

CANADA PERMANENT

LOAN AND SAVINGS COMPANY

INCORPORATED IN CANADA

ANNUAL REPORT,

DECEMBER 31ST, 1874.

Paid up Capital	\$1,500,000
Reserve Fund	457,481
Secured Annual Income	690,000
Total Assets	3,415,482

Directors:

JOSEPH D. RIDDOOT, President.
PETER PATTERSON, Vice-President.
JAMES G. WORTS, EDWARD HOOPER,
S. NORDHEIMER, JOSEPH ROBINSON,
A. M. SMITH, S. E. SMITH,
J. HERBERT MASON, Manager.
JONES BROS., Solicitors.

Bankers:

BANK OF TORONTO, BANK OF MONTREAL,
MERCHANTS' BANK OF CANADA.

OFFICE:

MASONIC HALL, TORONTO STREET, TORONTO.

Printed by Glegg, Clark & Co., General Printers, Catherine Street, Toronto.

REPORT OF THE DIRECTORS
OF THE
Canada Permanent Loan and Savings Company,
FOR THE YEAR 1874.

At the close of the twentieth year of the existence of this Company, it affords the Directors unqualified satisfaction to be able to announce that, not only the volume of business transacted, and the actual increase in Assets have been greater than in any previous year, but that also the results to the Stockholders as shewn in the Dividends paid, and the additions made to the Reserve Fund, give still more conclusive evidence of augmented substantial prosperity.

From the duly audited Financial Statement, herewith submitted, it will be seen that the subscribed Capital of \$1,500,000 is now fully paid up, and that the Reserve Fund, which, for dividend purposes, and in all other respects, may be considered equal to so much additional Stock, now amounts to the important sum of \$457,481—more than 30 per cent. upon the Capital Stock. The sum of \$30,000, reserved as a Contingent Fund, is believed to be a wise provision, although, judging by past experience, the amount is more than enough to cover all possible loss and deductions of every kind. These facts, together with the fact of the Dividends for the year being eleven and one-half per cent., place the shareholders of the Company in a position eminently satisfactory both as to security and future profit.

The aggregate cash transactions of the year amount to \$3,264,673.

Of this amount the large sum of \$949,672 was received from mortgagors as repayment of principal and interest upon their loans; and the sum of \$987,179 was, during the year, invested upon good mortgage securities. The number of Loans made was 1,218, and the total number of mortgages now upon the books is 5,043; securing to the Company the sum of \$3,338,698, which is \$373,845, more than the total amount last year.

In the Savings Bank Branch an increase is also observable, the amount received during the year being \$586,523, and that withdrawn \$397,191, besides the sum of \$55,518 paid on account of interest.

The proposed amendments to the general Acts under which the Company is incorporated, referred to in last year's report, have since become law; and the By-laws of the Company have been carefully recast and brought into harmony therewith, and, with the present state of the Company.

The Directors have not yet used the power to issue debentures conferred by the new Act, but the matter has not escaped their notice, nor failed to receive their consideration. It has been among the main objects of this Company from its inception, to encourage the accumulation of Canadian Capital, and to facilitate its application to the development of Canadian Resources, so far as it could with safety be done. These objects it has been largely successful in accomplishing, it is believed, to the great advantage of the Province at large, and the Directors are of opinion that this policy should still be kept in view as far as the interests of the Company will permit. Should it be found, however, that cheaper money can be had in the great monetary centres of the world, the general interest requires that it be obtained; and the Directors feel confident that whenever action is taken for effecting that object, the Company's Debentures, based upon Land Mortgage Securities, will receive that consideration in Britain which their unquestionable safety and the high position of the Company in home estimation entitle the Board to expect.

All which is respectfully submitted.

J. HERBERT MASON,
Manager.

JOSEPH D. RIDOUT,
President.

FINANCIAL STATEMENT

Of the CANADA PERMANENT LOAN AND SAVINGS COMPANY, December 31st, 1874.

CASH ACCOUNT FOR THE YEAR 1874.

RECEIPTS.	\$ c.	EXPENDITURE.	\$ c.
Balance 1st January, 1874	26,412 51	Advances secured by Mortgages upon Real Estate	\$949,579 90
Repayments on Mortgages	949,672 49	Advances secured by Mortgages upon Company's Stock	37,600 00
Instalments on Stock	39,193 91	Deposits repaid	397,479 90
Deposits	586,523 29	Interest paid to Depositors	55,418 08
Special Loans	80,000 00	Dividends on Capital Stock	113,063 50
Principal and Interest on Special Investments	2,133 15	Compensation to President and Directors	4,372 00
		Incidental Expenses—including Rent, Taxes, Salaries, Printing, Stationery, Advertising, &c.	11,223 13
		Agency and Travelling Expenses	4,515 77
		Disbursements chargeable to Mortgages	18,117 93
		Repayments for and on account of Mortgages	6,886 02
		Office Furniture	24 25
		Proportion of Conveyancing Charges	1,148 38
		Balance	6,784 70
	\$1,683,935 35		\$1,683,935 35

ABSTRACT OF ASSETS AND LIABILITIES.

LIABILITIES TO THE PUBLIC.	\$ c.	ASSETS.	\$ c.
Deposits and Interest thereon	1,254,172 13	Mortgages upon Real Estate	\$3,300,925 42
Special Loans	80,000 00	Do. Company's Stock	37,772 82
Sundry Accounts	2,948 06	Cash on hand	\$292 13
		Do. in Banks	76,492 57
LIABILITIES TO STOCKHOLDERS.			\$3,338,698 24
Capital Stock	1,500,000 00		
Reserve Fund	457,481 00		
Contingent Fund	39,000 00		
Dividends Unclaimed	881 75		
29th Dividend declared	90,000 00		
	\$3,415,482 94		\$3,415,482 94

J. HERBERT MASON, *Manager.*

Wir, the undersigned, beg to state that we have made a thorough examination of the Books of the CANADA PERMANENT LOAN AND SAVINGS COMPANY for the year ending 31st December, 1874, and that we have found them perfectly correct, and in accordance with the above Statements.

W. B. PHIPPS, *Witness.*
J. E. BERKELEY SMITH, *Witness.*

Toronto, February 6, 1875.

Proceedings of the Twentieth Annual Meeting.

The Twentieth Annual Meeting was held, pursuant to notice, on Wednesday, 16th February, 1875, at the Company's Office, at 3 o'clock, p.m. The Chair was occupied by the President, Joseph D. Ridout, Esq., and the following Stockholders were present: Messrs. G. R. R. Cockburn, H. Thompson, W. C. Cook, John Wickson, S. B. Smith, A. Crumpton, S. Nordheimer, G. S. Cull, Beverley Jones, E. Hooper, G. J. Hinde, Robert James, James Mason, J. N. Lake, J. G. Woris, Joseph Robinson, W. B. Phipps, J. A. Musgrove, R. G. Barret, U. Ogden, M.D., James Scott, Peter Paterson, Jonas Ap Jones, E. B. Osler, G. W. Strathy, Mus. Doc., Clarkson Jones, Samuel Wickson, John Eastwood, A. M. Smith, George McManus, A. J. Mason, R. H. Tomlinson, and the Manager.

In moving the adoption of the Report, which was seconded by G. R. R. Cockburn, Esq., and carried, the President said—

"With the termination of the last year we reached, as you have already been reminded by the Report, the end of our Company's second decennial period, which appeared to me a natural and suitable time for a little reviewing of its history; and it was with lofty and lively feelings of satisfaction that I found myself, when doing so, warranted by every page of it in congratulating you to-day upon the continuously brilliant progress of its affairs, from the first moment till the present—and especially by the last chapter, upon the splendid Report and Financial Statements, which it has been my joyful privilege to submit to you to-day.

"Looking to our Capitalized Stock of one and a half millions—to the constantly increasing sum of our deposits, now close upon the large figure of \$1,300,000—to our investments of over three millions, exclusively on real estate securities, valued, in the aggregate, at from four to five times the amount, and in almost every separate instance, to three times the sum—to our secured mortgage income of over \$600,000 a year—to the large amount of profits processed to the stock during the process of accumulation, and the twenty-nine handsome dividends which have been distributed—to the 70 per cent. premium at which our stock is marketable—to the several and important improvements of the general Statute under which we are incorporated, and in the enactment of which the valuation and experience of this company was emphatically recognized by a very particular consideration of its opinions and wishes, and a pretty close compliance therewith—to the long catalogue of influential names registered on our list of shareholders—to the proverbial efficiency of our home offices and office services—to the secured advice and assistance of a hundred and fifty of the most competent and reliable men identified and co-operating with us, as our appraisers, in as many different parts of the country, and to the assured safety of our position under cover of the substantial defences which we have constructed in the way of Reserve and Contingent Funds, amounting together to nearly half a million: looking, I say, to these things, together with our achievements generally, during the twenty years of our minority, a considerable portion of which was necessarily spent in the mere foolishness of infancy, accompanied by the disadvantages commonly attending experimental projects, small means, little credit and few friends; and as pioneers in the working of institutions of this kind, with a new path to hew out for ourselves, without either chart or compass for our guidance: opening our eyes, I repeat, upon these things of departed time, and on the probabilities of what may be before us, strong in the universal confidence of our own particular Province, and a good prestige over the whole of our Dominion, with large means and corresponding credit, multitudes of friends and ready helpers, and the finger-posts of our experience to direct us—it seems to me that we have all abundant reason for contentment with, and thankfulness for, what we have accomplished, and for holding ourselves in preparation for any enlargement of our objects which may be approved and recommended by prudential judgment during the freshness and vigor of the first twenty years of our maturity.

"I consider it to be my duty to advise every member of the company to render his assistance in giving publicity to our newly acquired right of issuing Debentures, as referred to in the Report, and to their particular applicability to a palpable and growing requirement of our Province, the want of a transferable security rating, and guaranteed by statutory restrictions—as A. 1, carrying interest at the highest figure attainable in first class cases for the employment of money, either in permanence, or temporarily whilst waiting for fixed investment. It is my opinion that these Debentures, when familiarly known to our community, will be found a very valuable, convenient and popular feature of our general monetary system, readily negotiable at all times, passing from hand to hand almost as bank notes, with the simple cost, at most, of a broker's commission; and, in connection with this subject, and in recommendation of these Debentures, and as the strongest possible assurance to every one concerned, of a constant, keen examination of our mortgage securities, and a searching scrutiny of our affairs generally, I think I may appropriately say, that the stock held by the Directors, Manager and Solicitors, and their immediate connections, is but a little less than one half of the whole, being 13,065 shares out of 30,000.

"I am humbly sensible, gentlemen, of the brevity of my addresses to you upon occasions of this kind, but I think I may depend upon your admission, that what I have been able to say to you at such times has always had the right ring about it; and that by my little synoptical narrative of this afternoon, I have shown you the course and present status and condition of our Company and its affairs, perceptually, completely and satisfactorily. And I have only further to say that I request your amen to an expression of my most solicitous hope that the Directors and Manager of our Company may always be qualified in the future, as in the past, to conduct its affairs with such liberality, justice and wisdom as will keep it perpetually in its accustomed place, amongst the Institutions ranking first in respect of public usefulness, solidity, pattern management, profitability, and a high-toned trustful character.

It was moved by PETER PATERSON, Esq., seconded by J. A. JONES, Esq., "That whereas the Directors of this Company, in the exercise of the powers conferred by law, have repealed Rule No. 4, and substituted instead thereof the following:

"The Directors are authorized, from time to time to borrow money for the use of, and on the Assets of the Company, to receive money on deposit, and to prescribe the rates of interest to be paid therefor, and the regulations to which the same shall be subject; and the Directors are also authorized, from time to time, to issue and dispose of the Debentures of the Company as provided by Statute. All such Debentures shall have the seal of the Company attached thereto, and shall be signed by the President, or Vice-President, and by the Manager or Assistant-Manager. Such Debentures may be issued with or without interest coupons, and may be made payable to bearer or to order, and shall bear such interest and be subject to such terms and conditions as the Board shall direct and as shall be therein expressed, and all interest coupons shall be signed by the Manager or Assistant-Manager. One or more books, to be called the "Debenture Book," shall be kept, which shall contain the blank forms of such Debentures, numbered consecutively, with corresponding margin, which shall be filled up before such Debentures are issued."

"Resolved,—That the action of the Directors in the premises be and the same is hereby confirmed."—Carried.

It was moved by W. B. PHIPPS, Esq., seconded by G. R. R. COCKBURN, Esq., "That this Meeting desires to express the gratification the Shareholders present experience at the continued prosperity and increasing strength of the Company, exhibited in the Report and Statements this day submitted; and in view of the valuable services of the President, Vice-President and Directors in supervising the management of the Institution, beg to offer them their thanks, and also that the sum heretofore paid of Three Thousand Dollars to the President, and of Six Dollars each to the Directors for each Meeting attended, be voted to them respectively as compensation for their services during the past year."—Carried.

It was moved by JOHN EASTWOOD, Esq., seconded by R. G. BARRETT, Esq., "That this Meeting recognizes the executive ability and continued diligence displayed by the respective Officers of this Company in the conduct of its extensive business, and hereby tender the thanks of the Company to the Manager, Assistant-Manager and staff of the Office, to the Solicitors and to the Appraisers of the Company for their services in the successful management of its affairs."—Carried.

It was moved by Dr. OGDEN, seconded by JAMES SCOTT, Esq., "That the thanks of the Company be given to the Auditors for their services during the past year, and that they be paid the sum of Two Hundred Dollars each as remuneration therefor; and that Messrs. J. E. Berkeley Smith and John Hague be appointed Auditors for the current year."—Carried.

The retiring members of the Board were unanimously re-elected, and after the transaction of some routine business the meeting adjourned.