

HURON & ERIE

Loan and Savings Company

INCORPORATED A.D. 1864.

HEAD OFFICE: Richmond Street, LONDON.

TO DEPOSITORS:

THE SAVINGS BANK Department affords a fair rate of interest and Undoubted Security.

Sums of \$1.00 and upwards may be deposited on current account, subject to the rates of the Company, to be withdrawn from time to time in such amounts as may be desired.

Money intended to remain more permanently is also received, for which DEBENTURES may be issued with half-yearly interest coupons attached.

INTEREST ALLOWED: 4 to 4½ per cent. per annum, payable or compounded half yearly.

Every dollar bears interest for every day it is on deposit.

The funds of the Company are invested with the utmost care in FIRST MORTGAGES on Real Estate. The depositors and debenture holders have a first claim on mortgages on the whole Capital Stock, Reserve Fund, Mortgages, and total income of the Company, so that their money is safe beyond question.

This fact also appears clearly from the Company's Financial Statement, Dec. 31st, 1891, as follows:

Mortgages, cash, etc.,	\$5,054,093 74
Uncalled capital,	1,200,000 00
Total, December 31st, 1891,	\$6,254,093 74
Deposits, debentures, etc.,	3,090,133 76

Surplus beyond all liabilities to the public: \$3,163,959 98

By Revised Statutes of Ontario, Cap. 110, Sec. 30, EXECUTORS, TRUSTEES, AND ADMINISTRATORS may invest in this Company the Trust Funds of the Estates they control, and thus be free from all further liability, an important privilege of which many have availed themselves.

TO BORROWERS:

This Company is always prepared, on the shortest notice, to lend any sum on most reasonable terms.

STRAIGHT LOANS: Liberal privileges for repayment, expenses low and fixed by tariff. No unnecessary delays.

For further information apply to

G. A. SOMERVILLE,
MANAGER, LONDON.

Twenty-Eighth Annual Report.

Huron & Erie

LOAN AND SAVINGS CO'Y

LONDON, ONTARIO.

Capital Subscribed, - \$2,500,000
 " Paid-up, - \$1,300,000
 Reserve Fund, - \$ 602,000

Directors:

J. W. LITTLE, *President*.
 JOHN BEATTIE, *Vice-President*.
 PROF. W. SAUNDERS.
 PHILIP MACKENZIE.
 A. W. FORTE.
 F. E. LEONARD.

Manager.
 G. A. SOMERVILLE.

Solicitor.

VERSCHOYLE CROMYX.

Auditors.

GEO. F. JEWELL, F.C.A.
 THOS. A. BROWNE.

Bankers in Canada.

THE BANK OF MONTREAL.

THE CANADIAN BANK OF COMMERCE.

THE MOUTSONS BANK.

Bankers in Great Britain.

THE BANK OF SCOTLAND.

TWENTY-EIGHTH ANNUAL REPORT

—OF THE—

HURON & ERIE LOAN & SAVINGS COMPANY.

The Directors of the Huron and Erie Loan and Savings Company beg to submit herewith their Twenty-eighth Annual Report, shewing the results of the business of the Company for the past year, accompanied by the balance sheet to 31st December, 1891, duly audited.

After defraying all expenses of management, all charges in connection with the issue of Sterling debentures, and the sum of \$1,247⁰⁰/₁₀₀ expended on the Company's Building, your Directors have been able, from the profits of the year, to pay the two half-yearly dividends at the rate of 9% per annum together with the shareholders' income tax thereon, to add \$21,000 to the reserve fund, and to carry forward a balance of \$3,432⁰⁰/₁₀₀.

During the year the increase in Savings Bank deposits and Canadian debentures was larger than in any previous year in the history of the Company, amounting to \$188,067⁰⁰/₁₀₀. The Sterling debentures increased \$121,593⁰⁰/₁₀₀, the addition to the working capital being \$334,563⁵¹/₁₀₀, and the total assets of the Company now amount to more than five millions of dollars.

The value of the Real Estate held by the Company other than office premises is \$6,500. This sum includes all properties remaining unsold, which have come into possession of the Company by foreclosure, failure to obtain purchasers under power of sale or otherwise. This satisfactory result is no doubt largely due to the fact that the Board have strictly adhered to the system of prompt and careful inspection by the Company's own officers of property offered as security.

Early in the year the late Hon. Elijah Leonard, who had been a Director of the Company since its formation, was obliged, owing to continued ill health, to tender his resignation which was reluctantly accepted, and your Directors regret to record the death of their much esteemed colleague, which occurred shortly after. The vacancy on the Board was filled by the appointment of his son, Mr. F. E. Leonard.

Your Directors desire to bear testimony to the very efficient manner in which the Manager and other officers of the Company have discharged their respective duties.

All of which is respectfully submitted,

J. W. LITTLE, *President.*

London, Ontario, 27th January, 1892.

The Huron & Erie Loan & Savings Co.

DR. PROFIT AND LOSS STATEMENT FOR YEAR ENDING 31ST DECEMBER, 1891. CR.

To Dividend No. 54, 4½%.....	\$58,500 00	By Balance brought forward.....	\$ 2,484 02
“ “ 55, 4½%.....	58,500 00	“ Interest Earned.....	293,024 41
“ Income Tax.....	2,073 06	“ Rents Collected.....	450 00
	<u>\$119,073 06</u>	“ Profit on Sterling Exchange.....	103 27
“ Int. on Deposits.....	\$48,135 84		
“ “ Sterling Debentures.....	41,020 44		
“ “ Canadian “.....	11,117 59		
“ Int. accrued, but not due.....	20,365 47		
	<u>120,639 34</u>		
“ General Expense Account.....	\$12,114 46		
“ Other Expenses, including Di- rectors' Fees Solicitor's Fees, Municipal Taxes, &c.....	3,968 89		
“ Commission on Loans.....	5,137 75		
“ Land Inspection.....	3,804 91		
“ Commission and other Expenses on Sterling Debentures.....	3,997 06		
	<u>29,083 07</u>		
“ Losses on Real Estate.....	\$1,764 02		
“ Less Recovered.....	177 79		
	<u>1,586 23</u>		
“ Expended on Company's Build- ing.....	1,247 02		
“ Transferred to Reserve Fund..	21,000 00		
“ Balance.....	3,432 98		
	<u>\$296,061 70</u>		<u>\$296,061 70</u>

DR. STATEMENT OF LIABILITIES AND ASSETS AS AT 31ST DECEMBER, 1891. CR

LIABILITIES TO THE PUBLIC :		By Cash Value of Securities.. \$4,800,002 00	
To Deposits.....	\$1,296,990 38	“ Less amount retained to pay prior mortgages....	39,607 78
“ Sterling Debentures.....	1,240,958 54		<u>\$4,760,394 22</u>
“ Canadian “.....	531,819 37	“ Government Inscribed Stock and accrued interest.....	61,230 00
“ Int. accrued, but not due.....	20,365 47	“ Real Estate on hand.....	6,500 00
	<u>\$3,090,133 76</u>	“ Office Premises.....	19,000 00
TO THE SHAREHOLDERS :		“ Cash in office.....	\$6,442 87
To Capital Stock paid up....	\$1,300,000 00	“ “ banks.....	200,526 65
“ Reserve Fund.....	602,000 00		<u>206,969 52</u>
“ Fifty-fifth Dividend, due 2nd January, 1892.....	58,500 00		
“ Unclaimed Dividends.....	27 00		
“ Balance.....	3,432 98		
	<u>1,963,959 98</u>		
	<u>\$5,054,093 74</u>		<u>\$5,054,093 74</u>

G. A. SOMERVILLE, Manager.

We hereby certify that we have carefully audited the Books and Accounts of THE HURON AND ERIE LOAN AND SAVINGS COMPANY for the year ending 31st December, 1891. The Cash and Bank Accounts have been audited monthly; the postings and balances of all the Company's Ledgers examined quarterly; and we find the whole correct, and in accordance with the above statements. We have also examined the Company's Securities and find them in order.

London, 27th January, 1892.

GEO. F. JEWELL, F.C.A., }
THOMAS A. BROWNE, } Auditors.

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The Huron & Erie Loan and Savings Company.

The Twenty-eighth General Annual Meeting of this Company was held at its office, in London, Ont., on Wednesday, February 10th, 1892.

Present:—Messrs. J. W. Little, John Beattie, Philip Mackenzie, A. W. Porte, Alex. McIntosh, Verschoyle Cronyn, Rev. James Gordon, F. P. Betts, H. E. Gates, H. Cronyn, G. A. Somerville, G. F. Jewell, T. A. Browne, J. M. McWhinney, G. T. Brown, P. W. D. Broderick, D. Regan, Wm. Gordon, F. E. Leonard, and others.

The President, Mr. J. W. Little, took the chair, and the Manager, Mr. G. A. Somerville, acted as Secretary. The minutes of the last annual meeting were read and approved, after which the Report and Financial Statement were submitted.

In moving the adoption of the Report, the President said:—"The continued growth and prosperity of the Company, as shown in the Report which you have just heard, must, I am sure, be very gratifying to the shareholders. In every department of the Company's business the results for the year have been most satisfactory.

The total assets have reached the handsome sum of Five Million Dollars, or more than double what they were ten years ago. The reserve fund has also been doubled in that time, and is now \$602,000.

Our Savings Bank continues to command the confidence of the public, the number of accounts having increased from 2,985 to 3,206, without any variation in our ordinary rate of interest; and the total deposits amount to nearly one million three hundred thousand dollars, or an average of \$404.55 for each depositor. The Canadian debentures have increased more than 20% during the year, and in Sterling debentures the progress has been equally satisfactory. The large amount thus added to the working capital of the Company has been invested at rates of interest which afford a fair margin of profit, and on the security of choice farm and city properties, the valuation in every instance being approved by our own inspectors.

The amount loaned during the year including renewals was \$964,539.88, and we have now 2,851 mortgages, only five of which exceed \$10,000, the average being \$1,604.01. The Real Estate on hand consists of two farms containing 250 acres in all which have been taken into account at \$6,500, and as both are most desirable properties and well situated, little difficulty in disposing of them is expected.

The Expense Account has as usual been watched with the greatest care and its growth has not been proportionate to the increased volume of business, in fact the total cost of management for 1891 is less than for the previous year.

It is hardly necessary for me to call your attention to any other points as the report is so full and explicit, but should any shareholder desire further information I shall be glad to supply it if I can. I have very much pleasure in moving the adoption of the Report."

The Vice-President, in seconding the motion, congratulated the shareholders on the growing financial strength of the Company as indicated by the increase of over one third of a million dollars in the working capital. The facilities for doing a large and profitable business were never better than at present, though no doubt greater care is required in granting advances than heretofore. He claimed that the system of thorough inspection by the Company's own officers, while necessitating what might be considered a large expenditure, had proved a valuable safeguard and no outlay yielded a better return.

Under the system adopted by this Company all expenses for obtaining loans or debentures were charged against the profits of the year, instead of being distributed over the term of years for which the loans or debentures have to run, so that each year bears its own burden and the statement presented shows the exact condition of the Company on the 31st day of December.

It might be thought that the Company had a large amount of money on hand at the close of the year, but he explained that such sums bear a fair rate of interest, and pointed out that the dividend and Canadian debentures, payable in January, had to be met out of this amount, in addition to the sums required for loans in process of completion, which were unusually large at the close of the year.

The motion was carried unanimously.

The usual votes of thanks were given the President, Directors, Manager and other officers of the Company.

Mr. Mackenzie, the oldest Director of the Company, in acknowledging the vote of thanks to the Board, said that it had been his privilege to be a participant in such a vote at twenty-eight annual meetings and that as shareholders he thought they never had more reason to congratulate themselves. To invest with safety and profit such a large amount of money representing the living and entire income of so many persons constituted no ordinary trust and was a serious care and responsibility; but he felt assured that in the future the Directors would as faithfully and successfully guard the interests of the shareholders as they had done in the past. In concluding Mr. Mackenzie referred to the death of the late Hon. Elijah Leonard, who ever had the true interests of the Company at heart.

The Manager remarked that every shareholder would regret the absence of Prof. Wm. Saunders, unable to be present through illness, and sympathize with him in his trouble. He had fully purposed being at the meeting and had written that in his opinion the shareholders should be highly gratified at the handsome showing of the Report.

The retiring Directors were unanimously re-elected, and the Board is now constituted as follows: J. W. Little, President; John Beattie, Vice-President; Prof. Wm. Saunders, Philip Mackenzie, A. W. Porte and F. E. Leonard.