

Niehaus, Dr. Yates, A. V. Delaporte, W. B. Hamilton, Dr. Geikie, William Spry, W. Mortimer Clark, K. Cerbery, F. W. Maclean, E. J. Hobson, G. F. Burns, H. Schmidt, John Cowley, Bernard Saunders, Alexander Smith, C. C. Baines, S. W. Black, Price Jackes, George Martin Rae, John Stark, Thomas Urquhart, W. B. Hamilton, Jr., H. Jordan, George Porter, William Martin, C. S. Gzowski, Thomas Mortimer, T. E. Moberley, H. W. Eddis, James C. McGee, J. E. Hansford, Robert Thompson, D. Carlyle, William Wilson, D. A. Milne, George R. R. Cockburn, George Murray, Goldwin L. Smith, Geo. S. Henry, Thomas Hodgins, John Greer, J. M. Martin, J. C. Hamilton, and others.

On motion of Mr. W. Mortimer Clark, seconded by Mr. A. J. Somerville, the president, Dr. Larratt W. Smith took the chair, and the manager acted as secretary. The secretary read the notice calling the meeting, and the Financial Statement and Profit and Loss Account for 1899.

The annual report was then read by the president, as follows:

REPORT.

The directors of the Toronto Mortgage Company beg to submit to the shareholders their first report, together with a financial statement, showing the position of the company on the 30th December, 1899.

The agreement for the amalgamation of "The Union Loan and Savings Company," and "The Building and Loan Association," dated 27th September, A.D. 1899, was ratified at an open meeting of the shareholders called for that purpose, and held on the 15th day of November following, by five-sixths of the shareholders of the respective companies (two-thirds only in terms of "The Loan Corporations' Act" of Ontario being required for the purpose), and was, in terms of the said Act, duly assented to, by the Lieutenant-Governor of Ontario in Council, on the fifteenth day of December, A.D. 1899, whereby the two companies, from the last date, became amalgamated into one corporation, under the name of "The Toronto Mortgage Company."

The amount loaned by the amalgamated companies during the year 1899 was not large, from the necessity which existed for maintaining substantial cash reserves, to meet the contingency of having to pay large debenture liabilities, at a time when the British money market, from a variety of causes, was in a very unsettled condition.

The debentures of the two companies, which matured during the past year, amounted to \$551,159.15—\$249,150.39 of which were renewed, the balance of \$302,008.76 was paid, thus creating a large diminution in the liabilities of the company.

It is satisfactory to be able to state, that whilst the amount of revenue taken credit for, in 1899, for interest and net rentals received by the two companies, was \$140,035.92, the actual amount collected was really \$148,727.02, thereby indicating a marked improvement in the promptness of the borrowers' payments.

The sales of properties held by the two companies during the year just closed amounted to \$157,243, thus converting many inactive into active interest-bearing investments, and realizing in the aggregate an appreciable excess over the amounts at which they were valued, and taken over, by the new company.

All losses on sales of real estate, and all the amalgamation expenses, have been written off.

The office buildings of the two companies have been written down from \$146,000 to \$100,000.

A reserve fund of \$250,000 has been created.

The thanks of the shareholders are especially due to Messrs. Fraser, Stodart

& Ballingall, W.S., Edinburgh; Messrs. J. & A. F. Adam, W.S., Edinburgh; and Messrs. Allan, Buckley, Allan & Milne, advocates, Aberdeen, the British financial agents respectively of both companies, for their valuable assistance in obtaining the approval of the debenture holders to the agreement for amalgamation, and for the ready support they have afforded, and continue to afford, in furthering the interests of this company.

The directors desire to acknowledge the assistance afforded them by the registrar of loan corporations, whose large experience enabled them to carry out the amalgamation of the first two loan companies under the "Loan Corporations' Act" so satisfactorily and expeditiously.

All of which is respectfully submitted.

LARRATT W. SMITH,

President.

Financial Statement for the Year Ending 31st December, 1899, showing the combined accounts of The Union Loan and Savings Company, and The Building and Loan Association, now amalgamated under the name of "The Toronto Mortgage Company."

Liabilities.

To the Public—	
Debentures, sterling	\$1,348,081 96
Debentures, currency	252,670 00
Accrued interest thereon	12,402 27
Deposits	178,582 55
Sundry unpaid accounts	452 84
	<u>\$1,792,189 62</u>

To the Shareholders—

Capital stock—	
13,500 shares of \$50 each, fully paid, \$675,000;	
9,908 shares of \$45 each, \$5 per share paid, \$49,540	\$724,540 00
Reserve fund	250,000 00
Unclaimed dividends	187 00
Dividend payable 8th Jan., 1900...	18,113 50
Balance carried forward	3,438 03
	<u>\$ 996,278 53</u>

Total

Assets.

Mortgage loans, etc.	\$2,584,516 48
Company's two office buildings on Toronto street	100,000 00
Cash in banks	103,382 33
Cash in office	569 34
Total	<u>\$2,788,468 15</u>

PROFIT AND LOSS ACCOUNT.

Dr.

Interest on sterling debentures due and accrued	60,006 89
Interest on currency debentures due and accrued	11,859 71
Interest on deposits	6,145 26
Charges on moneys borrowed and lent	4,751 21
Cost of management, viz.—	
Directors' and auditors' fees, salaries, taxes on capital and on dividend, office rent, etc.	17,017 00
Dividends on capital stock....	39,849 25
Balance carried forward	3,438 03
Total	<u>\$143,067 35</u>

Cr.

Balance brought forward	\$ 3,031 43
Interest on investments, net rentals, etc.	140,035 92
Total	<u>\$143,067 35</u>

The above statement is a correct exhibit of the combined accounts of the two companies above referred to.

W. GILLESPIE,
Manager.

The two loan corporations known respectively as "The Union Loan and Savings Company," and "The Building and Loan Association," having become amalgamated under "The Loan Corporations' Act," on and from the fifteenth day of December, A.D. 1899, We the undersigned auditors of the said companies, respectively, hereby certify to the correctness of the accounts of the respective companies, as at the said fifteenth day of December, A.D. 1899, and further certify that, after making the deductions mutually agreed upon by the said companies, the foregoing balance sheet correctly shows the financial position of The Toronto Mortgage Company, as at the thirty-first day of December, A.D. 1899.

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

EDWARD B. FREELAND,

Auditors for the Union Loan and Savings Company.

HENRY WM. EDDIS, F.C.A.,

JOHN M. MARTIN, F.C.A.,

Auditors for the Building and Loan Association.

Toronto, 25th January, 1900.

After a full discussion, the adoption of the annual statement and report, as read, was moved by the president, seconded by the vice-president, and carried.

It was then moved by Dr. Geikie, and seconded by Mr. George Murray, "That the thanks of the shareholders are due, and are hereby tendered, to the British financial agents of the company, in Edinburgh and Aberdeen, for the valuable services they have rendered this company during the past year." Carried.

It was moved by Mr. John Greer, and seconded by Mr. F. W. Maclean, "That By-Law No. '25 A,' passed by the directors on the 18th day of December last, as follows—'Be it enacted as a By-law of the Toronto Mortgage Company, as follows: The seal, an impression whereof is annexed hereto, is hereby declared to be the corporate seal of the company. Enacted and passed by the directors of the Toronto Mortgage Company, this eighteenth day of December, A.D. 1899,'

(Signed), A. J. SOMERVILLE,
Vice-President.

(Signed), W. GILLESPIE,
Manager.

be, and the same is hereby confirmed." Carried.

It was moved by Mr. George R. R. Cockburn, and seconded by Rev. Dr. Moffatt, "That Mr. E. R. C. Clarkson, F.C.A., and Mr. H. W. Eddis, F.C.A., be appointed auditors for the current year, at a salary of \$300 each, and that an annual sum, not exceeding \$2,000, be appropriated for the services of the president and directors." Carried.

On motion of the president, seconded by Mr. Robert Thompson, a poll was opened for the balloting of votes for the election of directors. Messrs. J. E. Hansford and C. C. Baines were appointed scrutineers for the occasion, to be paid the sum of \$5 each for their services.

The scrutineers reported as follows: "We hereby certify that the following gentlemen have been elected directors of the Toronto Mortgage Company, at the first annual meeting, held at the offices of the said company, this day, at 12 o'clock noon: Messrs. Larratt W. Smith, W. Mortimer Clark, Wellington Francis, A. J. Somerville, C. S. Gzowski, Thomas Gilmour, George Martin Rae, Henry B. Yates, and Thomas R. Wood.

(Signed), J. E. HANSFORD,

(Signed), C. C. BAINES,

Scrutineers.

At a subsequent meeting, held by the board, Andrew J. Somerville, Esq., was elected president, and W. Mortimer Clark, Esq., Q.C., W.S., vice-president.