

**WYOMING COMMUNITY DEVELOPMENT AUTHORITY**

**DISCLOSURE REPORT**

**FOR THE 1978 PARITY INDENTURE**

**SINGLE FAMILY MORTGAGE BOND SERIES 1978-A THROUGH 2003-AB**

**AS OF JUNE 30, 2011**

WYOMING COMMUNITY DEVELOPMENT AUTHORITY  
DISCLOSURE REPORT  
AS OF 06/30/11

D I S C L A I M E R

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General Information:

Loan Portfolio Characteristics (As % of Loans Outstanding):

Bonds Outstanding	105,000,000.00	New Construction	21.27%	Private (Down to 0.00 LTV)	16.74%
Outstanding Principal Balance	102,172,360.57	Existing Home	78.73%	FHA	40.48%
Current Outstanding Commitments	10,602,053.44	Total	100.00%	VA	11.32%
Current Uncommitted Lendable Funds	0.00			RD	25.50%
				80% LTV	1.84%
				Self Insured	0.22%
				Guaranty Fund	3.75%
				Uninsured	0.15%
Average Purchase Price	62,102	Fixed Rate Mortgages	39.14%	Total	100.00%
Average Original Loan Amount	59,006	Step Rate Mortgages	60.86%		
Total No. of Loans Originated	22,088	Total	100.00%		
Total No. of Loans Originated-Active Series	4,311				
Total No. of Loans Paid Off-Active Series	3,221				
Total No. of Loans Outstanding-Active Series	1,090				

Type of Housing:

Breakdown of Private Mortgage Insurers (List by % of Total Portfolio):

1 FAMILY	100.00%	07 OTHER	0.55%
Total	100.00%	09 RADIANT	84.00%
		13 GENWORTH	15.45%
		Total	100.00%

\*\*\*\* Please refer to Disclaimer on Page 7-01

\*\*\*\* Please refer to Notes on Page 8-01

Pool Insurance Coverage: ALSO SEE NOTES

Description	% of Port.
PMI loans - pool insurance	15.56%
RD loans - pool insurance	4.65%
VA loans - pool insurance	1.42%
<80% LTV loans - pool insurance	1.85%
PMI loans - no pool insurance	0.94%
FHA loans - no pool insurance	40.42%
RD loans - no pool insurance	21.03%
VA loans - no pool insurance	9.97%
Others - no pool insurance	4.16%
Total	100.00%

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 Self Insurance Coverage: SEE NOTES  
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Delinquency Statistics (as % of # of Loans Outstanding): (As % of Principal Balance Outstanding):

60 Days	28	2.57%	2,492,017.95	2.44%
90 Days or More	18	1.65%	1,622,248.69	1.59%
In Foreclosure	12	1.10%	1,191,727.25	1.17%

No. of Loans Foreclosed Inception to Date 3,432  
 Foreclosed (Loss)/Gain to Date  
 Net of Insurance Proceeds (\$000) (9,045)

Real Estate Owned:  
 Number of Loans 2  
 Outstanding Mortgage Amount (\$000):  
 At Time of Default 251  
 Current Balance 114

\*\*\*\* Please refer to Disclaimer on Page 1-00  
 \*\*\*\* Please refer to Notes on Page 7-01

Trustee Wells Fargo Bank  
 1740 BROADWAY  
 DENVER, CO 80274-0000  
 Telephone (303) 863-6311  
 Contact TONG PATTEN

Program Administrator WYOMING COMMUNITY DEVELOPMENT AUTHORITY  
 155 NORTH BEECH  
 P.O. BOX 634  
 CASPER, WY 82601  
 Telephone (307) 265-0603  
 Contact DAVID M. HANEY

Mortgage Loan Servicers (Top five by number of loans):

Servicer Number/Name	Number of Loans	% of Portfolio	----- 60+ Delinquencies -----	
			Number of Loans	Principal Outstanding
500 WCDA MORTGAGE SERVICING	775	71.23%	46	4,410,115.65
210 FIRST INTERSTATE CASPER	193	17.74%	9	667,547.29
300 BIG HORN FEDERAL SAVINGS BANK	68	6.25%	3	228,330.95
471 HABITAT EASTERN BIG HORN	16	1.47%	0	0.00
472 HABITAT GREATER TETON	16	1.47%	0	0.00
All Others - No. of Servicers	3	20	0	0.00
Total	8	1,088	58	5,305,993.89

Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
001 1978-A	6	5.0000
	40	5.2500
	23	5.3750
	2	5.5000
	39	5.6250
	15	5.8750
	1	6.0000
	9	6.1250
	90	6.2500
	3	6.5000
	1	6.7500

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
001 1978-A	2	6.8750
	5	7.0000
	1	7.3750
	21	7.5000
	480	7.6250
	73	7.7500
	164	7.8750
	148	8.0000
	29	8.2500
	203	8.3750
	24	8.7500
	71	8.8750
	1	9.5000
	16	9.7500
	15	9.8750
9	10.0000	
9	10.1250	
043 1998-B	2	5.2500
	5	5.3750
	4	5.5000
	8	5.6250
	2	5.7500
	1	6.0000
	142	6.5000
	4	6.8750
	10	7.0000
044 2001-A	4	3.2500
	3	3.5000
	8	4.5000
	37	5.0000
	9	5.3750
	8	5.5000
	39	5.6250

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
044 2001-A	12	5.7500
	40	5.8750
	12	6.0000
	18	6.2500
	23	6.7500
	7	7.0000
	4	7.3750
	15	7.5000
	1	7.7500
	10	7.8750
	1	8.1250
	128	8.2500
	2	8.3750
	1	8.6250
	10	11.8750
045 2002-A	104	2.5000
	9	3.0000
	28	3.6250
	13	3.7000
	1	4.0000
	38	4.1250
	3	4.2500
	10	4.5000
	17	4.6250
	37	5.0000
	1	5.2500
	29	5.3750
	14	5.5000
	22	5.6250
	17	5.7500
	9	5.8750
	1	6.0000
7	6.2500	
23	6.5000	
37	7.0000	

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
045 2002-A (Habitat)	103	7.5000
	176	7.6250
	406	7.8750
046 2002-AP(includes spruceup	1	4.5000
	6	4.6250
	3	4.7500
	1	4.8750
	24	5.0000
	1	5.1250
	215	5.2500
	183	5.3750
	6	5.5000
	52	5.6250
	67	5.7500
047 2003 AB Spirit	1	3.0000
	1	3.7000
	1	4.2500
	96	4.5000
	4	4.7500
	26	5.0000
	5	5.2500
	23	5.3750
	23	5.5000
	9	5.6250
	31	5.7500
	15	5.8750
	35	6.0000
	2	6.2500
	14	6.5000
56	6.7500	
7	6.8750	
30	7.0000	
1	7.1250	
40	7.3750	

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
047 2003 AB Spirit	25	7.5000
	8	7.6250
	16	7.7500
	16	7.8750
	1	8.0000
	4	8.5000
	3	8.8750
	12	8.9000
	5	9.7500
	9	10.3750
	1	11.3750

**List of Bonds by Maturity:**

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Seq Prepayment Only
043 1998-B								
06/2033	983219YX8	TERM	5.3000	15,000,000.00	0.00	10,290,000.00	4,710,000.00	1
TOTAL 1998-B				15,000,000.00	0.00	10,290,000.00	4,710,000.00	

**List of Unscheduled Redemptions:**

Call Date	Call Amount	Type of Call	Source of Funds
043 1998-B RD Participation			
08/01/03	2,000,000.00	Recall	Prepayments
04/01/11	8,290,000.00	Recall	Prepayments

**List of Bonds by Maturity:**

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Seq Prepayment Only
044 2001-A								
12/2035	983219ZC3	TERM	3.0000	9,545,000.00	0.00	0.00	9,545,000.00	1
TOTAL 2001-A				9,545,000.00	0.00	0.00	9,545,000.00	

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List of Bonds by Maturity:

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Prepayment Seq Only
045	2002-A							
12/2032	983219ZJ8	TERM	1.3800	37,000,000.00	0.00	0.00	37,000,000.00	1
TOTAL	2002-A			37,000,000.00	0.00	0.00	37,000,000.00	

List of Bonds by Maturity:

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Prepayment Seq Only
047	2003 AB							
12/2023	983219ZM1	TERM	4.4000	15,715,000.00	0.00	0.00	15,715,000.00	1
12/2033	983219ZN9	TERM	4.5500	32,030,000.00	0.00	0.00	32,030,000.00	1
12/2033	983219ZP4	TERM	3.5000	6,000,000.00	0.00	0.00	6,000,000.00	1
TOTAL	2003 AB			53,745,000.00	0.00	0.00	53,745,000.00	

List of Bonds by Maturity:

	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding
<b>INDENTURE TOTAL</b>	<b>115,290,000.00</b>	<b>0.00</b>	<b>10,290,000.00</b>	<b>105,000,000.00</b>

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 001 1978-A S/F							
PROGRAM FUND	GNMA Mortgage Secs	3	6.296955	106,534.83	102,298.88	4,235.95	106,534.83
	Money Market	1	0.010000	306,439.85	306,439.85	0.00	306,439.85
ASSET ACCOUNT TOTAL		4	1.583496	412,974.68	408,738.73	4,235.95	412,974.68
REVENUE FUND	CONNECTICUT HOUSING	1	0.160000	3750,000.00	3750,000.00	0.00	3750,000.00
	GNMA Mortgage Secs	8	7.630787	121,761.51	120,487.20	1,274.31	121,761.51
	Money Market	1	0.010000	3276,617.44	3276,617.44	0.00	3276,617.44
ASSET ACCOUNT TOTAL		10	0.217176	7148,378.95	7147,104.64	1,274.31	7148,378.95
BOND RESERVE FUND	FHLB CALLABLE	5	4.066774	6162,215.00	6170,000.00 (	390.56)	6169,609.44
	FNMA CALLABLE	6	3.848472	3743,557.95	3765,000.00 (	5,005.02)	3759,994.98
	FHLMC CALLABLE	1	5.000000	390,000.00	390,000.00	0.00	390,000.00
	GNMA Mortgage Secs	10	6.788460	364,265.16	362,399.50	1,865.66	364,265.16
	Money Market	1	0.010000	27,451.61	27,451.61	0.00	27,451.61
	US Treasury Bonds	1	6.000000	614,464.48	650,000.00 (	25,805.05)	624,194.95
ASSET ACCOUNT TOTAL		24	4.214037	11301,954.20	11364,851.11 (	29,334.97)	11335,516.14
MORTGAGE RESERVE FUND	FHLB CALLABLE	3	4.534231	1179,932.50	1045,833.34 (	65.82)	1045,767.52
	FHLMC CALLABLE	1	5.000000	115,000.00	115,000.00	0.00	115,000.00
	GNMA Mortgage Secs	2	6.659908	16,106.76	15,973.96	132.80	16,106.76
	Money Market	1	0.009998	2,486.49	2,486.49	0.00	2,486.49
	US Treasury Bonds	1	6.000000	217,425.46	230,000.00 (	9,131.29)	220,868.71
ASSET ACCOUNT TOTAL		8	4.827566	1530,951.21	1409,293.79 (	9,064.31)	1400,229.48
<b>SERIES TOTAL</b>		46	2.798564	20394,259.04	20329,988.27 (	32,889.02)	20297,099.25
SERIES 043 1998 SERIES B							
PROGRAM FUND	Money Market	1	0.010000	1977,484.85	1977,484.85	0.00	1977,484.85
ASSET ACCOUNT TOTAL		1	0.010000	1977,484.85	1977,484.85	0.00	1977,484.85
REVENUE FUND	Money Market	1	0.010000	112,923.97	112,923.97	0.00	112,923.97
ASSET ACCOUNT TOTAL		1	0.010000	112,923.97	112,923.97	0.00	112,923.97

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 043 1998 SERIES B							
BOND RESERVE FUND	FNMA CALLABLE	1	5.000000	89,752.50	90,000.00 (	202.14)	89,797.86
	GNMA Mortgage Secs	2	6.000000	7,845.38	7,922.06 (	76.68)	7,845.38
	Money Market	1	0.010000	397,641.86	397,641.86	0.00	397,641.86
ASSET ACCOUNT TOTAL		4	1.011996	495,239.74	495,563.92 (	278.82)	495,285.10
<b>SERIES TOTAL</b>		6	0.202018	2585,648.56	2585,972.74 (	278.82)	2585,693.92
SERIES 044 2001 SERIES A							
REVENUE FUND	Money Market	1	0.010000	2419,867.50	2419,867.50	0.00	2419,867.50
ASSET ACCOUNT TOTAL		1	0.010000	2419,867.50	2419,867.50	0.00	2419,867.50
<b>SERIES TOTAL</b>		1	0.010000	2419,867.50	2419,867.50	0.00	2419,867.50
SERIES 045 2002 SERIES A							
REVENUE FUND	Money Market	1	0.010000	6878,638.96	6878,638.96	0.00	6878,638.96
ASSET ACCOUNT TOTAL		1	0.010000	6878,638.96	6878,638.96	0.00	6878,638.96
<b>SERIES TOTAL</b>		1	0.010000	6878,638.96	6878,638.96	0.00	6878,638.96
SERIES 046 2002 SERIES A Participating							
REVENUE FUND	Money Market	1	0.010000	347,695.80	347,695.80	0.00	347,695.80
ASSET ACCOUNT TOTAL		1	0.010000	347,695.80	347,695.80	0.00	347,695.80
<b>SERIES TOTAL</b>		1	0.010000	347,695.80	347,695.80	0.00	347,695.80

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 047 2003 SERIES AB							
PROGRAM FUND	GNMA Mortgage Secs	10	7.231244	275,225.72	274,589.10	636.62	275,225.72
	Money Market	1	0.009997	2,158.61	2,158.61	0.00	2,158.61
	US Treasury Bonds	1	6.000000	312,178.13	355,000.00 (	21,789.46)	333,210.54
ASSET ACCOUNT TOTAL		12	6.514693	589,562.46	631,747.71 (	21,152.84)	610,594.87
REVENUE FUND	Money Market	1	0.010000	8787,084.73	8787,084.73	0.00	8787,084.73
ASSET ACCOUNT TOTAL		1	0.010000	8787,084.73	8787,084.73	0.00	8787,084.73
BOND RESERVE FUND	FHLB CALLABLE	3	4.450905	4064,565.00	3837,500.00 (	424.13)	3837,075.87
	FNMA CALLABLE	3	4.844444	44,958.75	45,000.00 (	33.71)	44,966.29
	FHLMC CALLABLE	2	4.494382	890,000.00	890,000.00	0.00	890,000.00
	GNMA Mortgage Secs	12	6.851704	943,855.62	946,075.02 (	2,219.40)	943,855.62
	Money Market	1	0.010000	229,635.36	229,635.36	0.00	229,635.36
	US Treasury Bonds	1	7.125000	166,456.06	127,400.00	22,296.54	149,696.54
	TENNESSEE VALLEY AUT	1	6.250000	594,858.00	600,000.00 (	1,661.58)	598,338.42
ASSET ACCOUNT TOTAL		23	4.859570	6934,328.79	6675,610.38	17,957.72	6693,568.10
MORTGAGE RESERVE FUND	FHLB CALLABLE	1	4.370000	290,000.00	290,000.00	0.00	290,000.00
	FNMA CALLABLE	2	4.692156	254,875.00	255,000.00 (	123.62)	254,876.38
	GNMA Mortgage Secs	4	7.393982	24,404.15	24,110.61	293.54	24,404.15
	Money Market	1	0.010000	6,476.91	6,476.91	0.00	6,476.91
ASSET ACCOUNT TOTAL		8	4.590332	575,756.06	575,587.52	169.92	575,757.44
<b>SERIES TOTAL</b>		<b>44</b>	<b>2.356699</b>	<b>16886,732.04</b>	<b>16670,030.34 (</b>	<b>3,025.20)</b>	<b>16667,005.14</b>
SERIES 069 SUPPLEMENTAL SECURITY							
REVENUE FUND	GNMA Mortgage Secs	1	7.000000	4,418.59	4,559.64 (	141.05)	4,418.59
	Money Market	1	0.010000	521,054.16	521,054.16	0.00	521,054.16
	US Treasury Bonds	1	7.875000	548,624.00	400,000.00	78,421.50	478,421.50
ASSET ACCOUNT TOTAL		3	3.443259	1074,096.75	925,613.80	78,280.45	1003,894.25
<b>SERIES TOTAL</b>		<b>3</b>	<b>3.443259</b>	<b>1074,096.75</b>	<b>925,613.80</b>	<b>78,280.45</b>	<b>1003,894.25</b>
<b>INDENTURE TOTAL</b>		<b>102</b>	<b>1.993449</b>	<b>50586,938.65</b>	<b>50157,807.41</b>	<b>42,087.41</b>	<b>50199,894.82</b>

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Summary of Reserve Funds by Indenture:

Reserve Fund Account Description	Original Amount	Current Par Amount
BOND RESERVE FUND INVESTMENTS	149,246,976.00	18,536,025.41
MORTGAGE RESERVE FUND INVESTMENTS	12,344,444.00	1,984,881.31
INDENTURE TOTAL	161,591,420.00	20,520,906.72

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Summary of Equity by Indenture:

Total Assets	Total Liabilities	Fund Balance
150,811,437	106,150,014	44,661,423

NOTES

- (A) IF THE AUTHORITY ELECTS TO CALL OR IS MANDATED TO CALL BY THE APPLICABLE SERIES RESOLUTION, THE FOLLOWING IS THE BOND CALL SEQUENCE FOR PREPAYMENTS:
- 1 THESE BONDS ARE FIRST TO BE CALLED FROM PREPAYMENTS
  - 2 THESE BONDS ARE SECOND TO BE CALLED FROM PREPAYMENTS
  - 3 THESE BONDS ARE THIRD TO BE CALLED FROM PREPAYMENTS
  - 4 THESE BONDS ARE FOURTH TO BE CALLED FROM PREPAYMENTS
  - 5 THESE BONDS ARE CROSS-CALLABLE ONLY WITH FUNDS FROM ANY OTHER SERIES WITH THE SAME SEQUENCE
- (B) THE 1998-B, 2001-A, 2002-A AND 2003-AB BOND SERIES MAY UTILIZE PREPAYMENTS TO REDEEM BONDS OF ANY OF THESE SERIES WHICH ARE THEN REDEEMABLE IN ACCORDANCE WITH THE 1978 INDENTURE.
- (C) THE AUTHORITY CURRENTLY INTENDS TO RECYCLE PREPAYMENTS FROM ANY SERIES WHEN LOCAL MARKET CONDITIONS PERMIT. FOR CALLS OTHER THAN FROM PREPAYMENTS, PLEASE SEE THE RESPECTIVE OFFICIAL STATEMENT.
- (D) THE 1978 INDENTURE IS A PARITY INDENTURE. REVENUE AND OTHER RESOURCES FROM ALL BOND SERIES ARE AVAILABLE TO PAY INTEREST AND PRINCIPAL ON THE BONDS PER THE TERMS OF THE INDENTURE.
- (E) GENERALLY ALL LOANS PURCHASED IN THE 1978 INDENTURE ARE INSURED OR GUARANTEED BY FHA, VA, RD OR PMI.
- (F) UNDER THE POOL INSURANCE AGREEMENT THE AUTHORITY IS RESPONSIBLE FOR THE FIRST 1% OF LOSS FOR THOSE SERIES ISSUED PRIOR TO NOVEMBER 1, 2000 AND THE FIRST 1/2% THEREAFTER.
- (G) ADDITIONALLY, WCDA HAS ESTABLISHED A LOAN LOSS RESERVE FUND FOR ALL LOANS. THIS RESERVE WILL BE FUNDED UP TO 3.5% OF THE OUTSTANDING MORTGAGE AMOUNT OF LOANS PURCHASED AND REMAINING IN THIS INDENTURE. FOR FURTHER INFORMATION SEE FOOTNOTE #4 IN THE ANNUAL AUDITED FINANCIAL STATEMENTS.
- (H) THE WCDA MORTGAGE GUARANTY FUND HAS A BALANCE OF \$18,969,142. OF THIS AMOUNT \$59,375 IS RESTRICTED TO PROVIDE A GUARANTEE ON \$296,876 OF MORTGAGE LOANS IN THIS INDENTURE. TO DATE, FOUR (4) CLAIMS AMOUNTING TO \$39,664 HAVE BEEN MADE AGAINST THE MORTGAGE GUARANTY FUND.
- (I) THE AUTHORITY HAS ESTABLISHED A LOAN LOSS RESERVE FUND FOR SELF-INSURED LOANS. THIS FUND AMOUNTS TO AT LEAST 25% OF THE OUTSTANDING PRINCIPAL BALANCE OF SELF-INSURED LOANS.
- (J) ALL REFUNDED BOND SERIES WILL BE PRESENTED IN THIS DISCLOSURE REPORT FOR THREE (3) QUARTERS FOLLOWING REFUNDING. AFTER THIS PERIOD THE REFUNDED BOND SERIES AND RELATED MORTGAGE INFORMATION WILL BE ELIMINATED FROM THE DISCLOSURE REPORT.
- (K) MORTGAGE LOANS OUTSTANDING INCLUDES ALL LOANS PURCHASED THROUGH THE AUTHORITY'S CUT-OFF DATE (LAST DAY OF THE MONTH). THE MORTGAGE DATA PRESENTED OMITTS (BY SERIES) THOSE LOANS RELATED TO ANY SERVICER WHICH HAS NOT GONE THROUGH ITS INITIAL AMORTIZATION CYCLE.
- (L) IN DECEMBER 2009, THE AUTHORITY TRANSFERRED \$22 MILLION IN EXCESS OUT OF THE 1978 INDENTURE. AFTER THE TRANSFER, THE INDENTURE STILL HAS AN ASSET TO DEBT RATIO OF 141.8%.