

**WYOMING COMMUNITY DEVELOPMENT AUTHORITY**

**DISCLOSURE REPORT**

**FOR THE 1978 PARITY INDENTURE**

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

**AS OF DECEMBER 31, 2012**

WYOMING COMMUNITY DEVELOPMENT AUTHORITY  
DISCLOSURE REPORT  
AS OF 12/31/12

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 87,000,000.00  
 Outstanding Principal Balance 84,365,930.51  
 Current Outstanding Commitments 3,707,931.00  
 Current Uncommitted Lendable Funds 0.00

New Construction	22.34%	Private (Down to 80.00 LTV)	13.65%
Existing Home	77.66%	FHA	40.63%
Total	100.00%	VA	11.25%
		RECD	26.95%
		<80% LTV	1.42%
		Self Insured	0.36%
		Guaranty Fund	5.44%
		Uninsured	0.30%
		Total	100.00%

Average Purchase Price 62,219  
 Average Original Loan Amount 59,114  
 Total No. of Loans Originated 22,123  
 Total No. of Loans Originated - Active Series 4,346  
 Total No. of Loans Paid Off - Active Series 3,441  
 Total No. of Loans Outstanding 905

Fixed Rate Mortgages 40.19%  
 Step Rate Mortgages 59.81%  
 Total 100.00%

Type of Housing:

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

1 FAMILY 100.00%  
 Total 100.00%

07 OTHER 0.73%  
 09 RADIANT 82.18%  
 13 GENWORTH 17.09%  
 Total 100.00%

Pool Insurance Coverage: ALSO SEE NOTES

Description	% of Port.
RD loans - pool insurance	1.51%
<80% LTV loans - pool insurance	0.30%
PMI loans - no pool insurance	13.66%
FHA loans - no pool insurance	40.66%
RD loans - no pool insurance	25.46%
VA loans - no pool insurance	11.26%
<80% LTV loans - no pool insurance	1.34%
Others - no pool insurance	5.81%
Total	100.00%

Self Insurance Coverage: SEE NOTES

Delinquency Statistics (as % of # of Loans Outstanding):

(As % of Principal Balance Outstanding):

60 Days	23	2.54%	1,970,754.68	2.34%
90 Days	16	1.77%	1,804,418.79	2.14%
In Foreclosure	11	1.22%	1,009,195.24	1.20%

No. of Loans Foreclosed Inception to Date 3,455  
 Foreclosed (Loss)/Gain to Date  
 Net of Insurance Proceeds (\$000) (9,052)

Real Estate Owned:  
 Number of Loans 0  
 Outstanding Mortgage Amount (\$000):  
 At Time of Default 0  
 Current Balance 0

\*\*\*\* 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	660	73.09%	41	4,153,659.05
210 FIRST INTERSTATE BANK	130	14.40%	4	325,199.48
300 BIG HORN FEDERAL SAVINGS BANK	52	5.76%	3	193,083.09
471 HABITAT EASTERN BIG HORN	21	2.33%	0	0.00
472 HABITAT GREATER TETON	16	1.77%	0	0.00
All Others - No. of Servicers	4	24	2	112,427.09
Total	9	903	50	4,784,368.71

Mortgage Loan Rates for Outstanding Loans (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
001 1978-A	11	5.2500
	9	5.3750
	10	5.6250
	3	5.8750
	3	6.1250
	29	6.2500
	1	6.8750
	13	7.7500
	17	7.8750
	19	8.0000
	2	8.2500
	18	8.3750
	9	8.7500
	15	8.8750

\*\*\*\* Please refer to Disclaimer on Page 1-00  
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Mortgage Loan Rates for Outstanding Loans (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
043 1998-B	2	5.3750
	1	5.5000
	3	5.6250
	1	5.7500
	1	6.0000
	8	6.5000
	1	6.8750
	1	7.0000
	044 2001-A	12
7		3.5000
7		4.5000
7		5.0000
24		5.2500
2		5.3750
13		5.6250
1		5.7500
6		5.8750
2		6.0000
4		6.2500
4		6.7500
1		7.3750
15		8.2500
045 2002-A		61
	94	2.5000
	6	3.0000
	13	3.7000
	7	4.1250
	3	4.2500
	9	4.5000
	28	4.6250
	4	5.0000
	7	5.1250
	20	5.2500
	7	5.3750

\*\*\*\* Please refer to Disclaimer on Page 1-00

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

Mortgage Loan Rates for Outstanding Loans (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
045 2002-A	4	5.5000
	7	5.6250
	5	5.7500
	2	5.8750
	1	6.0000
	2	6.2500
	2	6.5000
	1	7.0000
	7	7.5000
	2	7.8750
046 2002-A Participating	6	4.0000
	1	4.5000
	4	4.7500
	1	4.8750
	3	5.0000
	1	5.1250
	78	5.2500
	47	5.3750
	4	5.5000
	15	5.6250
	14	5.7500
047 2003 AB	1	2.0000
	1	3.0000
	1	3.3750
	1	3.7000
	2	4.2500
	33	4.5000
	4	4.7500
	51	5.0000
	5	5.3750
	5	5.5000
	3	5.6250
	6	5.7500
	1	5.8750

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Mortgage Loan Rates for Outstanding Loans (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
047 2003 AB	9	6.0000
	2	6.5000
	10	6.7500
	2	6.8750
	6	7.0000
	3	7.3750
	3	7.5000
	1	7.7500
	1	7.8750
	1	8.8750
	3	8.9000



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	5.300000000	15,000,000.00	0.00	15,000,000.00	0.00	1
TOTAL 1998-B				15,000,000.00	0.00	15,000,000.00	0.00	

List of Unscheduled Redemptions:

Call Date	Call Amount	Type of Call	Source of Funds
043 1998-B			
08/01/03	2,000,000.00	Recall	Prepayments
04/01/11	8,290,000.00	Recall	Prepayments
12/17/12	4,710,000.00	Recall	Cross-call

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	0.150000000	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	

\*\*\*\* Please refer to Disclaimer on Page 1-00

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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 Seq Prepayment Only
045 2002-A								
12/2032	983219ZJ8	TERM	0.150000000	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 Seq Prepayment Only
047 2003 AB Spirit								
12/2023	983219ZM1	TERM	4.400000000	15,715,000.00	0.00	0.00	15,715,000.00	1
12/2033	983219ZN9	TERM	4.550000000	32,030,000.00	0.00	13,290,000.00	18,740,000.00	1
12/2033	983219ZP4	TERM	0.150000000	6,000,000.00	0.00	0.00	6,000,000.00	1
TOTAL 2003 AB Spirit				53,745,000.00	0.00	13,290,000.00	40,455,000.00	

List of Unscheduled Redemptions:

Call Date	Call Amount	Type of Call	Source of Funds
047 2003 AB Spirit			
12/17/12	13,290,000.00	Recall	Cross-call

List of Bonds by Maturity:

	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding
INDENTURE TOTAL	1,781,600,527.90	367,105,000.00	1,357,625,384.88	87,000,000.00

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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	2	6.542211	54,459.35	52,416.07	2,043.28	54,459.35
	Money Market	1	0.010027	6,322.66	6,322.66	0.00	6,322.66
ASSET ACCOUNT TOTAL		3	5.839084	60,782.01	58,738.73	2,043.28	60,782.01
REVENUE FUND	GNMA Mortgage Secs	8	7.078386	73,437.46	72,438.63	998.83	73,437.46
	Money Market	1	0.010027	168,283.38	168,283.38	0.00	168,283.38
ASSET ACCOUNT TOTAL		9	2.137054	241,720.84	240,722.01	998.83	241,720.84
BOND RESERVE FUND	FHLB CALLABLE	2	3.390957	4698,075.00	4700,000.00 (	116.13)	4699,883.87
	FNMA CALLABLE	1	3.125000	29,801.40	30,000.00 (	173.23)	29,826.77
	FHLMC CALLABLE	3	3.217770	5740,000.00	5740,000.00	0.00	5740,000.00
	GNMA Mortgage Secs	10	6.845512	242,965.04	241,497.74	1,467.30	242,965.04
	Money Market	1	0.010027	5,476.97	5,476.97	0.00	5,476.97
	US Treasury Bonds	1	6.000000	614,464.48	650,000.00 (	23,157.97)	626,842.03
ASSET ACCOUNT TOTAL		18	3.523759	11330,782.89	11366,974.71 (	21,980.03)	11344,994.68
MORTGAGE RESERVE FUND	FHLMC CALLABLE	2	3.552575	1165,000.00	1165,000.00	0.00	1165,000.00
	GNMA Mortgage Secs	2	6.666805	11,649.26	11,551.65	97.61	11,649.26
	Money Market	1	0.010025	2,742.14	2,742.14	0.00	2,742.14
	US Treasury Bonds	1	6.000000	217,425.46	230,000.00 (	8,194.57)	221,805.43
ASSET ACCOUNT TOTAL		6	3.970634	1396,816.86	1409,293.79 (	8,096.96)	1401,196.83
<b>SERIES TOTAL</b>		<b>36</b>	<b>3.556794</b>	<b>13030,102.60</b>	<b>13075,729.24 (</b>	<b>27,034.88)</b>	<b>13048,694.36</b>
SERIES 043 1998 SERIES B							
PROGRAM FUND	FHLMC Disc Note	1	0.000000	999,661.11	1000,000.00 (	336.12)	999,663.88
	Money Market	1	0.010027	977,823.74	977,823.74	0.00	977,823.74
ASSET ACCOUNT TOTAL		2	0.004957	1977,484.85	1977,823.74 (	336.12)	1977,487.62
REVENUE FUND	Money Market	1	0.010027	410,199.86	410,199.86	0.00	410,199.86
ASSET ACCOUNT TOTAL		1	0.010027	410,199.86	410,199.86	0.00	410,199.86

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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	3.125000	150,000.00	150,000.00	0.00	150,000.00
	GNMA Mortgage Secs	2	6.000000	6,395.20	6,455.35 (	60.15)	6,395.20
	FED HM LN MTG CP D/N	1	0.000000	334,668.54	335,000.00 (	330.26)	334,669.74
	Money Market	1	0.010026	4,440.03	4,440.03	0.00	4,440.03
ASSET ACCOUNT TOTAL		5	1.023455	495,503.77	495,895.38 (	390.41)	495,504.97
<b>SERIES TOTAL</b>		<b>8</b>	<b>0.180811</b>	<b>2883,188.48</b>	<b>2883,918.98 (</b>	<b>726.53)</b>	<b>2883,192.45</b>
SERIES 044 2001 SERIES A							
REVENUE FUND	FED HM LN MTG CP D/N	1	0.000000	999,661.11	1000,000.00 (	336.12)	999,663.88
	Money Market	1	0.010027	2146,116.25	2146,116.25	0.00	2146,116.25
ASSET ACCOUNT TOTAL		2	0.006840	3145,777.36	3146,116.25 (	336.12)	3145,780.13
SERIES TOTAL		2	0.006840	3145,777.36	3146,116.25 (	336.12)	3145,780.13
SERIES 045 2002 SERIES A							
REVENUE FUND	FED HM LN MTG CP D/N	1	0.000000	1999,322.22	2000,000.00 (	672.23)	1999,327.77
	Money Market	1	0.010027	5034,286.11	5034,286.11	0.00	5034,286.11
ASSET ACCOUNT TOTAL		2	0.007176	7033,608.33	7034,286.11 (	672.23)	7033,613.88
<b>SERIES TOTAL</b>		<b>2</b>	<b>0.007176</b>	<b>7033,608.33</b>	<b>7034,286.11 (</b>	<b>672.23)</b>	<b>7033,613.88</b>
SERIES 046 2002 SERIES A Participating							
REVENUE FUND	Money Market	1	0.010027	149,754.08	149,754.08	0.00	149,754.08
ASSET ACCOUNT TOTAL		1	0.010027	149,754.08	149,754.08	0.00	149,754.08
<b>SERIES TOTAL</b>		<b>1</b>	<b>0.010027</b>	<b>149,754.08</b>	<b>149,754.08</b>	<b>0.00</b>	<b>149,754.08</b>

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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	8	7.024118	151,106.25	151,324.65	( 218.40)	151,106.25
	Money Market	1	0.010027	2,585.77	2,585.77	0.00	2,585.77
	US Treasury Bonds	1	6.000000	312,178.13	355,000.00	( 19,554.22)	335,445.78
ASSET ACCOUNT TOTAL		10	6.274086	465,870.15	508,910.42	( 19,772.62)	489,137.80
REVENUE FUND	FED HM LN MTG CP D/N	1	0.000000	6997,627.77	7000,000.00	( 2,352.79)	6997,647.21
	Money Market	1	0.010027	8975,840.79	8975,840.79	0.00	8975,840.79
ASSET ACCOUNT TOTAL		2	0.005634	15973,468.56	15975,840.79	( 2,352.79)	15973,488.00
BOND RESERVE FUND	FNMA CALLABLE	1	3.125000	1296,360.90	1305,000.00	( 7,535.22)	1297,464.78
	FHLMC CALLABLE	1	3.625000	1670,000.00	1670,000.00	0.00	1670,000.00
	GNMA Mortgage Secs	10	7.140428	145,957.39	144,561.30	1,396.09	145,957.39
	FED HM LN MTG CP D/N	1	0.000000	2832,194.92	2835,000.00	( 2,794.85)	2832,205.15
	Money Market	1	0.010026	5,093.25	5,093.25	0.00	5,093.25
	US Treasury Bonds	1	7.125000	166,456.06	127,400.00	19,418.88	146,818.88
	TENNESSEE VALLEY AUT	1	6.250000	594,858.00	600,000.00	( 1,275.56)	598,724.44
ASSET ACCOUNT TOTAL		16	2.366046	6710,920.52	6687,054.55	9,209.34	6696,263.89
MORTGAGE RESERVE FUND	FNMA CALLABLE	1	3.125000	253,311.90	255,000.00	( 1,472.41)	253,527.59
	FHLMC CALLABLE	1	3.625000	300,000.00	300,000.00	0.00	300,000.00
	GNMA Mortgage Secs	4	7.468495	18,295.29	18,054.36	240.93	18,295.29
	Money Market	1	0.010027	4,221.26	4,221.26	0.00	4,221.26
ASSET ACCOUNT TOTAL		7	3.497906	575,828.45	577,275.62	( 1,231.48)	576,044.14
<b>SERIES TOTAL</b>		<b>35</b>	<b>0.889469</b>	<b>23726,087.68</b>	<b>23749,081.38</b>	<b>( 14,147.55)</b>	<b>23734,933.83</b>
SERIES 069 SUPPLEMENTAL SECURITY							
REVENUE FUND	GNMA Mortgage Secs	1	7.000000	4,050.99	4,180.30	( 129.31)	4,050.99
	Money Market	1	0.010027	788,096.46	788,096.46	0.00	788,096.46
	US Treasury Bonds	1	7.875000	548,624.00	400,000.00	66,196.44	466,196.44
ASSET ACCOUNT TOTAL		3	2.673175	1340,771.45	1192,276.76	66,067.13	1258,343.89
<b>SERIES TOTAL</b>		<b>3</b>	<b>2.673175</b>	<b>1340,771.45</b>	<b>1192,276.76</b>	<b>66,067.13</b>	<b>1258,343.89</b>
<b>INDENTURE TOTAL</b>		<b>87</b>	<b>1.393954</b>	<b>51309,289.98</b>	<b>51231,162.80</b>	<b>23,149.82</b>	<b>51254,312.62</b>

\*\*\*\* Please refer to Disclaimer on Page 1-00

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

Summary of Reserve Funds by Indenture:

Reserve Fund Account Description	Original Amount	Current Amount
BOND RESERVE FUND INVESTMENTS	149,246,976.00	18,549,924.64
MORTGAGE RESERVE FUND INVESTMENTS	12,344,444.00	1,986,569.41
INDENTURE TOTAL	161,591,420.00	20,536,494.05

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Summary of Equity by Indenture:

Total Assets	Total Liabilities	Fund Balance
135,051,996.56	88,058,554.50	46,993,442.06

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. IN AUGUST 2011 AND MARCH 2012 WCDA DID NOT RENEW THE RADIAN POOL INSURANCE DUE AT THAT TIME IN THE 1978 INDENTURE. IN OCTOBER 2011 WCDA DID NOT RENEW THE GENWORTH POOL INSURANCE DUE AT THAT TIME UNDER POOL #6302 IN THE 1978 INDENTURE.

(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 \$20,538,943. OF THIS AMOUNT \$54,880 IS RESTRICTED TO PROVIDE A GUARANTEE ON \$232,600 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%.