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Capital, $=-\quad-$

## DECEMBER 31st, 1862.

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## F"OR TEETE YTATR HBGQ.

The return of the day fixed by the Rules for holding the Annual General Meeting furnishes the Directors with another of those periodical opportunities, of which they gladly avail thenselves, for presenting to the Shareholders of the Canada Permanent Building and Savings Society, a Report and Statement of the transactions and present position of the Institution. The discharge of this duty is the more agreeable to them from the fact that the experience of each succeeding year adds its confirmatory evidence to the correctness of the principles and policy on which the Society was founded, and which has guided its management from the commencement ; and perhaps, in no provious year has its healthy progress, both in internal development and in public appreciation, been more satisfactorily illustrated than in the one just ended.

From the wide-spread opeiations of the Society, it is to be expected that events generally affecting the great Agricultural interests with which the business of the Society is so extensively associated, should be watehed with earnest solicitade by its conductors, more especially as far as they influence the annual receipts of the Society, and the general punctuality of Members. They therefore regret to notice that the past year has been characterised by a deficient harvest in many important Counties, by low prices for grain, and by the almost total cessation of the previously constant demand from the United States for Lumber, Stock and other Farm Produce. Notwithstanding these adverse circumstancés, which have called for the exercise of forbearance in many individual cases, the periodical instalments falling due have generally been met with reasonable promptoess; and it may be safely assumed that had the usual winter covering of snow been vouchsafed, providing roads by which the inhabitants of rear townships could have reached a market, the amount orerdue on Mortgages would have been materially reduced before the close of the Books. The unremitting attention of the Officers of the Institution has been, znd will be, directed to this important department of its busiuess.

Although derived from a much larger amount of Capital, the average Income remains about the same as last year, which arises from the fuct that a large number of Mortgages for short terms have been paid off, while the new Loans have been principally for the longer periods, on which the periodical instalmerits are proportionately smaller. The gradual Capitalization of the Stock has also had the effect of reducing the Income from Investing Shares, it mentioned in a previous Report.

A tabular statement showing the number of advanced and investing shares, with the additions and subtractions for the year, is herewith submitted, by reference to which it will be seen that a very considerable auguentation in the numbers of both deseriptions has been made.

It is satisfactory to be able to say that, as at last year, all the accumplating shares which matured during the year, have been capitalized, making an addition to the permanent capital of $\$ 107,650$ (an increase of over 50 per cent.) and the present capital stock $\$ 318,350$. The whole subscribed capital is now $\$ 690,150$, on which the sum of of $\$ 537,520$ has been paid.

All the funds at the disposal of the Board have been readily and satisfactorily invested and the arrangements made are such as it is believed will always secure a sufficient choice of the best securities. Four hundred and fortyeight loans have been made during the year, amounting to the sum of $\$ 286,900$. The course adopted two years ago of extending the time for the re-payment of advances to ten years, and last year of reducing the rates, has been attended with all the mutually beneficial results to the Society and the borrower, that were at the time anticipated. The large amount of Society business has enabled the Directors to make arrangements with the Solicitor, by which the conveyancing charges on loans have been materially reduced to the individual borrower - a result which cannot fail to be appreciated by the Society's customers. In this connection the Directors desire to bear testimony to the promptness and care with which the important and responsible duties attaching to the Solicitor's office are discharged, and also to acknowledge the valunble services rendered by the efficient staff of Surveyors connected with the Society, to whose local knowledge and good judgment the Board is frequently indebted.

The Deposit Branch continues to afford to a large and increasing number of depositors the advantages of a Savings Bank, with a much larger and more substantial guarantee than is usually provided by such institutions. Accounts are open with 498 depositors, as compared with 440 last year

As in the preceding year two half-yearly dividends of 6 per cent. each have been declared. Following the prudent line marked out by a previous Board, an addition of two per cens per annum on the capital stock has been made to the reserve, especially appropriated to that stock. It will also be cen by the statements herewith submitted that provision has been made for possible and anticipated deductions and losses by maintaining the Contingent Fund to an amount which is believed to be amply sufficient for that purpose.

The establishment of this Institution on a permanent and extended basis, and the fostering encouragement it has afforded to the accumulation of small amounts of capital, has furnished an opportunity to Canadian moneyholders and borrowers to aid each other, and thus retain in the country the profits of a kind of investment heretofore largely
joyed by non-resident Capitalists, the whole prufic on which being sent abroad, formed an annurt drain on the enjoyed by non the Prosinee. It is true that some of the Socicy's funds might have been similarly cmployed by the isolated holders, but this would have been attended with amoch greater individual risk and trouber would at harg majority of eases the sums thus held would have been indoflicient for the wants of the borrower, or would not have been ayailable when or where required. The Directurs cannot omit to congratuate the sequired, us free from urime of an investment yichding a remunerative dividend, earily convertible in the market if reg by ansthing hom of and casualtics as ean well be conceived, and which could searcely be noticeably impare by general calamity which would affect every other interet in the Provine to an equal or a greater extent.

It becomes the painful duty of the birecturs to record the demise of an old and much extecmed collengue James G. Chewetr, Esq., whose long and extensive acquantance with such maters as came under the mapervimion of the Board, suand judgment, and implatial disposition, render his to the Rules, with the three oner retiring successor, Ronert Cassbles, Beq, appointed by the Buard, aceording to the Rules, with the threc otber retiring members, now comes forward fur re-clection.

The Directors asail themselves of this upportunity of expressing their admiration of the cautious, carneat, and intelligent management of your exechent seertary, to whose assiducus and skilfully appliod servicen they consider the remarkable progress and prosperity of the Society is prineipally to be attributed.

## J. HERBERT MASON,

JOSEPII D. RIDOU',

Secretury and Ticastior.
STATEMENT

CASH ACCOUNT FOR THE YKAR 1862.


GENERAL ADSTRACT OF ASSETSACD LIABITITIES,

J. HERBERT MASON, Secretary and Treantrer.

We, the undersigned, have carefully ant minutely examined the Society's Books for the year ending 31nt December, 862, and comparing them with the abovestatements we beg to report them correct. it is with pleasure we bear teatmony, to the very satisfactory manner in which the arcounts are lept, and we dem Mr. J. H. Mason, to say, that his supervision of a very efticient staft' of subordimate, J. W, BRENT, )
W. B. PIIIPD'

Toronto, Feb. 3, 1863.

SUMMARI OF ACCUMULATING UNADVANCED SIIARES-DECEMBER 31st, 1862.

\begin{tabular}{|c|c|c|c|c|c|c|c|c|c|}
\hline CLass \& \& Comanta \& Cixa \&  \& $$
\begin{aligned}
& \begin{array}{l}
\text { nstumests } \\
\text { gase nip. }
\end{array}
\end{aligned}
$$ \& Prums. \&  \& $$
\begin{gathered}
\text { Propits } \\
\text { TER sHIE: }
\end{gathered}
$$ \& prestatislege of hach himar. <br>
\hline \& \& 100 Shares \& for Gyrars. \& \& \& \& c \& \& c. \& $$
8
$$ \& \& c. <br>
\hline 22 \& Jamary \& 2nd, 18.5 \& ............. .......... \& 13 \& 3,987
1105
1090 \& 2, $111:$ \& \& \& 460
456
20 <br>
\hline 23 \& Febru \& 1.t. \& ... \& 37 \& 11.08190 \& 1, \& 29450 \& 15297 \& 4574 <br>
\hline 24 \& March \& 1-t, \& \& 6 \& 1.940 210 \& 1. 1410 is \& 294
290
80 \& 1484 \& 4387 <br>
\hline 25 \& April \& 1 st , \& \& 8 \& 2,09188 \& 1,15160 \& 28010 \& 14895 \& 43005 <br>
\hline 26 \& May \& 1 st , \& $\cdots$ \& 151 \& 4,44220 \& 2,1978 \& 281 \& 13961 \& 42141 <br>
\hline 27 \& June \& 1 st , \& \& ${ }_{6}{ }_{1}$ \& 1,6tit 20 \& -810 is \& 277 \& 13513 \& 41283 <br>
\hline 28 \& July \& 1 st , \& ... \& 1.83 \& 5,06120 \& 2, 425 :38 \& 27860 \& 13110 \& - 40460 <br>
\hline 29 \& Augnst \& lst, \& \& 18 \& 3,501) 90 \& 1,402080 \& 26980 \& 12712 \& 39642 <br>
\hline 80 \& September \& 1 st , \& .......... ................ \& 21 \& $7,2: 48$ \& 1,1546 \& 26510 \& 12319 \& 388.29 <br>
\hline 31 \& October \& 1st, \& \& -61 \& 1,50\% :36 \&  \& 2609 \& 11980 \& 30 <br>
\hline 32 \& November \& 1st, \& \& ${ }_{6}$ \& $1,5+1120$ \& 108982 \& $2 \% 80$ \& 11497 \& 37167 <br>
\hline 33 \& Decenther \& 1 l t, \& \& 7 \& 1,5675 \& iit 8 : \& 25250 \& 11069 \& 36819 <br>
\hline - 34 \& January \& $2 \mathrm{l}, 1808^{\circ}$ \& \& is \& 1,11868 \& 48024 \& 248.31 \& 14.72 \& 35502 <br>
\hline 35 \& February \& 1-1, " ${ }_{\text {d }}$ \& \& 10. \& -,564 36 \& 1,079 40 \& - $4+70$ \& 10280 \& 34690 <br>
\hline 36 \& Mareh \& 1st, " \& \& $\underline{218}$ \& -1,169 14 \& $\because 12721$ \& 23990 \& 9894 \& 13884 <br>
\hline 37 \& April \& 1 nt , \& \& ${ }^{-2}$ \& - 70710 \& -285 36 \& 2350 \& 9512 \& 33082 <br>
\hline 38 \& May \& 1 st , \& \& $\stackrel{3}{12}$ \& -2\%80 20 \& 1,096 20 \& 23150 \& 9135 \& 82285 <br>
\hline 39 \& Junc \& 1st, "/ \& \& 12
8 \& $\begin{array}{r}\text { - } \\ 1,818 \\ 1,80 \\ \hline 10\end{array}$ \& 70104 \& 22780 \& 8763 \& 81493 <br>
\hline 40 \& July
August \& $\begin{array}{ll}1 \mathrm{st,} \\ 1 \mathrm{st}, & \text { " }\end{array}$ \& \& ${ }_{62}$ \& 1,451 36 \& 54723 \& 223
220 \& 8419 \& 80729 <br>
\hline 41 \& August
September \& 1st,
$18 \mathrm{st}$,

1 \& \& $15^{2}$ \& 1,2,283 50 \& 1,212 00 \& 218 90 \& 8080 \& 29970 <br>
\hline 42 \& September

October \& $$

$$ \& \& $4 \frac{1}{2}$ \& $\bigcirc 66732$ \& ¢ 4887 \& $21+70$ \& 7746 \& 29216 <br>

\hline 43 \& October
November \& 1st, " ${ }_{\text {1st, }}$ \& \& 32 \& 73790 \& 25956 \& $\because 1050$ \& 7416 \& 28466 <br>
\hline $4{ }_{4}^{45}$ \& Necember \& 1st, " \& \& 5 \& 1,031 50 \& 85460 \& 20630 \& 7092 \& 27722 <br>
\hline 46 \& January \& 2nd, 1859 \& \& $11 \frac{1}{2}$ \& 2,325 26 \& 7889 \& 2020 10 \& 6773 \& 26983 <br>
\hline 47 \& February \& 1st, " \& \& 15 \& -970 88 \& $\begin{array}{r}971 \\ \hline 10 \\ \hline 2700\end{array}$ \& 194
143
190 \& 6488

6188 \& | 26268 |
| :--- |
| 255 |
| 258 | <br>

\hline 48 \& March \& 1st, \& ....... \& $\because 0$ \& $8,8 i t$
$5,-8100$
1,50 \& 1,28760
1,840
1,61 \& 183
189
180 \& 59
59 \& 24853 <br>
\hline 49 \& April \& 1st, \& \& $10{ }^{2}$ \& 1,902 100 \& 1,67685 \& 18.5 30 \& 5 ¢ึ23 \& 24153 <br>
\hline 50 \& May \& 1st, " \& \& 5. \& 5107 72 \& 26740 \& 18110 \& 5348 \& 28.58 <br>
\hline 51 \& June \&  \& \& $211^{\circ}$ \& 3,804 81 \& 1,091 71 \& 17690 \& 5078 \& 22768 <br>

\hline 52 \& July \& $$
\begin{array}{ll}
1 \mathrm{st}, & " \\
1 \mathrm{st}, & "
\end{array}
$$ \& \& $10^{2}$ \& $2,765: 3$ \& 7-261 \& 17270 \& 4829 \& $2: 049$ <br>

\hline 53 \& Augut \& \& ta \& 3971 \& -, \& \& \& \& <br>
\hline \& \& \$50 Shares \& 4 years. \& \& \& \& \& 1193 \& ${ }^{\circ} 5893$ <br>
\hline 54 \& Septeml er \& 1st, 1859 \& \& 40 \& 1,680
2,25500
1,2000 \& 62.260 \& 4100 \& 1182 \& 5232 <br>
\hline 55 \& October \& 1 lst 1s, \& \& 65 \& 2,260
1,160 \& 31146 \& 4000 \& 1074 \& 6074 <br>
\hline 56
57 \& Norember \& 1st, \& \& 14 \& 1,716 00 \& 14748 \& 3900 \& 1017 \& 4917 <br>
\hline 57
58 \& December \& 1st, " ${ }^{\text {and }}$ \& \& 19 \& 517200 \& 18259 \& 3800 \& / 961 \& 4761 <br>
\hline 58 \& January \& 2nd, 1860 \& \& 19, \& 1,443 00 \& 35451 \& 3700 \& $9_{8} 09$ \& 4609 <br>
\hline 69
60 \& February \& 1st, ${ }^{\text {1st, }}$ " \& \& 28 \& 1,008 00 \& $\because 4024$ \& 3600 \& 858 \& 4458 <br>
\hline 60
61 \& March \& 1st, ${ }_{\text {1st, }}$ " \& \& 7 \& 24500 \& 5050 \& 3500 \& 808 \& 4308 <br>
\hline 61
62
68 \& April
May \& 18t, ${ }^{\text {1st, }}$ \& \& 45 \& 1,530 00 \& 34200 \& 3400 \& 760 \& 4160 <br>
\hline 68 \& June \& 1st, '/ \& \& 74 \& 2,442 00 \& 52762 \& 3300 \& 713 \& 4013 <br>
\hline 64 \& July \& 1st, " \& \& 34 \& 1,088 00 \& 22678 \& 3200 \& 667 \& <br>
\hline 65 \& August \& 1st, " \& ... \& 30 \& $\begin{array}{r}930 \\ 450 \\ \hline 80\end{array}$ \& 18720
87 \& 3100
30 \& 6
5
5
8 \& 35 82 <br>

\hline 66 \& September \& 1st, " \& \& 15 \& | 45000 |
| :--- |
| $8+1$ |
| 160 | \& 8730

15718 \& \& 542 \& 3442 <br>
\hline 67
68 \& October \& 1st, " \& ....... \& 29 \& 871
386
830 \& 10718
6048 \& 2800 \& 504 \& 3304 <br>
\hline 68
69 \& November \& 1st, " \& \& 12 \& 54000 \& 9340 \& 2700 \& 467 \& 3167 <br>
\hline 69
70 \& December \& 1st, " ${ }^{\text {2nd, }}$ \& \& 52 \& 1,35: 00 \& 22412 \& 2600 \& 431 \& 3081 <br>
\hline 70 \& January \& 2nd, 1861 \& \& 5 \& 12500 \& 1985 \& 2500 \& 397 \& 2897 <br>
\hline 71
72 \& February \& 1st, \& \& 79 \& 1,896 00 \& 28835 \& 2400 \& 365 \& 2765 <br>
\hline 72
73 \& March \& 1 st , \& ................................ \& 150 \& 3,450 00 \& 50100 \& 2300 \& 334 \& 2684 <br>
\hline 73 \& April \& 1 lst \& ............ .............. \& 229 \& 5,03800 \& 69845 \& 2200 \& 305 \& 2505 <br>
\hline 74
75 \& May \& 1st,
181 \& ... ...... .................. \& 169 \& 3,549 00 \& 46818 \& 2100 \& 277 \& 2387 <br>
\hline 75
76 \& June \& 1st, " \& . .................. \& 160 \& 1,200 00 \& 10000 \& 2000 \& $\because 50$ \& 2250 <br>
\hline 76
77 \& July
August \& 1st, " ${ }_{\text {1st, }}$ \& . \& 121 \& 2,29900 \& 27225 \& 1900 \& 225 \& 2125 <br>
\hline 77
78 \& August

September \& 1st, ${ }_{\text {1st, }}$ \& \& 159 \& $\bigcirc$ \& 30150 \& 1800 \& | 201 |
| :--- |
| 18 | \& 2001 <br>

\hline 79 \& October \& 1st, " \& \& 50 \& 93507
1090400 \& 9790
10048 \& 17
1600 \& 178
1
1 \& 18
17
178 <br>
\hline 80 \& November \& 1st, " \& ...... .......... \& 64
89 \& 1,024
1835
1800 \& 10048 \& 1600
1500 \& 188
188 \& 11
1088 <br>

\hline 81 \& December \& 1st, " \& ........................... \& 89 \& | $1,88 \%$ |
| :--- |
| 1,55400 |
| 10 | \& 122828 \& 14.00 \& 120 \& 1520 <br>

\hline 82 \& Janunry \& 2nd, 1862 \& ................ .... ...... \& 111
909 \& 1,55407
2,71700
1,704 \& $\begin{array}{r}193 \\ 215 \\ \hline 127\end{array}$ \& 1300 \& 103 \& 1403 <br>
\hline 88 \& February \& 1st, " ${ }_{\text {st, }}$ \& . \& 209 \& 2,71
1,704
1,00 \& 12789 \& 1200 \& 087 \& 1287 <br>
\hline 84
85
85 \& March
April \& 1st, " \& \& 179 \& 1,969 00 \& 12888 \& 1100 \& 072 \& 1172 <br>
\hline 86 \& May \& 1st, " \& \& 243 \& 2,430 00 \& $143: 37$ \& 1000
0 \& 059
0
0 \& 1059
$8 \quad 48$ <br>
\hline 87 \& June \& 1st, " \& -早…… \& 61
-178 \& 54900
$1+2400$ \& 2928
6764 \& 900
800 \& 048
0
088 \& 848
888 <br>
\hline 88 \& July \& 1st, " \& \& 178

180 \& $\begin{array}{r}1,42100 \\ 910 \\ \hline 10\end{array}$ \& | 67 |
| :--- |
| 87 |
| 70 | \& ${ }_{7} 700$ \& 029 \& 729 <br>

\hline 89 \& August \& 1st, " \& \& 180
154 \& 912400 \& 3234
32 \& ${ }_{6} 00$ \& 021 \& 621 <br>
\hline 90 \& September \& r 1st, " \& ... \& 117 \& 58500 \& 1688 \& 500 \& 014 \& 514 <br>
\hline 91
92 \& October
November \& 18t, " \& \& 407 \& 1,638 00 \& 3256 \& 400 \& 007 \& 407 <br>
\hline 93 \& Necember \& 1st, " \& \& 247 \& 74100 \& 741 \& 300 \& 003 \& 303 <br>
\hline 94 \& January \& 2nd, 1863 \& \& 432 \& \& 18,7 - \& \& \& <br>
\hline \& \& \& Total \& 4858 \& \$155,17060 \& \$88,707 94 \& \& \& <br>
\hline
\end{tabular}

## PROFESSIONS AND DESIGNATIONSOF INVESTING SHAREHOLDERS

Agents, Auctioneers, and Commission Merchants 6
63 Accountants, Bookkeepers, and Clerks........................................ 68 Churches, Charitable and epther Institutions............................................ 49
Clergymen. .......................................................................
Contractors..............................................................
Estete of Deceased Persons.............................................................. 32
Farmers ...... ....... ............................................................................... 121
Females ....................... ..................................................... 5
Gardeners
Gardeners
Gentlemen ................................................................... 2 .
Innkeepers .......................... . ..................................... 6

Labourers, Servants and others ....... ........... ............ 11
Mechanics and Tradesmen
Mechanics and Storekeepers
Merchants and
Miscellaneous. ...........
Physicians and Dentists

Railway Emploýees ........................................................... 14
Railway Em 18 School and other Teachers ................................. 11 Trustees ....................................................................... $\frac{10}{588}$


| UNADVANCED SHARES. | \$400 | \$50 | \$400 | \$50 |
| :---: | :---: | :---: | :---: | :---: |
| $5$ | ... | .... | 5701 | $\begin{aligned} & 8369 \\ & 2621 \end{aligned}$ |
| Held last year <br> Subscribed during the year. | ............ |  | $\frac{. . . . . . . . . . ~}{5701}$ | 5990 |
| Matured..... ........................................................................... | 1582 142 | 875 757 | 173 | 1682 |
| Purchased <br> Remaining. |  | ............. | $397 \frac{1}{4}$ | 4858 |
| ADVANCED SSHARES. | ...... |  | $488 \frac{1}{2}$ | 12856 5788 |
| Held last year. | ............ | ............ | ......... | $\frac{6188}{18094}$ |
| Advanced during the year. |  | 86 | $488 \frac{1}{2}$ | 18094 |
| $p$ | 1161 | 86 |  |  |
| Matured............ | 183 | 1324 152 | 265 | 1612 |
| Redeemed | 153 | 152 | 200 | 1512 |
|  | $\bigcirc$ |  | 2181 | 16582 |


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