
Part III

Building and Loan Associations

LETTER OF TRANSMITTAL

HON. JOHN HAMMILL, *Governor of Iowa*:

Sir: I have the honor to submit herewith, in accordance with law, the annual report of The Building and Loan Department of the office of Auditor of State, showing the transactions of Building and Loan Associations in Iowa for the year ending December 31, 1924.

J. C. McClune, *Auditor of State*.

Des Moines, March 1, 1925.

BUILDING AND LOAN ASSOCIATIONS

The statistics included in this report have been compiled from reports made to the Auditor of State in accordance with the provisions of Chapter 417, Code of Iowa, 1924, and cover all transactions of the associations for the calendar year ending December 31, 1924.

Reports were received from all of the 74 associations authorized to transact their business in Iowa.

The Perry Building and Loan Association, organized in 1919, reports that no business has been transacted since organization, and the association is now in process of liquidation, as provided for in Section 9365, Code, 1924.

The West Burlington Building and Savings Association, organized in 1917, has transacted no business, but is maintaining its organization.

The Atkins Savings and Loan Association, organized in 1918, reports that liquidation of its assets is being carried out in accordance with the provisions of Section 9365, Code, 1924.

The Fidelity Building and Loan Association of Mason City, organized in 1921 has liquidated its assets.

New associations organized during 1924, and admitted by the State Executive Council to transact their business in Iowa are:

The Home Building & Loan Association, of Dubuque, incorporated in November, 1924;

The National Building and Loan Association, of Dubuque, incorporated June, 1924.

Mutual Building & Loan Association of Mason City incorporated December, 1924.

Seventy of the associations herein listed are incorporated as Domestic Locals, and four are incorporated as Domestic Associations. The Domestic Associations are:

Mills County Building & Loans Association, Glenwood.

Home Building and Loan Association, Fort Dodge,

Iowa Building Loan and Savings Association, Des Moines,

National Building and Loan Association of the Deaf, Dubuque.

Under the provisions of the Iowa law Domestic Local Associations are confined in their transactions to the county in which

located, while Domestic Associations may transact business in any county within the State.

A steady and healthy increase in the business of these associations is indicated by their reports. There has been a gain in assets during the year, amounting to \$4,314,508.16. The total assets of December 31, 1924, being \$33,309,994.62, as compared with a total of \$28,995,486.46 on December 31, 1923.

The total withdrawal value of all shares of stock in force on December 31, 1924 was \$31,273,148.26.

A consolidated statement showing the assets, liabilities, receipts and disbursements and other data relating to the 74 associations at the close of business December 31, 1924, is as follows:

BUILDING AND LOAN ASSOCIATIONS CONSOLIDATED STATEMENT

Assets, Liabilities, Receipts, Disbursements and Miscellaneous Information

ASSETS

Loans on real estate	\$31,648,413.74
Loans on stock pledged	443,676.52
Interest earned and unpaid	157,565.32
Real estate acquired	305,553.19
Due for insurance and taxes	53,106.38
Installments due and unpaid	4,135.79
Furniture and fixtures	11,326.67
Miscellaneous	79,892.12
Cash on hand at close of year	606,324.89

LIABILITIES

Paid in on installment	\$28,107,818.82
Full paid stock	2,764,538.26
Installments paid in advance	5,536.33
Interest paid in advance	3,291.11
Incomplete loans	144,888.18
Profits divided	953,815.80
Profits undivided	367,245.85
Expense fund	3,347.87
Surplus and contingent fund	233,328.19
Bills payable	721,462.15
Miscellaneous	4,721.56
Total	\$33,309,994.62
	\$33,309,994.62

RECEIPTS

Cash on hand beginning of year	\$ 410,498.71
Dues, installment stock	9,918,776.48
From full paid stock	1,132,569.79
Interest	2,148,158.25
Fines	5,590.60
Membership and transfer fees	14,534.00
Loans repaid	4,774,239.57
Taxes and insurance paid	28,331.52
Sales of real estate	88,545.95
Expense fund	11,773.80
Bills payable	1,272,068.39
Profit on withdrawals	2,438.82
Miscellaneous	45,588.01

DISBURSEMENTS

Loans on real estate	\$ 8,588,224.10
Loans on stock	599,406.23
Installment and matured stock withdrawn	7,104,676.14
Full paid stock withdrawn	964,052.38
Interest or profit on stock withdrawn	375,884.93
Interest paid on stock not withdrawn	210,722.20
Taxes and insurance paid	33,243.95
Bills payable	1,010,274.67
Interest on borrowed money	17,838.36
Salaries, officers and employees	129,276.29
All other disbursements	213,113.91
Cash on hand at close of year	606,401.23
Total	\$19,853,114.39
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MISCELLANEOUS INFORMATION

Shares in force at beginning of year	613,570
Shares in force at close of year	697,380
Number of borrowing members	14,172
Number of shares held by them	306,085
Shares sold during year	200,171
Shares cancelled during year	116,361
Gross earnings during year	\$ 2,163,589.37
Gross expense during year	230,174.55
Withdrawal value of shares in force	31,273,148.26

LETTER OF TRANSMITTAL

HON. JOHN HAMMILL, *Governor of Iowa:*

Sir: I have the honor to submit herewith, in accordance with law, the annual report of The Building and Loan Department of the office of Auditor of State, showing the transactions of Building and Loan Associations in Iowa for the year ending December 31, 1925.

J. C. McClune, *Auditor of State.*

Des Moines, March 1, 1926.

BUILDING AND LOAN ASSOCIATIONS

The statistics included in this report have been compiled from reports made to the Auditor of State in accordance with the provisions of Chapter 417, Code of Iowa, 1924, and cover all transactions of the associations for the year ending December 31, 1925.

Reports were received from all the associations in the state. During the year one association has been authorized to transact its business in Iowa: The Mutual Building and Loan Association of Mason City, December 26, 1924. The report from this association was received too late for tabulation in the various tables of this report.

During the year two associations have ceased transacting business and have dissolved their incorporations. They are the Pocahontas Building and Loan Association and the West Burlington Building and Loan Association.

The McGregor Building and Loan Association has amended its articles of incorporation and has changed its name to The Home, Loan & Savings Association.

SHOULD AMEND LAWS

This department is of the opinion that the provisions of the statute governing the examination of Building and Loan Associations should be changed so as to provide for an annual audit and examination of the transactions of all such associations. At present there is authority for the Auditor to examine only those associations which are incorporated as Domestics. Only four associations so incorporated are transacting business in the state. They are:

Mills County Building & Loan Association, Glenwood, Iowa.
Home Building & Loan Association, Fort Dodge, Iowa.
Iowa Building, Loan & Savings Association, Des Moines, Iowa.
National Building & Loan Association for the Deaf, Dubuque, Iowa.

There also should be some provisions in the law regulating the power of associations to borrow money. The Supreme Court of Iowa, in a case brought to it a number of years ago, held that the power of associations in this state to borrow money for the legitimate transaction of their business, is implied, because no provision in the law forbids it. It is the opinion of this department that the law should be made specific on this point and that the limitation of the borrowing power of associations should be definite as to amounts authorized in accord with a percentage of assets of the associations.

The growth of the building and loan business in Iowa continues along conservative and healthy lines. There has been a gain in assets during the year, amounting to \$4,070,530.09, the total assets of December 31, 1925, being \$37,380,524.71 as compared with \$33,309,994.62 on December 31, 1924.

The total withdrawal value of all shares of stock in force December 31, 1925, was \$35,404,681.14.

A consolidated statement showing the assets, liabilities, receipts and disbursements and other related data of all the associations at the close of business December 31, 1925, is presented herewith, as well as details for each association in tables which follow:

BUILDING AND LOAN ASSOCIATIONS
CONSOLIDATED STATEMENT

Assets, Liabilities, Receipts, Disbursements and Miscellaneous Information

ASSETS	
Loans on real estate.....	\$35,377,561.50
Loans on stock pledged.....	510,711.27
Interest earned and unpaid.....	188,202.89
Real estate acquired.....	369,574.15
Due for insurance and taxes.....	80,754.72
Installments due and unpaid.....	3,266.30
Real estate contracts.....	51,600.78
Furniture and fixtures.....	19,119.25
Miscellaneous.....	36,619.78
Cash on hand at close of year.....	742,814.02

LIABILITIES	
Paid in on installment stock.....	\$31,364,171.48
Full paid stock.....	3,311,897.84
Installments paid in advance.....	5,991.50
Interest paid in advance.....	16,188.07
Incomplete loans.....	99,438.42
Profits divided.....	838,764.88
Profits undivided.....	544,262.70
Expense fund.....	1,290.31
Surplus and contingent fund.....	259,112.95
Bills payable.....	888,951.99
Miscellaneous.....	20,454.57
	\$37,380,524.71
	\$37,380,524.71

RECEIPTS

Cash on hand beginning of year.....	\$ 605,165.55
Due on installment stock.....	10,322,451.09
From full paid stock.....	1,545,702.19
Interest.....	2,397,427.23
Fines.....	4,359.67
Membership and transfer fees.....	14,693.48
Loans repaid.....	5,210,843.75
Taxes and insurance paid.....	45,720.37
Sales of real estate.....	83,252.54
Expense fund.....	185.56
Bills payable.....	952,057.46
Profit on withdrawals.....	3,116.92
Miscellaneous.....	62,607.13

DISBURSEMENTS

Loans on real estate.....	\$ 8,718,687.80
Loans on stock.....	712,370.55
Installment and matured stock withdrawn.....	8,137,371.06
Full paid stock withdrawn.....	887,348.72
Interest or profit on stock withdrawn.....	198,276.31
Interest paid on stock not withdrawn.....	582,056.92
Taxes and insurance paid.....	57,796.13
Bills payable.....	763,083.69
Interest on borrowed money.....	36,947.03
Salaries, officers and employees.....	135,765.42
All other disbursements.....	307,464.31
Cash on hand at close of year.....	719,483.60
Total.....	\$21,260,594.54
	\$21,260,594.54

MISCELLANEOUS INFORMATION

Shares in force at beginning of year.....	\$ 685,508
Shares in force at close of year.....	757,953
Number of borrowing members.....	15,626
Number of shares held by them.....	340,235
Shares sold during the year.....	166,177
Shares cancelled during year.....	93,732
Gross earnings during year.....	\$ 2,446,058.82
Gross expense during the year.....	237,656.54
Withdrawal value of shares in force.....	35,404,681.14

