The Commonwealth of Massachusetts

MASS. DOCS. COLL.

ANNUAL REPORT

OF THE

TEACHERS' RETIREMENT BOARD

FOR THE

Year Ending December 31, 1926

DEPARTMENT OF EDUCATION

STATE HOUSE, BOSTON

PAYSON SMITH, Commissioner of Education

Members of Advisory Board

THE COMMISSIONER OF EDUCATION, Chairman, ex officio Term expires.

1929. SARAH LOUISE ARNOLD, Lincoln

1929. MRS. ELLA LYMAN CABOT, 101 Brattle Street, Cambridge

1927. ARTHUR H. LOWE, Fitchburg

1927. WALTER V. McDUFFEE, Central High School, Springfield

1928. A. LINCOLN FILENE, 426 Washington Street, Boston

1928. THOMAS H. SULLIVAN, Slater Building, Worcester

GEORGE H. VARNEY, Business Agent THOMAS J. GREEHAN, Chief Clerk

Teachers' Retirement Board

CLAYTON L. LENT, Secretary

Members of Board

PAYSON SMITH, Chairman, State House, Boston HARRY SMALLEY, Fall River ELIZABETH F. WASSUM, Springfield

Publication of this Document Approved by the Commission on Administration and Finance $300\,5$ -'27 Order No. $8911\,$

The Commonwealth of Massachusetts

THIRTEENTH ANNUAL REPORT OF THE TEACHERS' RETIREMENT BOARD

To the Honorable Senate and House of Representatives:

In accordance with the provisions of the retirement law, 1,987 teachers who entered the service of the public schools of Massachusetts for the first time were enrolled as members of the Retirement Association during the year 1926. There were also 121 teachers who served in Massachusetts prior to July 1, 1914, who joined the Retirement Association by paying in full their back assessments with interest. The net increase in active membership for the year was 726, so that there are now 17,657 active members, of whom 4,694 are teachers who voluntarily joined the Association, having served in Massachusetts prior to July 1, 1914 and 12,963 are teachers who were required to join, having entered the service since that date.

Chapter 263 of the Acts of 1924 permits teachers who served in Massachusetts prior to July 1, 1914, to accumulate in the Retirement Fund in instalments the back assessments with interest required for membership and on December 31, 1926, there were 96 teachers paying instalments, their accumulations in the Retirement Fund amounting to \$40,181.78.

Each year there has been an increase in the deposits of members, the deposits for the year 1926 amounting to \$1,464,499.93, an increase of \$139,573.11 over the

deposits for the preceding year.

Refunds were made during the year to 1,347 teachers who had left the service, \$349,159.73 being paid to these teachers. Payments amounting to \$49,738.05 were made to the estates of teachers who died before retirement and \$1,645.88 was paid to the estates of deceased retired members who chose the refund annuity option.

The income over disbursements amounted to \$1,400,748.09. The gross assets on Dec. 31, 1926, were \$9,861,094.02 and the total liabilities were \$9,709,739.24,

leaving a surplus of \$151,354.78.

Interest at the rate of 4½ per cent was credited to the accounts of the members on December 31, 1926. The interest credited to the accounts of teachers in active service amounted to \$353,883.92 and \$10,446.80 was credited to the accounts of members who have left the service without withdrawing their contributions.

One hundred thirty-nine teachers retired in 1926. This is the largest number of retirements in any year and exceeds by 25 the number of retirements in 1925. The annual retiring allowances of the teachers retired in 1926 amount to \$96,370.40, of which \$14,678.20 is annuity derived from the contributions with interest which these members had to their credit at retirement and the balance is pension payable from State appropriations. The retirements for the year were as follows: on account of disability before attaining age sixty, 11; voluntary retirements, ages sixty to sixty-nine, 83; compulsory retirements at age seventy, 45.

The following table gives statistics relating to the 139 teachers retired in 1926:

	Num- ber of Retire- ments	Average Age at Retire- ment	Average Length of Service	Average Salary Last 5 Years	Aver- age Annu- ity	Average Pen- sion	Average Retiring Allow- ance
Retirements before age 60 on account of disability Retirements at age 60 or over,	11	54.45	29.73	\$1,622 44	\$57 67	\$ 385 7 1	\$443 38
without credit for prior ser- vice* Retirements at age 60 or over,	2	65.5	15.05		61 06	67 44	128 50
with credit for prior ser- vice*	126	65.98	. 38.52	1,713 31	110 49	613 61	724 10

^{*} Teachers who served in Massachusetts prior to July 1, 1914, who have at the time of retirement 15 years of service in this State, the last 5 of which are continuous, receive a pension from the State based on their total service.

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Of the 126 teachers retired during the year at the age of sixty or over with credit allowance for their service prior to July 1, 1914, 90 received the maximum pension payable under the retirement law and only 2 received the minimum pension. Ten of these 126 teachers had served in the public schools of Massachusetts for fifty vears or more.

On December 31, 1926, there were 852 retired teachers living. The annual retiring allowances of these teachers amount to \$492,228.32, of which \$443,723.70

is pension paid from State appropriations and \$48,504.62 is annuity.

There are 1,073 members of the Retirement Association who during the year 1927 will be eligible to retire at the age of sixty or over, 42 of whom will be required

to retire at the compulsory age of seventy.

The rate of assessment for the school year beginning July 1, 1926, was fixed by the Board at 5 per cent of the annual salary of each member, subject to the provision of the law which requires that the minimum annual assessment shall be \$35 and the maximum annual assessment \$100. Notice has been given by the Board of its intention to continue this rate of assessment for the school year beginning July 1, 1927.

The Board has estimated that the following amounts will be needed for the

fiscal year beginning December 1, 1926:

Pensions for members of the Retirement Association	\$485,000 00
Chapter 32 of the General Laws	126,169 57
Expenses of administration	12,612 00
Total	\$623,781 57

Respectfully submitted.

PAYSON SMITH, Chairman. HARRY SMALLEY. ELIZABETH F. WASSUM.

STATEMENT FOR THE YEAR ENDING DECEMBER 31, 1926, MADE TO THE INSURANCE COMMISSIONER BY THE SECRETARY OF THE TEACHERS' RETIREMENT BOARD.

INCOME.

TITOOME.
Members' deposits
Members' deposits
membership
membership
tion
Deposits and interest used to purchase membership for teachers
who have been accumulating the amount due for membership 5,483 07
Members' deposits and interest used to purchase annuities 128,634 29
Interest received on investments (less \$17,213 21 accrued interest
paid on securities purchased during the year)
Received from Commonwealth:
For payment of pensions for service prior to July 1,
1914
For payment of pensions for service subsequent to
July 1, 1914 40,882 75
For reimbursement of cities and towns, 108,783 01
For administration expenses 10,778 77
528,460 06
Total income

DISBURSEMENTS.

Deposits, refunded, including interest, to members withdray from teaching service Deposits refunded, including interest, to estates of members died before retirement Balance of deposits and interest refunded to estates of decerannuitants who elected a refund annuity Transferred to State Employees' Retirement Association for mobers who entered the State service Deposits and interest used to purchase membership for teach who have been accumulating the amount due for members Members' deposits and interest used to purchase annuities Net decrease in book value of securities Payments to retired members: Pensions paid for service prior to July 1, 1914 \$368,018 Pensions paid for service subsequent to July 1, 1914	who ised in the second in the	\$349,159 73 49,738 05 1,645 88 3,145 62 5,483 07 128,634 29 5,915 77
Pensions paid for service subsequent to July 1, 1914 Annuities purchased by members' contributions . 40,882 40,882 Reimbursement of cities and towns on account of pensions paid to teachers retired subsequent to July 1, 1914: Boston \$106,201		449,781 03
Brookline	332	
Administration expenses for calendar year 1926: Salaries of employees	8 84	108,783 01
Total payments		10,778 77 \$1,113,065 22
Income over disbursements	•	\$1,400,748 09
Assets. Investments, par value (Schedule A) \$9,416,960.00; amort	izod	
value		\$9,636,714 76
Casii	•	97,662 33
Accrued interest on investments	•	126,716 93
Gross assets		\$9,861,094 02
Liabilities.		
Deposits of members in active service \$7,562,46	7 80	
Regular interest credited to same		\$9,034,264 78
Deposits of teachers who are accumulating the amount due for membership \$39,084 Regular interest credited to same 1,090		φυ,001,201 10
amount due for membership	95	
Regular interest credited to same 1,090	0 83	40,181 78
Deposits of members who have withdrawn from the service of the public schools without requesting a refund of the amount to their credit \$203,05		10,101 10
Regular interest credited to same	± 81	248,747 90
Due representatives of deceased members		4,480 53
Annuity reserve		382,064 25
Surplus	•	151,354 78
Total liabilities		\$9,861,094.02

Membership Exhibit.	
Membership December 31, 1925	17,681
Voluntary members admitted to Retirement Association during	
1926	121
Teachers required by law to become members	1,987
Reinstated	291
Total	20,080
Number deceased during the year 1926 92	,
Number left service	
Transferred to State Employees' Retirement Association 4	
	1,571
Membership December 31, 1926	18,509

I hereby certify that the above statement is a complete and correct exhibit of the financial condition of the Teachers' Retirement System of the Commonwealth of Massachusetts on the thirty-first day of December, 1926, to the best of my knowledge and belief.

CLAYTON L. LENT, Secretary, Teachers' Retirement Board.

Subscribed and sworn to before me this thirty-first day of January, 1927.

LLOYD A. FOYE, Notary Public.

3,145 62

50,375 68

STATEMENT FOR THE YEAR ENDING DECEMBER 31, 1926, MADE TO THE SECRETARY OF THE TEACHERS' RETIREMENT BOARD, IN COMPLIANCE WITH THE PROVISIONS OF PARAGRAPH 5, SECTION 14, CHAPTER 32 OF THE GENERAL LAWS.

INCOME.

Received from the secretary of the Teachers' Retirement Board . \$1,461,365 81 Transferred from Retirement Fund for State Employees 3,134 12 Interest received on investments (less \$17,213.21 accrued interest paid on securities purchased during year) 386,735 96 Premium on securities sold 3,463 99 Total receipts . \$1,854,699 88 Ledger assets December 31, 1925 8,154,870 16 Total . \$10,009,570 04 PAYMENTS. Annuities . \$40,882 75 Balance of deposits and interest refunded to estates of deceased annuitants who elected a refund annuity 1,645 88 Deposits refunded to members withdrawing from the teaching service and to estates of members who died before retirement 398,897 78

Total payr Balance								\$494,947 71 \$9,514,622 33
					SETS.			
Investments, par va	alue (S	${ m chedu}$	ıle A	.) .				\$9,416,960 00

Transferred to Retirement Fund for State Employees Premium on securities purchased (less \$966.53 discount)

 I hereby certify that the above is a correct exhibit of the financial condition of the Teachers' Retirement System of the Commonwealth of Massachusetts on the thirty-first day of December, 1926.

WM. S. YOUNGMAN, Treasurer and Receiver General.

Subscribed and sworn to before me this thirteenth day of January, 1927.

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ELSIE E. HORMEL, Notary Public.

COMPARATIVE MEMBERSHIP AND FINANCIAL STATEMENTS.

Membership Exhibit.

YEAR ENDING-			Enr	OLLED DU YEAR	RING	Мемя	SERVICE.	Re- tired	Mem- bers on	
IEAR ENDING-		Volun- tary.			Volun- tary.	Com- pulsory.	Total.	during Year.	Retired List	
Dec. 31, 1914*.			6,185	1,187	7,372	6,037	1,170	7,207	130	129
Dec. 31, 1915 .			142	1,562	1,704	5,954	2,472	8,426	66	186
Dec. 31, 1916 .			99	1,591	1,690	5,822	3,619	9,441	46	226
Dec. 31, 1917 .			103	1,659	1,762	5,676	4,571	10,247	77	287
Dec. 31, 1918 .			80	1,902	1,982	5,453	5,386	10,839	65	338
Dec. 31, 1919 .			94	1,771	1,865	5,283	6,319	11,602	58	380
Dec. 31, 1920 .			137	2,123	2,260	5,237	7,474	12,711	55	409
Dec. 31, 1921 .			87	2,056	2,143	5,110	8,528	13,638	97	487
Dec. 31, 1922 .			127	2,048	2,175	5,044	9,541	14,585	93	558
Dec. 31, 1923 .			84	2,030	2,114	4.934	10,362	15,296	81	608
Dec. 31, 1924 .			80	2,029	2,109	4.844	11,244	16,088	92	667
Dec. 31, 1925 .			99	2,069	2,168	4.769	12,162	16,931	114	750
Dec. 31, 1926 .			121	1,987	2,108	4,694	12,963	17,657	139	852

Financial Statement.

Year Ending-	Total Deposits Received during Year.	Interest Credited during Year to Members' Accounts,	Interest Credited to Annuity Reserve.	Deposits withInterest of Retiring Members Used to Purchase Annuities.	Annuity Reserve for Pay- ment of Annuities to Retired Members.	Gross Assets.
Dec. 31, 1914* Dec. 31, 1915. Dec. 31, 1916. Dec. 31, 1916. Dec. 31, 1917. Dec. 31, 1919. Dec. 31, 1920. Dec. 31, 1921. Dec. 31, 1922. Dec. 31, 1922. Dec. 31, 1923. Dec. 31, 1925. Dec. 31, 1925. Dec. 31, 1926.	\$113,153 34 336,679 34 376,998 65 437,222 85 477,475 66 578,891 19 808,581 60 946,538 94 1,046,830 56 1,124,966 56 1,235,971 82 1,324,926 82 1,324,926 82	\$ 217 20 7,369 17 22,504 79 37,996 54 54,068 60 71,470 87 106,283 35 141,775 11 181,122 42 224,070 96 270,453 78 321,424 79 375,888 30	\$ 53 41 192 34 501 86 869 93 1,358 88 2,162 28 3,140 42 4,855 87 6,599 64 8,413 48 10,901 56 14,591 98	\$ 120 85 3,162 78 4,179 83 10,662 28 12,585 45 15,335 59 18,145 19 42,629 84 46,523 99 50,272 15 65,302 53 89,067 59 128,634 29	\$ 108 41 3,187 89 7,017 09 16,876 89 27,597 69 41,117 49 53,544 77 90,494 24 129,281 94 162,483 88 212,529 98 278,403 73 382,064 25	\$113,499 59 457,910 14 824,105 89 1,242,582 53 1,680,036 81 2,199,645 49 2,927,277 16 3,842,384 60 4,854,410 54 5,910,775 86 7,109,106 44 8,439,043 09 9,861,094 02

YEAR ENDING-	Refunds to Members Who Have Left the Service.	Payments to Estates of Deceased Members.	PAYMEN RETIRED	TS TO MEMBERS. Pension.	Reimburse- ment of Cities and Towns for Pensions Paid to Teachers under Local Systems.		Total Cost to the State.	
Dec. 31, 1914* Dec. 31, 1915 Dec. 31, 1916 Dec. 31, 1917 Dec. 31, 1918 Dec. 31, 1919 Dec. 31, 1920 Dec. 31, 1921 Dec. 31, 1921 Dec. 31, 1923 Dec. 31, 1923 Dec. 31, 1924 Dec. 31, 1925 Dec. 31, 1925 Dec. 31, 1926	\$ 17 50 2,096 21 32,066 91 52,973 13 89,486 40 118,921 10 147,261 63 167,236 91 205,779 69 262,517 51 288,913 07 319,002 24 349,159 73	\$ 706 94 2,402 29 3,921 69 5,808 36 14,284 32 10,528 69 11,444 97 24,228 31 35,276 13 26,240 89 37,102 41	\$ 60 136 71 542 97 1,304 34 2,785 10 4,060 53 5,868 71 10,111 82 14,077 61 17,962 11 23,102 21 30,021 87	\$18,412 74 56,473 29 75,608 38 91,244 45 111,058 04 129,274 75 143,161 17 177,072 57 245,079 94 280,300 32 310,803 01 351,856 22	\$9,304 28 16,811 40 23,995 87 29,769 55 34,948 61 47,059 33 56,590 87 73,027 16 79,313 18 95,009 41	6,874 86 6,413 18 6,972 57 8,184 89 9,564 82 10,422 49 10,044 36 10,355 18 11,178 03	114,930 71 141,467 09 166,415 69 186,294 67 233,696 72 312,093 30 363,371 84 409,471 37	

^{*} Six months' period. Date of establishment of system, July 1, 1914.

Schedule A.
Securities (Bonds and Notes).

Decurities (Donas ai			
Description.	Rate (Per Cent).	Par Value.	Amortized Value Dec. 31, 1926.	Accrued Interest Dec. 31, 1926.
Akron, Ohio Akron, Ohio Akron, Ohio Akron, Ohio Akron, Ohio Ansonia, Conn. Athol, Mass. Atlantic City, N. J. Baltimore, Md. Baltimore, Md. Baltimore, Md. Bayonne, N. J. Belmont, Mass. Boston, Mass. Boston, Mass. Boston, Mass. Bridgeport, Conn. Bristol, R. I. Brockton, Mass. Burrillville, R. I. California, State of Cambridge, Mass. Canton, Ohio Canton, Ohio Cincinnati, Ohio Cincinnati, Ohio Ciceveland, Ohio Cleveland, Ohio Cleveland, Ohio Cleveland, Ohio Cleveland, Ohio Cleveland, Ohio Cleveland, Ohio Cloumbus, Ohio Columbus, Ohio Columbus, Ohio Columbus, Ohio Columbus, Ohio Columbus, Ohio Dayton, Ohio Dayton, Ohio Dayton, Ohio Des Moines, Iowa Detroit, Mich, Detroit, Mich, Detroit, Mich, Detroit, Mich, Detroit, Mich, Crand Rapids, Mich, Grand Rapids, Mich,	124 12 12 12 12 12 12 12 12 12 12 12 12 12	\$21,000 00 25,000 00 30,000 00 40,000 00 10,000 00 20,000 00 50,000 00 380,000 00 5,000 00 38,000 00 38,000 00 38,000 00 38,000 00 5,000 00 10,000 00 15,000 00 41,500 00 25,000 00 35,000 00 25,000 00 25,000 00 25,000 00 117,000 00 118,000 00 25,000 00 25,000 00 25,000 00 25,000 00 25,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 100,000 00 25,000 00 100,000 00 25,000 00 25,000 00 25,000 00 25,000 00 100,000 00 25,000 00	\$21,168 29 26,095 28 30,912 35 45,263 55 20,000 00 9,766 42 20,581 69 49,397 52 412,765 23 5,547 53 2,822 77 81,721 68 21,761 07 38,349 60 43,036 54 9,567 80 4,875 46 5,675 54 20,167 21 51,261 52 49,404 02 16,703 58 41,037 37 92,577 00 10,028 27 267,618 15 238,871 21 84,678 02 48,678 02 48,678 02 48,678 02 48,678 02 48,678 02 26,923 69 48,301 39 37,101 17 73,4848 42 10,430 95 29,170 48 134,848 42 10,430 95 29,170 48 134,848 42 10,430 95 29,170 48 134,848 42 10,430 95 29,170 48 134,848 42 10,430 95 29,170 48 134,848 42 10,430 95 29,170 48 134,848 42 10,430 95 29,170 48 134,848 42 10,430 95 29,170 48 134,848 42 10,430 95 29,170 48 134,848 42 10,430 95 29,170 48 134,848 42 10,430 95 29,170 48 135,138 69 144,266 69 48,301 39 37,101 17 73,497 97 25,000 00 58,560 96 523,989 20 25,810 47 42,364 45 80,144 26 253,669 36 54,086 50 5,272 81 16,731 47 76,020 38 7,385 53 27,301 92 4,768 54 24,497 14 15,000 08 9,916 20 151,357 05 119,869 59 59,602 37,777 55 98,682 97 25,587 52 25,587 5	\$236 25 296 87 375 00 137 50 400 00 166 67 300 00 333 34 5.916 67 114 58 8 75 285 83 440 00 712 50 333 33 116 70 49 58 70 00 68 75 840 00 799 17 375 00 68 75 840 00 21.87 50 123 95 5.103 75 5.103 75 5.103 75 5.103 75 5.170 81 1,054 16 87 50 123 33 802 08 133 33 1,837 50 104 17 3 54 16 87 50 104 17 3 54 16 87 50 104 17 3 54 16 87 50 104 17 3 54 16 87 50 104 17 3 54 16 87 50 104 17 3 54 16 87 50 104 17 3 54 16 87 50 104 17 3 54 16 87 50 104 17 3 54 15 80 63 287 51 1,570 00 281 25 813 75 333 337 666 67 1,666 67 1,668 75 10 00 1,500 00 1,668 75 10 00 1,668 75 150 00 1,577 49 10,778 49 10,778 49 10,778 49 10,778 49 10,778 49 10,778 49 11,750 00 1,500 00 1,5
Missouri, State of	41/2	174,000 00	176,794 23	1,027 50

			1		
Missouri, State of		5	\$320,000 00	\$337,725 46	25 000 00
Needham, Mass. (Note)	•	41%	1.400 00		\$5,333 33
New Bedford, Mass.		$\frac{41}{31}$	2,000 00	1,390 82	
New Bedford, Mass.	•	4 2	3,000 00	1,731 75	35 00
New London, Conn.	•	21/		2,801 19	60 00
Newport, R. I.	•	3½ 4½	4,000 00	3,853 59	35 00
Newton, Mass.	•	472	5,000 00	5,155 64	18 75
New York, State of			65,000 00	64,630 69	883 33
North Carolina, State of		41/2	600 00	616 41	9 00
Oregon, State of	•	$\frac{41/2}{41/2}$	20,000 00	20,529 96	450 00
Posedene Cal		$4\frac{1}{2}$	5,000 00	5,159 61	56 25
Pasadena, Cal.		43/4	9,000 00	9,143 52	160 31
Pasadena, Cal.		5	5,000 00	5.157 46	125 00
Paterson, N. J.		41/2	55,000 00	56,743 46	337 50
Pawtucket, R. I.		41/4 41/2	50,000 00	50,843 26	177 08
Philadelphia, Pa.		41/2	50,000 00	51,285 60	1,125 00
Philadelphia, Pa.		$5\frac{1}{4}$	10,000 00	10,796 85	262 50
Pittsburgh, Pa		41/4	50,000 00	50,707 18	177 98
Providence, R. I		$3\frac{1}{2}$	4,000 00	3,835 19	
Providence, R. I		4 2	50,000 00		22 94
Providence, R. I.	•	41/4	75,000 00	50,000 00	333 33
Providence, R. I.		41/2	125,000 00	74,827 10	1,328 12
Revere, Mass. (Notes)		417		133,240 90	2,343 75
St. Louis, Mo.		41/2	12,860 00	12,560 39	165 59
St. Louis, Mo.		414	100,000 00	100,571 84	1,062 50
St. Paul, Minn.		41/2	260,000 00	266,280 74	2,831 25
St. Paul, Minn.		4	12,000 00	12,000 00	150 00
St. Paul, Minn.		41/4	125,000 00	129,452 75	2,656 25
St. Paul, Minn.		41/2	155,000 00	156,475 47	1,968 75
		$5\frac{1}{2}$	100,000 00	108,534 66	1,833 34
San Diego, Cal		5	38,000 00	40,550 64	
San Francisco, Cal		$4\frac{1}{2}$	50,000 00	51.029 43	1,125 00
San Francisco, Cal.		5	30,000 00	33,024 24	666 67
So. Norwalk, Conn	:	4	5,000 00	4,927 43	
So. Norwalk, Conn.		41/4	10,000 00	10,000 00	70 83
Swampscott, Mass		31/2	18,500 00	17,373 92	215 84
Tacoma, Wash		5	10,000 00	10,432 51	187 50
Taunton, Mass		31/2	4.000 00	3,801 64	11 67
Taunton, Mass		4	1,000 00	985 86	3 33
Tisbury, Mass		4	30,000 00	30,000 00	400 01
Toledo, Ohio		41/2	201,000 00	210,577 87	2.085 00
Toledo, Ohio	•	5 2	45,000 00		
Trenton, N. J.			31,000 00	48,007 97	854 16
U. S. Liberty Bonds .		$\frac{4\frac{1}{2}}{4\frac{1}{4}}$		31,679 93	116 25
U. S. Treasury Certificates		4174	1,339,900 00	1,241,065 95	11,853 06
U. S. Treasury Notes.		41/4	93,200 00	93,200 00	825 20
Wareham Fire Dist. (Notes)		43/4	100,000 00	100,000 00	1,385 42
Waterbury, Conn.		41/4	25,000 00	25,000 00	132 81
Waterbury Contr.		4	12,000 00	11,768 45	240 00
Waterbury, Conn.		414 31/2	61,000 00	61,000 83	1,243 12
Westfield, Mass.		$3\frac{1}{2}$	2,000 00	1,992 26	5 83
West Springfield, Mass		4	5,000 00	4,982 79	50 00
Woonsocket, R. I.		$3\frac{1}{2}$	6,000 00	5,823 66	35 00
Woonsocket, R. I.		$\frac{3\frac{1}{2}}{4\frac{1}{2}}$	58,000 00	58,779 38	371 25
Worcester, Mass.		$3\frac{1}{2}$	13,000 00	12,180 21	227 50
			\$9,416,960 00	\$9,636,714 76	\$126,716 93