now produced, and the manufacture of cheese and butter has steadily increased, and it is apparent that more attention will be given to this industry. The development of the country continues at a satisfactory rate. The condition of the farmer, the roads, buildings and market facilities are steadily improving. The elevator storage capacity, including Port Arthur, Port William and the Territories, is now 14,999,300 bushels, quite sufficient to meet the present requirements of the country.

Cold storage warehouses have been erected to facilitate the handling of farm produce.

Winnipeg has increased its population by twenty-five hundred.

The smaller towns and villages throughout the province have held their own, and in many cases made substantial progress. There has been considerable immigration, a good deal of property has changed hands, and a larger acreage will be sown than in any previous year.

On the whole there is a marked improvement in the condition of the province.

The development of the vast mineral interests of this country must necessarily attract a large amount of foreign capital, and larger immigration, creating a gradual and constantly increasing volume of trade for our merchants and manufacturers, and a greater demand for the products