



Quarterly Survey of Financial Statements

Trust and Mortgage Companies

F9

Confidential document when completed

Please return completed copy within 30 days of quarter end

Si vous préférez ce questionnaire en français, veuillez cocher

Please correct name and address, if necessary

INFORMATION

AUTHORITY

"This survey is conducted under the authority of the Statistics Act, Revised Statutes of Canada, 1985, c. S-19. Completion of this questionnaire is a legal requirement under the Statistics Act."

PURPOSE

The information you provide is used in the preparation of industry financial statements for the Canadian business sector; also, these financial statements are used as inputs to the National Economic Accounts.

CONFIDENTIALITY

Statistics Canada is prohibited by law from publishing any statistics which would divulge information obtained from this survey that relates to any identifiable institution without the previous written consent of that institution. The data reported on this questionnaire will be treated in confidence, used for statistical purposes and published in aggregate form only. The confidentiality provisions of the Statistics Act are not affected by either the Access to Information Act or any other Legislation.

INSTRUCTIONS

- Report amounts in thousands of Canadian Dollars.
- This report should cover Canadian operations only. Please exclude foreign branches, subsidiaries and affiliates.

- If actual financial data is not available, estimates may be used in this report.

DEFINITIONS

The term "parent, subsidiaries and affiliates" used in this questionnaire covers non-consolidated parent, subsidiary and affiliated corporations; head offices, branches and divisions; affiliated joint ventures and partnerships; directors; officers and individual shareholders. Affiliated companies are corporations which are effectively controlled or whose operations are significantly influenced by the reporting entity or a common owner or group of owners.

FURTHER INFORMATION

Please refer to " Financial Statistics Reporting Guide" or contact:

Operations and Integration Division
Statistics Canada,
Ottawa, Canada,
K1A 0T6

Telephone: (877) 898-6686
Fax: (800) 552-4428

REPORTING ENTITY

1. This report covers (please mark one only)

- a single corporation
- part of a corporation (e.g. branch, division, head office)
- consolidated family corporations
- Other (please specify) _____

2. Does this reporting entity have investments in the partnerships or joint ventures?

- Yes
- No

3. Has this reporting entity purchased or sold business(es) during the current reporting period which affects assets or revenue by more than 10%?

- Yes
- No

● Please verify the enclosed profile of the entities covered by this report, correct it if necessary and return the profile document with the completed questionnaire.

● Please explain any significant changes in accounting or basis of reporting affecting the comparison of this return with that of the previous quarter.

This report covers the period from:

month _____ 2 0 | | | to month _____ 2 0 | | |

Company official to contact regarding this form
(Please print)

Position

Signature

Telephone number

Facsimile number

_____ Date

E-Mail address

FOR STATISTICS CANADA USE ONLY

Rec'd:	Captured:	Analyzed:	Edited:
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SECTION A - BALANCE SHEET

01 Balance Sheet Date
Year Month Day

		Thousands of dollars	
ASSETS			
1.	Cash and demand deposits (report term deposits which can be cashed on demand in item 2)		
1.1	Cash and Canadian currency demand deposits in chartered bank branches in Canada	11110	
1.8	Other Canadian currency demand deposits	11180	
1.9	Foreign currency demand deposits	11200	
2.	Term deposits (including bearer term notes, swapped deposits and deposit receipts, certificates, debentures and like instruments)		
2.1	Canadian currency		
2.1.1	Chartered bank branches in Canada	11631	
2.1.9	Other institutions	11638	
2.9	Foreign currency	11680	
3.	Items in transit (net)	11800	
4.	Accounts receivable and accrued revenue (before deducting allowance for doubtful accounts; including interest and dividends receivable, report amounts due from parent, subsidiaries and affiliates in item 6.3) . .	12100	
4.9	Less: Allowance for doubtful accounts	12800	()
5.	Lease contracts receivable	12200	
6.	Investments in and claims on parent, subsidiaries and affiliates (before deducting provision for losses - item 19)		
6.1	Cost of shares		
6.1.1	Canadian corporations	14110	
6.1.2	Foreign corporations	14120	
6.2	Accumulated earnings less dividends received (to be used only by corporations employing the equity method of accounting for unconsolidated subsidiaries and affiliates)	14200	
6.3	Loans, advances, mortgages, notes, bonds and other claims		
6.3.1	Canadian companies, officers and shareholders	14310	
6.3.2	Foreign companies, officers and shareholders	14320	
7.	Canadian investments - non-affiliates, at amortized cost (before deducting provisions or allowances for losses - item 19; report mortgage loans under item 9 and other loans under item 10)		
7.1	Government of Canada treasury bills	15110	
7.2	Bankers' acceptances and finance and other short-term paper (with an original term to maturity of less than one year; including provincial and municipal government short-term bills and notes)	15120	
7.3	Government of Canada debt	15130	
7.4	Provincial and municipal government debt (exclude short-term bills and notes -item 7.2)		
7.4.1	Provincial	15141	
7.4.2	Municipal	15142	
7.5	Corporate bonds and debentures (including mortgage bonds, excluding short-term paper - item 7.2) . .	15150	
7.6	Corporate shares (including share warrants and options and units of real estate investment trusts) . . .	15160	
7.9	Other Canadian investments (include precious metals, gold and silver certificates, commodity options, etc.)	15180	
8.	Foreign investments - non-affiliates, at amortized cost (before deducting provisions or allowances for losses - item 19; report term deposits under item 2, mortgage loans under item 9, other loans under - item 10)		
8.1	Short-term bills and notes	15210	
8.2	Bonds and debentures	15220	
8.3	Corporate shares	15230	
8.9	Other foreign investments	15280	
9.	Mortgage loans to non-affiliates (before deducting provisions or allowances for losses - item 19)		
9.1	Secured by property in Canada		
9.1.1	National Housing Act loans	16111	
9.1.2	Other residential, single dwellings		
9.1.2.1	First mortgages	16112	
9.1.2.2	Other than first mortgages	16113	
9.1.3	Other residential, multiple dwellings	16114	
9.1.4	Non-residential	16120	
9.2	Secured by property outside Canada	16200	
10.	Non-mortgage loans to non-affiliates (before deducting provisions or allowances for losses - item 19; including overdrafts on customer accounts)		
10.1	To individuals, unincorporated businesses and non-profit institutions		
10.1.1	To individuals to purchase consumer goods	17110	

SECTION A - BALANCE SHEET - Continued

01	Balance Sheet Date		
	_ _	_ _	_ _
	Year	Month	Day

		Thousands of dollars	
	ASSETS - Continued		
10.1.9	Other	17180	
10.2	To investment dealers	17200	
10.3	To corporations		
10.3.1	Canadian corporations (exclude government corporations - item 10.9)	17410	
10.3.2	Foreign corporations	17420	
10.9	To others (including governments)	17800	
12.	Repossed assets held for sale (including properties acquired on foreclosure)	18100	
13.	Real estate held for income (before deduction of accumulated depreciation and encumbrances)	18320	
14.	Land and depreciable assets - gross (including real estate and ground rents, machinery, equipment, buildings, leasehold improvements, etc. for own use and vehicles and equipment in the hands of lessees under operating leases; before deduction of accumulated depreciation and amortization, and encumbrances)	18310	
15.	Less: Accumulated depreciation on real estate held for income and fixed assets	18350	()
16.	Intangible assets (net of accumulated amortization)	19100	
18.	Other assets	19880	
19.	Less: Accumulated provisions and allowances for losses on investments, loans and other assets, charged to expense (also complete Supplementary Schedule B)	19810	()
20.	TOTAL ASSETS	10000	
	LIABILITIES		
21.	Deposit liabilities (include demand, notice and term deposits; report overdrafts in customer accounts under item 10)		
21.1	Tax sheltered deposits		
21.1.1	RRSP	21210	
21.1.9	Other	21280	
21.2	Deposits of individuals, unincorporated businesses and non-profit institutions (excluding tax-sheltered deposits - item 21.1)		
21.2.1	Canadian currency	21310	
21.2.2	Foreign currency	21320	
21.3	Deposits of corporations resident in Canada (excluding government corporations - item 21.9)		
21.3.1	Canadian currency	21410	
21.3.2	Foreign currency	21420	
21.4	Deposits of non-resident corporations	21500	
21.9	Other deposits	21800	
22.	Accounts payable and accrued liabilities (report amounts due to parent, subsidiaries and affiliates in item 24)	22100	
23.	Income taxes payable (report income taxes recoverable in item 4)	23000	
24	Amounts owing to parent, subsidiaries and affiliates (including accounts payable, notes, loans, mortgages and bonds)		
24.1	In Canada	24100	
24.2	Outside Canada	24200	
25.	Borrowing - non-affiliates		
25.1	Loans and overdrafts (exclude mortgage loans - item 25.5; report subordinated loans in item 25.3)		
25.1.1	With chartered bank branches in Canada	25110	
25.1.9	With others	25180	
25.2	Promissory notes payable		
25.2.1	Original term to maturity of less than one year	25310	
25.2.2	Original term to maturity of one year or more	25320	
25.3	Subordinated loans and subordinated notes payable	25600	
25.4	Bonds and debentures (include only debt securities offered to the public, and private placements; including mortgage bonds; report promissory notes under item 25.2 and subordinated notes under item 25.3)	25400	
25.5	Mortgage loans	25500	
30.	Deferred income taxes	27000	
31.	Minority interest in subsidiaries consolidated in this report	28000	
39.	Other liabilities (including unrealized gains and losses on the translation of foreign currency)	29000	
40.	TOTAL LIABILITIES	20000	

SECTION A - BALANCE SHEET - Concluded		Balance Sheet Date		
		01	Year	Month
		Thousands of dollars		
41	SHAREHOLDERS' EQUITY - Concluded			
	Share capital			
41.1	Preferred	31100		
41.2	Common	31200		
42.	Contributed surplus	33000		
43.	Appraisal increase credits (debits)	34000		
44.	Investment, mortgage and other asset reserves	35110		
45.	General reserve or reserve fund	35120		
49.	Retained earnings	35200		
50.	TOTAL SHAREHOLDERS' EQUITY	30000		
60.	TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY	39000		

SUPPLEMENTARY QUESTION - BALANCE SHEET				
61.	Deposit Liabilities (including tax-sheltered deposits; total should equal sum of sub-items in item 21)			
61.1	Demand or savings deposits			
61.1.1	Chequing	63110		
61.1.2	Non-Chequing	63120		
61.2	Term deposits			
61.2.1	Less than one year	63210		
61.2.2	One to five years	63220		
61.2.3	Over five years	63230		
62.	Investment, mortgage and other asset reserves (item 44): increases (decreases) arising from sources other than transfers from (to) retained earnings and the general reserve or reserve fund account	64100		
63.	General reserve or reserve fund (item 45)			
63.1	Premium on issue of share capital credited to the reserve account	64210		
63.2	Premium on redemption of share capital debited to the reserve account	64220		
63.9	Other increase (decreases) to the account (exclude transfers from/to retained earnings and the investment, mortgage and other asset reserves accounts)	64280		
64.	Accumulated deferred income taxes: Additions (deductions) to the accumulated deferred income taxes account other than amounts charged to current quarter's expenses or to expenses related to prior quarters .	27180		
65.	Amounts owing to parent, subsidiaries and affiliates (related to item 24)			
	(i) interest bearing debt	61405		
	(ii) non-interest bearing debt	61407		

SECTION B - STATEMENT OF RETAINED EARNINGS		Period covered				
		02	From	Year	Month	Day
		03	To	Year	Month	Day
		Thousands of dollars				
66.	Retained earnings, opening balance	38100				
ADD (DEDUCT):						
67.	Net income (loss) for the current period (transfer from item 110)	38200				
68.	Transfers from (to) other accounts (e.g. share capital, reserves)	38400				
69.	Other additions (deduction) - please specify major items	38700				
.....						
.....						
DEDUCT:						
70.	Dividends declared:					
70.1	Cash Preferred Shares	38804				
	Common Shares	38806				
	Cash Dividends declared - total	38810				
70.9	Other	38880				
80.	RETAINED EARNINGS, CLOSING BALANCE (SHOULD EQUAL ITEM 49)	38000				

SECTION C - INCOME STATEMENT

Period covered
02 From
03 To
Year Month Day

REVENUE (net of applicable goods and services tax)		Thousands of dollars	
81.	Commissions and fees	44300	
81.1	Estates, trusts and agencies		
81.2	Sale of real estate (before deducting commissions paid to real estate agents and salesmen, and other direct selling expenses; include only company's share of commission on Multiple Listings)	44100	
81.3	Loans fees	44400	
81.4	Other commissions and fees	44800	
82	Interest revenue from Canadian sources (including amortization of discounts and premiums on investments; report interest from parent, subsidiaries and affiliates in item 82.4)	45100	
82.1	Bonds and debentures	45200	
82.2	Mortgages	45300	
82.3	Consumer loans	45800	
82.4	Other		
83.	Interest revenue from foreign sources (including amortization of discounts and premiums on investments)	47200	
84.	Dividends (exclude dividends from corporations accounted for on the equity basis)	46000	
84.1	From Canadian corporations	47100	
84.2	From foreign corporations		
85.	Gains (losses) on the sale of assets (before income taxes; report extraordinary items under item 106.3; also complete Supplementary Schedule A)	48000	
86.	Other revenue	49000	
87.	TOTAL REVENUE	40000	
	EXPENSES		
88.	Purchased goods, materials and services	55001	
89.	Indirect taxes	55002	
90.	Depreciation		
90.1	Construction, buildings, structures and leasehold improvements	52120	
90.2	Machinery and equipment	52130	
91.	Amortization of		
91.1	Intangible assets	52310	
91.2	Deferred charges	52320	
91.3	Other (exclude amortization of premium/discount on mortgage loans, bonds and other investments - item 82 or item 83) please specify major items	52380	
		
		
92.	Interest expense (report interest paid to parent, subsidiaries and affiliates in item 92.7)	53110	
92.1	Bonds and debentures	53120	
92.2	Mortgages	53210	
92.3	Demand and notice deposits	53220	
92.4	Term deposits	53141	
92.5	Promissory notes	53142	
92.6	Subordinated loans and subordinated notes	53130	
92.7	Other	55211	
93.	Wages and Salaries (excluding commissions)	55220	
94.	Employer portion of employee benefits		
95.	Commissions paid to	55811	
95.1	Real estate agents	55818	
95.2	Others	77200	
96.	Premises operating expenses	77300	
97.	Management fees		
98.	Amount provided during the current quarter for future losses on investments, loans and other assets (should equal item 113)	55870	
99.	Other expenses (<u>Include only</u> : bad debt expense; write-down of accounts receivable and inventory; charitable donations; resource royalties)	55003	
100.	TOTAL EXPENSES	50000	
101.	Gains (losses) on the translation of foreign currency (including amortization of foreign exchange gains (losses) on monetary assets and liabilities; exclude unrealized gains and losses on the translation of financial statements of self-sustaining foreign operations - item 39; also complete Supplementary Schedule A)	56100	
102.	Write-offs and valuation adjustments, not classified as extraordinary (report extraordinary items under item 106.3; also complete Supplementary Schedule A)	56200	
103.	Income (loss) before income taxes	58460	
104.	Canadian income taxes		
104.1	Current	57100	
104.2	Deferred	57200	

SECTION C - INCOME STATEMENT - Concluded

Period Covered
02 From
03 To
Year Month Day

	Expenses - Continued	Thousands of dollars	
105.	Income (loss) after income taxes	58470	
106.	Other gains (losses)		
106.1	Equity in net income (loss) of unconsolidated subsidiaries, affiliates, joint ventures and partnerships (to be used only if investment carried on the equity basis)	58100	
106.2	Minority shareholders' portion of net income (loss) of subsidiaries and affiliates consolidated in this report	58200	
106.3	Extraordinary gains (losses) (realized and unrealized; net of income taxes; also complete Supplementary Schedule A)	58300	
110.	NET INCOME (LOSS) (TRANSFER TO ITEM 67)	58480	

SUPPLEMENTARY QUESTIONS - INCOME STATEMENT

		Thousands of dollars	
A.	Dividends received from corporations accounted for on the equity method and credited to the investment account		
	Canadian	75100	
	Foreign	75200	
B.	Unusual revenues, expenses, gains/losses from continuing business operations (reported in income statement)	74700	
C.	Interest expense on debt owing to parent, subsidiaries and affiliates (reported in item 92.7)	74100	
D.	Average number of people employed during the reporting period	80003	
E.	Does your enterprise have revenue between divisions or companies that are eliminated upon the consolidation of your accounts? <input type="checkbox"/> No <input type="checkbox"/> Yes (If yes specify) 40012	Total amount of these eliminations (in thousands of dollars)	

SUPPLEMENTARY SCHEDULE A: DISTRIBUTION OF REALIZED AND UNREALIZED GAINS (LOSSES) AND WRITE-UPS (WRITE-DOWNS) -item numbers refer to corresponding balance sheet items

5.	Lease contracts receivable	81100	
6.	Investments in and claims on parent, subsidiaries and affiliates		
6.1	Cost of shares		
6.1.1	Canadian corporations	81211	
6.1.2	Foreign corporations	81212	
6.3	Loans, advances, mortgages, notes, bonds and other claims		
6.3.1	Canadian companies, directors, officers and shareholder	81221	
6.3.2	Foreign companies, directors, officers and shareholders	81222	
7.	Canadian investments		
7.3	Government of Canada debt	81310	
7.4.1	Provincial government deb.	81321	
7.4.2	Municipal government debt	81322	
7.5	Corporate bonds and debentures	81330	
7.6	Corporate shares	81340	
7.9	Other Canadian investments	81380	
8.	Foreign investments		
8.1	Term deposits and short-term bills and notes	81410	
8.2	Bonds and debentures	81420	
8.3	Corporate shares	81430	
8.9	Other foreign investments	81480	
9	Mortgage loans		
9.1	Secured by property in Canada		
9.1.1	NHA loans	81512	
9.1.2	Other residential, single dwellings		
9.1.2.1	First mortgages	81513	
9.1.2.2	Other than first mortgages	81514	
9.1.3	Other residential, multiple dwelling	81515	
9.1.4	Non-residential	81516	
9.2	Secured by property outside Canada	81520	
10.	Non-mortgage loans		
10.1	To individuals, unincorporated businesses and non-profit institutions		
10.1.1	To individuals to purchase consumer goods	81611	
10.1.2	Other	81618	
10.2	To investment dealers	81620	

<p align="center">SUPPLEMENTARY SCHEDULE A: DISTRIBUTION OF REALIZED AND UNREALIZED GAINS (LOSSES) AND WRITE-UPS (WRITE-DOWNS) - item numbers refer to corresponding balance sheet items</p>	<p align="center">Period covered</p> <p>02 From <input type="text"/> <input type="text"/> <input type="text"/></p> <p>03 To <input type="text"/> <input type="text"/> <input type="text"/></p> <p align="center"><small>Year Month Day</small></p>
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		Thousands of dollars	
10.3	To corporations	81641	
10.3.1	Canadian corporations		
10.3.2	Foreign corporations	81642	
10.9	To others	81680	
	Other assets and liabilities (please specify)	81800	
		
		
	TOTAL (Should equal sum of items 85, 101, 102 and 106.3, minus item 114)	81000	

SUPPLEMENTARY SCHEDULE B: CONTINUITY OF PROVISIONS AND ALLOWANCES FOR LOSSES ON INVESTMENTS, LOANS AND OTHER ASSETS

112.	Balance at end of previous quarter	84100	
	ADD:		
113.	Provision charged to current quarter's expense	84200	
	DEDUCT:		
114.	Realized losses (gains) on disposal of investments, mortgages and other assets debited (credited directly to the provision accounts (also complete Supplementary Schedule A)	84300	
115.	Current income taxes applicable to item 114	84400	
116.	Personal or consumer loans written off the allowance account	84500	
119.	Other deductions (additions) - please specify major item	84800	
		
		
120.	BALANCE AT END OF CURRENT QUARTER (SHOULD EQUAL ITEM 19)	84900	

SUPPLEMENTARY SCHEDULE C: SELECTED ASSETS HELD FOR ESTATES, TRUSTS AND AGENCIES

121.	Cash and deposits	83100	
122.	Mortgage loans	83200	
123.	Bonds and debentures	83300	
124.	Corporate shares	83400	
125.	Real estate	83500	
129.	Other	83800	
130.	TOTAL ASSETS	83000	

SUPPLEMENTARY SCHEDULE D: YEAR-END AND PRIOR YEAR'S ADJUSTMENTS

If this report covers your four fiscal quarter and the reported revenues, expenses and capital expenditures include year-end adjustments (e.g. adjustments from preliminary estimates to actual, or year-end accruals not made in the interim financial statements)

OR

If this report includes adjustments through retained earnings pertaining to the prior year's operations (e.g. year-end adjustments of the prior year made after the prior year's fourth quarter report was prepared):

SPECIFY BELOW THE REVENUE, EXPENSE, OR CAPITAL EXPENDITURE ACCOUNTS AFFECTED BY THE ADJUSTMENTS, AND THE AMOUNT OF INCREASE OR DECREASE. Report only adjustments in excess of \$500 thousand.

ITEM DESCRIPTION	ITEM NUMBER	INCREASE	DECREASE
<small>Thousands of dollars</small>			

Approximately how many hours did you spend collecting the data and completing this questionnaire?

	80005		hours
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SUPPLEMENTARY SCHEDULE E: SELECTED BALANCE SHEET ITEMS BY PROVINCE
 – Item numbers refer to corresponding balance sheet items

	Canada 80	Newfoundland and Labrador 10	Prince Edward Island 11	Nova Scotia 12	New Brunswick 13	Quebec 24	Ontario 35
	Thousands of dollars						
Short-term bills and notes							
Part of 7.2							
Provincial Government	85110						
Municipal Government	85120						
Long-term bonds and debentures							
7.4							
7.4.1							
Provincial Government	85210						
7.4.2							
Municipal Government	85220						
Mortgage Loans							
9.							
9.1.1							
NHA	85310						
9.1.2 & 9.1.3							
Other residential	85320						
9.1.4							
Non-residential	85330						
Non-Mortgage Loans							
10.							
Part of 10.1							
10.1.1							
Personal	85411						
Part of 10.1.9							
To purchase consumer goods	85418						
Other personal loans							
10.2 or part of 10.1.9, 10.3							
Business (incorporated & unincorporated)	85420						
Part of 10.1.9, 10.3							
Agriculture	85430						
Part of 10.1.9, 10.9							
Other (including government corporations & non-profit institutions	85480						
Deposit Liabilities (by depositor)							
21.							
21.1							
Tax-sheltered	85510						
Part of 21.2							
Other deposits of individuals	85580						
Deposit Liabilities (by type of account)							
61.							
61.1							
Demand or savings deposits							
61.1.1							
Chequing	85611						
61.1.2							
Non-chequing	85612						
61.2							
Term deposits	85620						

SUPPLEMENTARY SCHEDULE E: SELECTED BALANCE SHEET ITEMS BY PROVINCE
 – item numbers refer to corresponding balance sheet items

	Manitoba 46	Saskatchewan 47	Alberta 48	British Columbia 59	Yukon 60	Northwest Territories 61	Nunavut 62
Thousands of dollars							
Part of 7.2							
Short-term bills and notes							
Provincial Government	85110						
Municipal Government	85120						
7.4							
Long-term bonds and debentures							
Provincial Government	85210						
Municipal Government	85220						
9.							
Mortgage Loans							
NHA	85310						
Other residential	85320						
Non-residential	85330						
10.							
Non-Mortgage Loans							
Personal							
To purchase consumer goods	85411						
Other personal loans	85418						
Business (incorporated & unincorporated)	85420						
Agriculture	85430						
Other (including government corporations & non-profit institutions)	85480						
21.							
Deposit Liabilities (by depositor)							
Tax-sheltered	85510						
Other deposits of individuals	85580						
61.							
Deposit Liabilities (by type of account)							
Demand or savings deposits							
Chequing	85611						
Non-chequing	85612						
Term deposits	85620						