

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

FINANCIAL REPORT

June 30, 2017

and

June 30, 2016

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Wyoming Community Development Authority
Casper, Wyoming

Report on the Financial Statements

We have audited the accompanying financial statements of the Wyoming Community Development Authority, as of and for the years ended June 30, 2017 and 2016, and the related notes to the financial statements, which collectively comprise Wyoming Community Development Authority's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audits. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a reasonable basis for our audit opinions.

Opinion

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Wyoming Community Development Authority as of June 30, 2017 and 2016, and the changes in its financial position and cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis (pages 4-6) and the required supplementary information, changes in net pension liability and related ratios, (pages 39-42) be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information

Our audits were conducted for the purpose of forming an opinion on the financial statements that collectively comprise the Wyoming Community Development Authority's basic financial statements. The detailed balance sheets, and the detailed schedules of revenues, expenses and changes in fund net position, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The detailed balance sheets, the detailed schedules of revenues, and expenses and changes in fund net position are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the detailed balance sheets and detailed schedules of revenues, expenses and changes in fund net position are fairly stated, in all material respects, in relation to the basic financial statements as a whole.



Porter, Muirhead, Cornia & Howard

Certified Public Accountants

September 28, 2017

Casper, Wyoming

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WYOMING COMMUNITY DEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

(Unaudited)

June 30, 2017 and 2016

This section of the Wyoming Community Development Authority's (the Authority) annual financial report presents our discussion and analysis of financial activities for the fiscal year ended June 30, 2017. The selected data presented was derived from the Authority's financial statements, which were audited by Porter, Muirhead, Cornia & Howard, Certified Public Accountants. The authority is a self-supporting entity and follows enterprise fund reporting; accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statement offer short-term and long-term financial information about the Authority's activities. The Independent Auditor's Report, audited financial statements and accompanying notes, and supplementary information should be read in conjunction with the following discussion.

Financial Highlights

	2017	Change		2016	Change		2015
Cash and cash equivalents	\$ 105,559,570	\$ (8,732,600)	-7.64%	\$ 114,292,170	\$ 18,189,586	18.93%	\$ 96,102,584
Investments	178,037,659	25,500,650	16.72%	152,537,009	(4,923,328)	-3.13%	157,460,337
Mortgage loans receivable	733,110,833	(15,542,618)	-2.08%	748,653,451	(52,561,850)	-6.56%	801,215,301
Total assets	1,050,065,750	(4,011,258)	-0.38%	1,054,077,008	(35,779,409)	-3.28%	1,089,856,417
Deferred outflow of resources	1,367,831	388,484	39.67%	979,347	546,186	126.09%	433,161
Other current liabilities	2,828,591	(5,744,518)	-67.01%	8,573,109	(4,925,452)	-36.49%	13,498,561
Bonds payable	657,114,609	1,636,945	0.25%	655,477,664	(51,423,197)	-7.27%	706,900,861
Other long-term liabilities	5,584,994	40,410	0.73%	5,544,584	423,909	8.28%	5,120,675
Total liabilities	665,528,194	(4,067,163)	-0.61%	669,595,357	(55,924,740)	-7.71%	725,520,097
Deferred inflow of resources	239,297	50,608	26.82%	188,689	(316,749)	-62.67%	505,438
Invested in capital assets	2,666,970	165	0.01%	2,666,805	(51,889)	-1.91%	2,718,694
Restricted	242,819,920	2,887,927	1.20%	239,931,993	(25,581,947)	-9.63%	265,513,940
Unrestricted	140,179,200	(2,494,311)	-1.75%	142,673,511	46,642,102	48.57%	96,031,409
Total net position	385,666,090	393,781	0.10%	385,272,309	21,008,266	5.77%	364,264,043
Mortgage interest	28,657,930	(3,052,591)	-9.63%	31,710,521	(3,943,694)	-11.06%	35,654,215
Investment income	(4,341,919)	(17,076,553)	-134.10%	12,734,634	3,468,271	37.43%	9,266,363
Other income	4,115,384	639,387	18.39%	3,475,997	286,232	8.97%	3,189,765
Total operating revenues	28,431,395	(19,489,757)	-40.67%	47,921,152	(189,191)	-0.39%	48,110,343
Interest expense	18,139,876	(2,383,036)	-11.61%	20,522,912	(2,804,262)	-12.02%	23,327,174
Total operating expenses	29,746,231	(1,070,744)	-3.47%	30,816,975	(4,209,381)	-12.02%	35,026,356
Operating income (loss)	(1,314,836)	(18,419,013)	-107.69%	17,104,177	4,020,190	30.73%	13,083,987
Net income	393,781	(20,614,485)	-98.13%	21,008,266	6,117,409	41.08%	14,890,857

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

(Unaudited)

June 30, 2017 and 2016

Financial Position

Cash and cash equivalents decreased by \$8.7 million and investments increased by \$25.5 million for a combined increase in funds of \$16.8 million. The decrease in funds was due to the following: the decrease in other current liabilities of \$5.7 million and cash used by operating activities of \$1.3 million. The increase of funds was due to the following: the net decrease in mortgage loans receivable of \$15.5 million, the net decrease in other assets of \$6.7 million and the net increase in bonds payable of \$1.6 million.

Mortgage loans receivable decreased by \$15.5 million due to the following: mortgages decreased due to prepayments of \$155.4 million and curtailments and scheduled payments of \$22.3 million, while increases were a result of mortgage loan purchases of \$161.3 million and the reduction of loan loss reserves of \$0.9 million.

Total assets declined by \$6.2 million due to a decline in mortgage loans (discussed above) of \$15.5 million, a decline in accounts receivable and other assets of \$1.1 million, a decline in restricted accounts receivable and other assets of \$4.0 million, a decrease in deferred hedging cost of fixed-rate swaps of \$2.2 million and a combined decrease in deferred servicing costs and property and equipment of \$0.3 million. Increases to assets were due to an increase in cash, cash equivalents and investments (discussed above) of \$16.8 million and an increase in mortgage and investment interest receivable of \$0.1 million.

Deferred outflows of resources decreased \$0.3 million due to the effects of accounting for pension contribution timing and earning differences and accumulated fair value differences on the swaps.

Other current liabilities decreased \$5.7 million. The decrease is due to the net reduction in a short term line-of-credit of \$3.6 million and a decrease of accounts payable and other liabilities of \$2.2 million, along with an increase in accrued interest payable of \$0.1 million.

Bonds payable reflect a net increase from 2016 of \$1.6 million. Bonds were reduced as a result of redemptions, refundings and maturities of \$186.0 million, while bonds increased due to bond issuances of \$187.6 million. See Note 7 for additional information.

Total liabilities fell by \$4.0 million from the prior year due to the net increase in bonds payable of \$1.6 million and the decrease in other current liabilities of \$5.6.

Deferred inflows of resources decreased by \$2.2 million over the prior year due to the effects of accounting for the increase in the pension liability (See Note 14) and the accounting for the increase in the fair value of swap agreements.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

(Unaudited)

June 30, 2017 and 2016

Results of Operation

Net income for fiscal year 2017 was \$0.4 million, a \$20.6 million decrease from fiscal year 2016. Total operating revenues decreased by \$19.5 million, total operating expenses decreased by \$1.1 million and non-operating income from Federal Program activities decreased \$2.2 million.

Total operating revenues decreased by \$19.5 million. This decrease is due to reductions of mortgage interest income of \$3.0 million, investment interest income of \$0.7 million and fair value of investments of \$16.4 million combined with an increase in fees and other income of \$0.6 million.

Total operating expenses declined by \$1.1 million. The decrease is due to a decrease of \$2.4 million in bond interest expense, a decrease of \$0.3 million in amortization of deferred servicing costs, an increase in provision for (recapture of) loan losses of \$0.7 million and an increase of \$0.9 million in general and administrative expenses.

Debt Administration

During fiscal year 2017, the Authority issued \$187.6 million in bonds in the 1994 Indenture. Bonds outstanding were reduced by \$186.0 million due to maturities, redemptions and refundings. See Note 7 for additional information.

Conclusion

The above discussion and analysis is presented to provide additional information regarding the activities of the Authority and also to meet the disclosure requirements of GASB Statement No. 34. If you have questions about the report or need additional financial information, please contact the Director of Finance, Wyoming Community Development Authority, P.O. Box 634, Casper, Wyoming 82602, or go to our website at www.wyomingcda.com.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

BALANCE SHEETS
JUNE 30, 2017 AND 2016

**ASSETS AND DEFERRED OUTFLOWS
OF RESOURCES**

	<u>2017</u>	<u>2016</u>
Current Assets		
Cash and cash equivalents	\$ 38,237,822	\$ 29,517,394
Investments	75,038,930	73,107,597
Interest receivable		
Mortgage loans	25,958	73,469
Investments	262,241	137,464
Accounts receivable and other assets	1,268,705	2,409,691
Total currents assets	<u>114,833,656</u>	<u>105,245,615</u>
Noncurrent Assets		
Restricted cash and cash equivalents	67,321,748	84,774,776
Restricted investments	102,998,729	79,429,412
Restricted mortgage loans receivable, net	720,388,942	719,626,261
Restricted interest receivable		
Mortgage loans	2,771,166	2,909,060
Investments	1,117,062	894,254
Restricted accounts receivable and other assets	11,376,557	15,385,633
Mortgage loans receivable, net	12,721,891	29,027,190
Deferred hedging costs of fixed-rate swaps	52,101	-
Deferred servicing costs, net	13,816,928	14,118,002
Property and equipment, net	2,666,970	2,666,805
Total noncurrent assets	<u>935,232,094</u>	<u>948,831,393</u>
Total assets	<u>1,050,065,750</u>	<u>1,054,077,008</u>
Deferred Outflows of Resources		
Pension contributions and change in earnings	879,263	979,347
Accumulated decrease in fair value of hedged derivative	488,568	2,217,557
Total deferred outflows of resources	<u>1,367,831</u>	<u>979,347</u>
Total assets and deferred outflows of resources	<u>\$ 1,051,433,581</u>	<u>\$ 1,055,056,355</u>

See notes to the basic financial statements

**LIABILITIES, DEFERRED INFLOWS OF
RESOURCES AND NET POSITION**

	<u>2017</u>	<u>2016</u>
Current Liabilities		
Bonds payable	\$ 21,560,000	\$ 26,855,000
Note payable	-	3,601,000
Accrued interest payable	1,691,323	1,580,693
Accounts payable and other liabilities	<u>1,137,268</u>	<u>3,391,416</u>
Total currents liabilities	<u>24,388,591</u>	<u>35,428,109</u>
Noncurrent Liabilities		
Bonds payable	635,554,609	628,622,664
Other deferred credits	1,748,885	2,250,756
Pension liability	3,347,541	3,293,828
Hedging liabilities	<u>488,568</u>	<u>2,217,557</u>
Total noncurrent liabilities	<u>641,139,603</u>	<u>634,167,248</u>
Total liabilities	<u>665,528,194</u>	<u>669,595,357</u>
Deferred Inflows of Resources		
Differences between expected and actual pension experience	90,688	69,683
Accumulated increase in fair value of hedged derivatives	<u>148,609</u>	<u>119,006</u>
Total deferred inflows of resources	<u>239,297</u>	<u>188,689</u>
Net Position		
Invested in capital assets	2,666,970	2,666,805
Restricted	242,819,920	239,931,993
Unrestricted	<u>140,179,200</u>	<u>142,673,511</u>
Total net position	<u>385,666,090</u>	<u>385,272,309</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 1,051,433,581</u>	<u>\$ 1,055,056,355</u>

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WYOMING COMMUNITY DEVELOPMENT AUTHORITY

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
Years Ended June 30, 2017 and 2016

	2017	2016
Operating Revenues		
Mortgage interest	\$ 28,657,930	\$ 31,710,521
Investment interest income	5,467,312	6,124,849
Net increase (decrease) in the fair value of investments	(9,809,231)	6,609,785
Fees and other income	4,115,384	3,475,997
Total operating revenue	28,431,395	47,921,152
Operating Expenses		
Interest expense	18,139,876	20,522,912
Servicer fees	33,659	23,687
Amortization of deferred servicing costs	2,160,000	2,520,000
Cost of issuance and other financing costs	2,219,026	2,210,062
Provision for (recapture of) loan losses	(219,917)	(939,172)
General and administrative	7,413,587	6,479,486
Total operating expenses	29,746,231	30,816,975
Operating income (loss)	(1,314,836)	17,104,177
Non-operating Revenue (Expenses)		
Federal program income	4,512,199	5,389,595
Federal program expense	(2,803,582)	(1,485,506)
Non-operating income	1,708,617	3,904,089
Net income	393,781	21,008,266
Net position, beginning of year	385,272,309	364,264,043
Net position, end of year	\$ 385,666,090	\$ 385,272,309

See notes to the basic financial statements

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

STATEMENTS OF CASH FLOWS Years Ended June 30, 2017 and 2016

	2017	2016
Cash Flows from Operating Activities		
Cash receipts for services	\$ 7,063,751	\$ 2,879,154
Interest income on mortgage loans	28,203,355	32,018,922
Principal received on mortgage loans	175,330,450	143,155,295
Cash payments to purchase mortgage loans	(157,042,573)	(89,541,172)
Cash payments to servicers	(33,659)	(23,687)
Cash payments to suppliers	(8,446,888)	(6,091,100)
Cash payments to employees	(2,912,301)	(2,935,004)
Net cash provided by operating activities	42,162,135	79,462,408
Cash Flows from Noncapital Financing Activities		
Federal revenue	4,512,199	5,389,595
Federal expenses	(2,803,582)	(1,485,506)
Federal program notes issued	(2,075,433)	(4,917,124)
Federal program note payments received	1,751,786	1,723,329
Proceeds from bonds	187,606,945	140,468,977
Principal paid on bonds	(185,970,000)	(191,917,428)
Interest paid on bonds	(18,029,246)	(20,558,342)
Proceeds from notes payable	56,205,600	13,413,000
Payments on note payable	(59,806,600)	(19,479,000)
Net cash used in noncapital financing activities	(18,608,331)	(77,362,499)
Cash Flows from Capital and Related Financing Activities		
Purchase of fixed assets	(375,433)	(295,524)
Purchase of mortgage servicing rights	(1,858,926)	(1,473,631)
Net cash used in capital and related financing activities	(2,234,359)	(1,769,155)
Cash Flows from Investing Activities		
Interest received from investments	5,257,836	6,325,719
Purchase of investments	(117,026,084)	(69,873,284)
Proceeds from sales and maturities of investments	81,716,203	81,406,397
Net cash provided by (used in) investing activities	(30,052,045)	17,858,832
Increase (decrease) in cash and cash equivalents	(8,732,600)	18,189,586
Cash and cash equivalents, beginning of year	114,292,170	96,102,584
Cash and cash equivalents, end of year	\$ 105,559,570	\$ 114,292,170

See notes to the basic financial statements

	<u>2017</u>	<u>2016</u>
Reconciliation of ending cash and cash equivalents		
Current cash and cash equivalents	\$ 38,237,822	\$ 29,517,394
Noncurrent restricted cash and cash equivalents	<u>67,321,748</u>	<u>84,774,776</u>
Cash and cash equivalents, end of year	<u>\$ 105,559,570</u>	<u>\$ 114,292,170</u>
Reconciliation of operating income (loss) to net cash provided by operating activities		
Operating income (loss)	\$ (1,314,836)	\$ 17,104,177
Adjustments to reconcile operating income to net cash provided by operating activities		
Interest on bonds	18,139,876	20,522,912
Net change in fair value of investments	9,809,231	(6,609,785)
Interest from investments	(5,467,312)	(6,124,849)
Mortgage loan principal repayments		
Scheduled	20,541,872	40,443,367
Prepaid	155,458,501	102,711,928
Purchase of mortgage loans	(157,042,573)	(89,541,172)
Change in amortization of commitment fees, loan discounts and deferred outflow of resources	48,696	178,154
Amortization of deferred servicing costs	2,160,000	2,520,000
Change in provision for loan losses	(219,917)	(939,172)
Net change in other assets and liabilities	<u>48,597</u>	<u>(803,152)</u>
Net cash provided by operating activities	<u>\$ 42,162,135</u>	<u>\$ 79,462,408</u>
Supplemental Cash Flow Information		
Noncash noncapital financing activity		
Federal program notes rolled into mortgages	\$ 4,277,128	\$ 1,836,430
Noncash investing activity		
Investment trade settlement in process at year end	\$ -	\$ 2,380,000

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 1. Authority Legislation

The Wyoming Community Development Authority (the “Authority”) was created in 1975 by the Wyoming Community Development Authority Act to provide financing for housing needs within the State of Wyoming (the “State”). The Authority is a component unit of the State and is reported as an enterprise fund.

In March 2002, the Authority was authorized by the Legislature of the State of Wyoming to issue additional bonds. In addition to the bonds presently outstanding, any bonds authorized for care facility projects, bonds that may be issued to refund bonds, and bonds the Authority may issue from time to time as private activity bonds exempt from federal income taxation under Section 146 of the Internal Revenue Code of 1986, as amended, the Authority may issue and have outstanding additional bonds in the aggregate amount of up to \$400,000,000. In addition, the Authority may issue and have outstanding additional bonds for care facility projects in an aggregate amount of up to \$250,000,000. Amounts so issued shall not be deemed to constitute a debt of the State or any political subdivision thereof.

Note 2. Significant Accounting Policies

Fund Accounting and Generally Accepted Accounting Principles

Basis of Presentation – The Authority’s financial statements have been prepared on the basis of the proprietary-fund concept which pertains to financial activities that operate in a manner similar to private business enterprises and are financed through fees and charges assessed primarily to the users of the services.

The financial activities of the Authority are recorded in funds established under various bond indentures (program funds) and in funds established for the administration of the Authority’s programs. The Authority uses the accrual method of accounting. The Authority’s program funds and other funds have been presented on a combined basis, as the Authority is considered a single enterprise fund for financial reporting purposes. All interfund balances and transactions have been eliminated in the financial statements.

Further description of the Funds established by the Authority is as follows:

Single Family Program Funds

These funds, established under the Housing Revenue Bonds 1994 Indenture and the Homeownership Mortgage Revenue Bonds 2009 Indenture are to account for the proceeds from the sale of Single Family Mortgage Bonds and the debt service requirements of the bond indebtedness. Activities of these funds are, in general, limited to the purchase of mortgage loans collateralized by eligible mortgages on single family residential housing. Assets in these funds are classified as restricted because their use is limited by applicable bond covenants. The trust indentures have various insurance, guaranty and reserve provisions as set forth in those trust indentures.

The Authority also has funds that had been established under past indentures and the bonds related to those indentures have been completely redeemed. Assets in the Single Family Mortgage Warehousing Fund, and the Multi-Family Fund are no longer reported as restricted since no bonds are outstanding in those funds.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 2. Significant Accounting Policies (Continued)

Single Family Program Funds (Continued)

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as needed.

Federal Program Fund

This fund was established for the purpose of receiving and disbursing funds relating to projects funded by the U.S. Department of Housing and Urban Development's HOME Investment Partnership, Neighborhood Stabilization Program, Tax Credit Assistance Program and other federal programs, including the Department of Treasury's Tax Credit Exchange Program. These funds are restricted by federal law to specific purposes.

Housing Trust Fund

This fund was established to provide direct funding of approved housing or housing projects within the State of Wyoming.

Mortgage Guaranty Fund

This fund is used to provide guarantees on mortgage loans, leases, or other credit agreements purchased by the Authority. Claims made against the Mortgage Guaranty Fund are not a debt or liability of the State nor a general obligation of the Authority. The Authority has committed \$361,797 to guarantee mortgage and project loans with principal balances outstanding of \$835,134 as of June 30, 2017. The authority has also committed \$250,000 to guarantee second mortgages with principal balances outstanding of \$7,538,972. Initial recovery of second mortgage losses will come from other available sources.

General Fund

This fund is utilized to account for all of the operating activities of the Authority, including mortgage-servicing activities and all other activities, which are not required to be accounted for in other specific funds.

Interfund Activity

As a general rule, the effect of interfund activity has been eliminated from the Authority's basic financial statements.

Cash and Cash Equivalents

For purposes of reporting the statements of cash flows, the Authority considers all cash, money market investments, and obligations of the U.S. Treasury or agencies and instrumentalities of the U.S. Government with initial maturities of three months or less to be cash equivalents.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 2. Significant Accounting Policies (Continued)

Restricted Assets

Certain proceeds of the Authority's bonds, as well as certain resources set aside for their repayment are classified as restricted assets because they are maintained in separate accounts and their use is limited by bond covenants.

Investments

The trust indentures and State statutes authorize the types of investment in which the Authority invests. Among these authorized investments are certificates of deposit, obligations of the U.S. Treasury, agencies and instrumentalities of the U.S. Government, mortgage backed securities, guaranteed investment contracts, mutual funds and repurchase agreements with banks with the underlying securities being obligations of the U.S. Treasury or agencies and instrumentalities of the U.S. Government. All investments are reported at fair value as determined by financial services providers. The net increase (decrease) in the fair value of investments includes both realized and unrealized gains and losses.

Mortgage Loans Receivable

Mortgage loans receivable are reported net of the loan loss reserve. The loan loss reserve for mortgages is increased by provisions charged and decreased by recoveries credited to operations based on a periodic evaluation of the loan portfolio and actual losses that occur. Loans receivable are carried at the lower of historical cost and fair value. The cost is approximately equal to fair value. Deferred commitment fees on mortgages are amortized to earnings over the estimated life of the mortgages by a method which approximates the interest method. Interest income on delinquent loans is accrued up to one year, after which time the loan is classified as a non-accrual loan.

Deferred Servicing Costs

Deferred servicing costs consist of costs of acquiring mortgage loan servicing rights. The cost of loan servicing rights is amortized in proportion to, and over the period of, estimated net servicing revenue.

Property and Equipment

Property and equipment, including rehabilitations of single-family dwellings, is stated at cost less accumulated depreciation. Depreciation is computed using the straight-line method over the following estimated useful lives:

Furniture and equipment	3 – 7 years
Buildings and improvements	15 – 40 years

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 2. Significant Accounting Policies (Continued)

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Wyoming Retirement System (WRS) plans and additions to/deductions from WRS's fiduciary net position have been determined on the same basis as they are reported by WRS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred Inflows of Resources

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time. The Authority has two items that qualify for reporting in this category.

Deferred Outflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Authority has two items that qualify for reporting in this category.

Arbitrage Rebate Payable, Deferred Arbitrage Rebate and Other Deferred Credits

As a result of applicable federal income tax rules, the Authority is limited in the investment yield which it may retain for its own use on the non-mortgage investments of most of its bond issues. For bond issues after 1988, excess arbitrage yields must be rebated to the federal government not less than every five years pursuant to applicable federal tax regulations. The Authority has deferred \$143,999 and \$5,890 at June 30, 2017 and 2016, respectively, for arbitrage rebates. There is no arbitrage due at June 30, 2017 and 2016.

The Authority could also incur arbitrage rebates related to excess yields collected on mortgage receivables funded with bond proceeds; management monitors whether excess yields are accumulating in a given series. The Authority would defer recognizing interest income from excess yields. The Authority has recorded no deferred interest income at June 30, 2017 and 2016. As of June 30, 2017 and 2016, the Authority deferred \$169,844 and \$334,432, respectively, of interest income related to the HOME Run loan program.

Additionally, the authority has deferred \$1,435,042 and \$1,940,434 as of June 30, 2017 and 2016, respectively, in unamortized commitment fees received. These fees are being amortized over the estimated life of the related mortgages by a method which approximates the interest method.

Indentures and Reporting Requirements

The Authority is subject to a number of limitations and restrictions contained in various indentures. Such limitations and covenants include: continued collection of pledged revenues, segregation of pledged revenues, maintaining specified levels of bond and mortgage reserve funds, permissible investment of bond proceeds and pledged revenues, and ongoing disclosure to the secondary bond market in accordance with the Securities and Exchange Commission's Rule 15c2-12. The Authority is in compliance with all significant covenants.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 2. Significant Accounting Policies (Continued)

Components of Net Position

The Authority's net position is reported in three components: investment in capital assets, restricted and unrestricted. Restricted net position includes amounts restricted under terms of an award, contract or law. Unrestricted net position includes all other equity components not meeting the criteria above.

Revenue and Expense Recognition

The Authority records all revenues derived from mortgages, investments, servicing and financing as operating revenues since these revenues are generated from the Authority's daily operations needed to carry out its statutory purpose. The Authority considers revenues and expenses related to federal programs to be non-operating revenues and expenses.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Significant estimates and assumptions in these financial statements that require the exercise of management judgement include, though are not limited to, the allowance for loan losses and the fair value of investments. Due to the inherent uncertainty involved in making estimates, actual results in future periods could differ from those estimates. The estimates of fair value of investments, allowance for loan losses and pension liabilities are specifically significant to the Authority. It is reasonably possible that these estimates will change within one year of the date of the financial statement due to one or more future events. The effect of the change could be material to the financial statements and could result in a loss.

Reclassification

Certain balances on the balance sheets have been reclassified to conform to the current year presentation with no changes to net assets or net income.

Note 3. Cash and Cash Equivalents and Investments

Deposits are placed with various financial institutions and are carried at cost. At June 30, 2017, the carrying amount of the Authority's bank deposits was \$10,111,855 and the bank balance was \$13,824,848. The difference between the carrying amount and the bank balance is a result of transactions in transit. All bank deposits at June 30, 2017 were covered by insurance or collateral held in joint custody with the financial institution.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 3. Cash and Cash Equivalents and Investments (Continued)

The components of the Authority's investment portfolio are as follows:

	<u>2017</u>	<u>2016</u>
Investments		
U.S. Government and agency securities	\$ 178,037,659	\$ 152,537,009
Total	<u>\$ 178,037,659</u>	<u>\$ 152,537,009</u>

Investments are reported in the following classifications:

	<u>2017</u>	<u>2016</u>
Current	\$ 75,038,930	\$ 73,107,597
Noncurrent - restricted by bond indentures or contracts	102,998,729	79,429,412
Total	<u>\$ 178,037,659</u>	<u>\$ 152,537,009</u>

The net change in fair value of investments takes into account all changes in fair value that occurred during the year. Fair value for individual investments fluctuates based on changes in the market interest rates available to investors. At June 30, 2017 and 2016, the Authority had unrealized investment gains (losses) of (\$543,502) and \$9,265,774, respectively, in its investment portfolio. The change in unrealized gains (losses) of (\$9,809,276) and \$6,609,785 for the years ended June 30, 2017 and 2016, respectively, as well as the effects of any realized gains and losses, which may have been partially or fully recognized in prior years, are included in the net change in fair value of investments as reported.

As of June 30, 2017, the Authority had the following investments and maturities:

Investment Type	Interest Rates	Fair Value	Investment Maturities			
			Prior to June 30, 2018	From July 1, 2018 to June 30, 2023	From July 1, 2024 to June 30, 2028	July 1, 2028 and thereafter
U.S. governmental and agency securities	1.02% - 8.875%	\$ 178,037,659	\$ 29,868,808	\$ 12,268,469	\$ 19,128,008	\$ 116,772,374
Total		<u>\$ 178,037,659</u>	<u>\$ 29,868,808</u>	<u>\$ 12,268,469</u>	<u>\$ 19,128,008</u>	<u>\$ 116,772,374</u>

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority attempts to match its investment maturities to the expected call date of its bonds or needs for purchasing mortgages. With this investment focus, investments would be expected to reach maturity with limited realized gains or losses.

Credit Risk

As mentioned in Note 1, State statutes limit the types of investments available to the Authority. Investments, including the underlying securities for repurchase agreements, are held by the Authority's trustees in the Authority's name.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 3. Cash and Cash Equivalents and Investments (Continued)

Concentration of Credit Risk

As noted in the table above, the Authority has 100% of its total investments invested in the obligations of the United States and its agencies.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority would not be able to recover the value of its investments or collateral securities that are in possession of an outside party. Substantially all of the Authority's investments are held in the name of the Authority by a trustee.

Reserve Requirements

The 1994 and 2009 Indentures require the Authority to place a portion of bond proceeds in bond, mortgage and special reserve accounts. As of June 30, 2017, the Authority has \$65,955,422 in these reserve accounts which exceeds the reserve requirements contained in the applicable trust indentures of \$36,274,020. The amounts reserved in these accounts are as follows:

	1994 <u>Indenture</u>	2009 <u>Indenture</u>
Bond reserve requirement	\$ 15,817,950	\$ 3,790,050
Mortgage reserve requirement	7,612,206	2,118,814
Restricted special reserve requirement	6,935,000	-
Total required reserves	<u>\$ 30,365,156</u>	<u>\$ 5,908,864</u>
 Total cash and investments held for reserves	 <u>\$ 51,531,145</u>	 <u>\$ 14,424,277</u>

Note 4. Fair Value Measurements

The Authority categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy is based on valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

Following is a description of the valuation methodologies used for investments measured at fair value. There have been no changes in the methodologies used at June 30, 2017:

U.S. Treasury securities: Valued at the closing price reported in the active market in which the individual securities are traded.

U.S. government obligations and U.S. government agency mortgage backed securities: Valued using quoted priced for identical or similar assets in active markets.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 4. Fair Value Measurements (Continued)

The following table sets forth by level, within the fair value hierarchy, the Authority's investments at fair value as of June 30, 2017:

	Investments at Fair Value as of June 30, 2017			
	Level 1	Level 2	Level 3	Total
U.S. Treasury securities	\$ 27,720,326	\$ -	\$ -	\$ 27,720,326
U.S. government agency obligations	-	149,510,490	-	149,510,490
U.S. government agency mortgage backed securities	-	806,843	-	806,843
Total investments at fair value	<u>\$ 27,720,326</u>	<u>\$ 150,317,333</u>	<u>\$ -</u>	<u>\$ 178,037,659</u>

As of June 30, 2017, the Authority's investment portfolio includes the following investments that have fair values highly sensitive to interest rate changes:

Mortgage-backed securities – when interest rates fall, mortgages are refinanced and paid off early. The reduced stream of future interest payments diminishes the value of the investment.

Note 5. Mortgage Loans Receivable, Net

	2017	2016
Housing Revenue Bonds 1994 Indenture fund, bearing interest at 0% to 8.9%, 25-30 year term, FHA or private mortgage company insured, or guaranteed by RD, VA or mortgage guaranty fund	\$ 560,072,954	\$ 534,957,160
Less: Reserve for loss on loans	(10,948,326)	(11,279,373)
	<u>549,124,628</u>	<u>523,677,787</u>
Single Family Mortgage Warehousing Bond fund, bearing interest at 3.375% to 4.125%, 30 year term, FHA insured, or guaranteed by RD or VA	4,080,548	23,288,843
Less: Reserve for losses on loans	-	-
	<u>4,080,548</u>	<u>23,288,843</u>
Homeownership Mortgage Revenue Bonds 2009 Indenture Fund bearing interest at 3% to 7.25%, 30 year term, FHA insured, or guaranteed by RD or VA	117,918,918	146,023,653
Less: Reserve for losses on loans	(1,939,438)	(2,558,810)
	<u>115,979,480</u>	<u>143,464,843</u>
Federal Program Fund with various terms, including deferred payments and bearing interest at 0% to 5.19%, 10 to 30 year term	59,016,362	56,509,383
Less: Reserve for losses on loans	(3,731,528)	(4,025,752)
	<u>55,284,834</u>	<u>52,483,631</u>

(continued)

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 5. Mortgage Loans Receivable, Net (Continued)

	<u>2017</u>	<u>2016</u>
Housing Trust Fund, bearing interest at 0% to 8.5%, 1 to 30 year term, FHA or private mortgage company insured, or guaranteed by VA or mortgage guaranty fund	\$ 9,534,494	\$ 6,276,395
Less: Reserve for losses on loans	(893,151)	(538,048)
	<u>8,641,343</u>	<u>5,738,347</u>
 Total mortgage loans receivable, net	 <u>\$ 733,110,833</u>	 <u>\$ 748,653,451</u>
	 <u>2017</u>	 <u>2016</u>
Reported in the following classifications	\$ 720,388,942	\$ 719,626,261
Restricted mortgage loans receivable, net	12,721,891	29,027,190
Mortgage loans receivable, net	<u>\$ 733,110,833</u>	<u>\$ 748,653,451</u>

The Authority estimates loan loss reserves using a risk based approach applied to specific identified risks in its portfolio. Total loan loss reserves for mortgage loans receivable established by the Authority as of June 30, 2017 and 2016 were \$17,512,443 and \$18,401,983, respectively.

As of June 30, 2017 and 2016, the Authority had 138 and 154 loans, respectively, delinquent for 90 days or more from the population of 8,126 and 7,965 loans, respectively. The outstanding balance of mortgages delinquent for 90 days or more was \$12,983,966 and \$15,317,266 as of June 30, 2017 and 2016, respectively.

Note 6. Federal Programs

The Authority receives funds to provide housing assistance to low income families in Wyoming through various federal programs. Programs provide grants to individuals or organizations for the purchase, construction, and rehabilitation of single and multi-family residential properties. Revenue is recognized as expenses are incurred under these programs.

Federal program funds are also received for the purpose of making low interest loans to qualified borrowers. As these loans are collected, the funds must be re-loaned under the same program restrictions. These funds, net of any allowance for losses on loans, are included in net income when received and remain in retained earnings, subject to the program use restrictions, as long as the program is available under federal regulations.

Note 7. Bonds Payable

Bond are generally payable in scheduled annual and semiannual installments and are subject to mandatory sinking fund requirements in scheduled amounts. Redemption is optional after various dates at par.

The bonds of the 1994 and 2009 Indentures are special obligations of the Authority, payable solely from the income and receipts of these indentures. All of the bonds are secured by mortgage loans and other assets of the respective indentures. Interest on outstanding bonds is generally payable either monthly or semi-annually. Certain of the variable rate debt reprices weekly or monthly based on market interest rates.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 7. Bonds Payable (Continued)

	Balance at June 30, 2016	Issued	Retired	Balance at June 30, 2017	Amount Due Within 1 Year
Housing Revenue Bonds 1994 Indenture Fund					
2005 Series 3 and 4, redeemed original amount issued \$40,000,000	\$ 13,095,000	\$ -	\$ 13,095,000	\$ -	\$ -
2006 Series 6 & 7, redeemed original amount issued \$50,000,000 at premium of \$347,819	10,000,000	-	10,000,000	-	-
2006 Series 8 & 9, redeemed original amount issued \$50,000,000	24,085,000	-	24,085,000	-	-
2007 Series 1 & 2, redeemed original amount issued \$30,000,000	7,020,000	-	7,020,000	-	-
2007 Series 3 & 4, redeemed original amount issued \$70,000,000	22,605,000	-	22,605,000	-	-
2007 Series 5 & 6, 2022 to 2037, interest at 0.98% to 4.375%, original amount issued \$70,000,000	15,520,000	-	1,520,000	14,000,000	200,000
2007 Series 7, 8 & 9, 2018 to 2038, interest at 0.98%, original amount issued \$60,000,000	12,000,000	-	-	12,000,000	160,000
2007 Series 10, 11 & 12, 2018 to 2038, interest at 0.98%, original amount issued \$60,000,000	12,000,000	-	-	12,000,000	150,000
2008 Series 3, redeemed original amount issued \$60,000,000 at premium of \$35,066	595,000	-	595,000	-	-
2010 Series 1 & 2, 2018 to 2030, interest at 3.375 to 4.0%, original amount issued \$34,710,000	3,160,000	-	2,880,000	280,000	280,000
2012 Series 1 & 2, 2017 to 2037, interest at 2.15% to 4.25%, original amount issued \$49,665,000 at premium of \$177,508	16,120,000	-	3,265,000	12,855,000	2,085,000

(Continued)

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 7. Bonds Payable (Continued)

	Balance at June 30, 2016	Issued	Retired	Balance at June 30, 2017	Amount Due Within 1 Year
2013 Series 1, 2 & 3, 2017 to 2038, interest at 1.875% to 4.05%, original amount issued \$87,315,000	\$ 75,220,000	\$ -	\$ 7,760,000	\$ 67,460,000	\$ 2,525,000
2014 Series 1, 2, 3, 4 & 5, 2017 to 2044, interest at 1.25% to 4.125%, original amount issued \$138,225,000	73,410,000	-	33,320,000	40,090,000	3,375,000
2015 Series 1, 2 & 3, 2017 to 2044, interest at 1.3% to 3.7%, original amount issued \$77,130,000	74,645,000	-	3,225,000	71,420,000	1,410,000
2015 Series 4, 6, 7 & 8, 2017 to 2045, interest at 1.8535% to 4.0%, original amount issued \$138,375,000	136,105,000	-	23,600,000	112,505,000	2,675,000
2016 Series 1, 2, & 3, 2017 to 2046, interest at .95% to 3.50%, original amount issued \$99,485,000 at premium of \$1,472,304	-	99,485,000	2,100,000	97,385,000	2,185,000
2017 Series 1, 2, 3 & 4, 2017 to 2047, interest at 1.20% to 3.75%, original amount issued \$87,270,000	-	87,270,000	-	87,270,000	1,505,000
Principal amounts of bonds outstanding 1994 Indenture Fund	495,580,000	186,755,000	155,070,000	527,265,000	16,550,000
Adjustment for premiums, discounts and appreciation	2,674,790	1,472,304	621,834	3,525,260	-
Carrying value of bonds outstanding 1994 Indenture Fund	498,254,790	188,227,304	155,691,834	530,790,260	16,550,000

Homeownership Mortgage Revenue Bonds 2009 Indenture Fund

Homeownership Mortgage Revenue Bonds Series 2010 A and 2009 A-1, 2016 to 2041, interest at 2.3% to 4.0%, original amount issued \$70,000,000 at premium of \$92,240	35,185,000	-	8,760,000	26,425,000	730,000 (Continued)
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WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 7. Bonds Payable (Continued)

	Balance at June 30, 2016	Issued	Retired	Balance at June 30, 2017	Amount Due Within 1 Year
Homeownership Mortgage Revenue Bonds Series 2011 A and 2009 A-2 and A-3, 2016 to 2041, interest at 2.25% to 3.75%, original amount issued \$87,000,000 at discount of \$62,141	\$ 38,050,000	\$ -	\$ 7,450,000	\$ 30,600,000	\$ 1,895,000
Homeownership Mortgage Revenue Bonds Series 2011 B and 2009 A-4 and A-5, 2016 to 2041, interest at 2.2% to 4.125%, original amount issued \$80,000,000 at discount of \$54,964	45,800,000	-	8,720,000	37,080,000	1,515,000
Homeownership Mortgage Revenue Bonds Series 2009 A-6 2041, interest at 2.67%, original amount issued \$50,900,000	38,200,000	-	5,970,000	32,230,000	870,000
Principal amounts of bonds outstanding 2009 Indenture Fund	157,235,000	-	30,900,000	126,335,000	5,010,000
Adjustment for premiums, discounts and appreciation	(12,126)	-	1,475	(10,651)	-
Carrying value of bonds outstanding 2009 Indenture Fund	157,222,874	-	30,901,475	126,324,349	5,010,000
Total bonds payable	\$ 655,477,664	\$ 188,227,304	\$ 186,593,309	\$ 657,114,609	\$ 21,560,000

Schedule bond principal and sinking fund requirements in each indenture for the five fiscal years subsequent to June 30, 2017, which includes in each of the respective years the bonds to be remarketed are as follows:

	Housing Revenue Bonds 1994 Indenture Fund	Homeownership Mortgage Revenue Bonds 2009 Indenture Fund	Totals
2018	\$ 16,550,000	\$ 5,010,000	\$ 21,560,000
2019	17,875,000	5,585,000	23,460,000
2020	18,565,000	5,385,000	23,950,000
2021	19,300,000	3,200,000	22,500,000
2022	20,775,000	3,265,000	24,040,000

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 7. Bonds Payable (Continued)

Annual debt service requirements for the five fiscal years subsequent to June 30, 2017, and for each five year segment thereafter, including the bonds to be remarketed or expected to be refunded, are as follows:

	Principal	Interest	Total Debt Service
2018	\$ 21,560,000	\$ 18,183,256	\$ 39,743,256
2019	23,460,000	17,675,526	41,135,526
2020	23,950,000	17,164,456	41,114,456
2021	22,500,000	16,615,488	39,115,488
2022	24,040,000	16,037,884	40,077,884
5 years ending 2027	106,285,000	70,553,703	176,838,703
5 years ending 2032	141,010,000	53,719,767	194,729,767
5 years ending 2037	132,065,000	30,733,944	162,798,944
5 years ending 2042	99,575,000	13,392,206	112,967,206
5 years ending 2047	57,840,000	2,613,470	60,453,470
5 years ending 2052	1,315,000	8,128	1,323,128
	<u>\$ 653,600,000</u>	<u>\$ 256,697,828</u>	<u>\$ 910,297,828</u>

The balances above do not include net premiums or discounts in the amount of \$3,514,610 that are reported as components of bonds payable.

Hedging Derivative Instrument Payments and Hedged Debt

Using rates as of June 30, 2017 and giving effect to scheduled reductions in the notional amount of the hedging derivative instruments, debt service requirements of the Authority's outstanding variable rate debt in 2007 Series 6, 2015 Series 7, 2016 Series 3 and 2017 Series 4 and net swap payments are as follows. As rates vary, variable-rate bond interest payments and net receipts or payments on the hedging derivative instruments vary.

	Variable Rate Bonds		Interest Rate	Total
	Principal	Interest	Swaps (net)	
2018	\$ 171,429	\$ 783,800	\$ 1,019,788	\$ 1,975,017
2019	355,714	770,877	1,025,491	2,152,082
2020	377,143	769,323	1,012,737	2,159,203
2021	398,572	763,417	1,019,788	2,181,777
2022	415,714	759,642	1,019,788	2,195,144
5 years ending 2027	2,472,857	3,732,879	5,097,594	11,303,330
5 years ending 2032	4,738,571	3,579,667	5,077,769	13,396,007
5 years ending 2037	7,642,857	3,236,877	4,378,181	15,257,915
5 years ending 2042	14,252,143	2,736,221	1,830,045	18,818,409
5 years ending 2047	33,860,000	1,143,423	705,082	35,708,505
5 years ending 2052	1,315,000	8,128	9,921	1,333,049
	<u>\$ 66,000,000</u>	<u>\$ 18,284,254</u>	<u>\$ 22,196,184</u>	<u>\$ 106,480,438</u>

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 8. Note Payable

The Authority has a line of credit agreement with a financial institution, secured by specific collateral. This agreement allows the Authority to borrow approximately 81% of the fair market value of the collateral. As of June 30, 2017, the Authority had investments held as collateral with a fair value of \$34,516,002 on deposit with this financial institution and no advances were outstanding. This agreement expires on December 31, 2017.

Note 9. Conduit Debt

From time to time, the Authority has issued Multi-Family Housing Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of low-income multi-family housing deemed to be in the public interest. The bonds are secured by the revenues from the property financed. Neither the Authority, nor the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bond are not reported as liabilities in the accompanying financial statements.

As of June 30, 2017, there were three such series of Multi-Family Housing Revenue bonds outstanding, with an aggregate principal amount payable of \$21,356,583.

Note 10. Interest Rate Swaps

Swap Objectives

The Authority has entered into interest rate swap agreements in connection with specific series of variable-rate bonds as a technique to lower the cost of long-term debt. The objective of the swaps is to effectively change the variable interest rate on the bonds to a synthetic fixed rate.

Swap Terms and Values

June 30, 2017							
Bond Series	Swap Contractual Dates	Notional Amount	Fixed Rate Paid	Variable Rate Received	Termination Date	Fair Value	Counterparty Credit Rating
2016 Series 3	9/1/2015	\$20,000,000	2.4125%	70% of LIBOR	6/1/2036	\$ (72,182)	AA-/A1
2007 Series 6	9/1/2015	12,000,000	2.4125%	70% of LIBOR	6/1/2036	(43,310)	AA-/A1
		32,000,000				(115,492)	
2015 Series 7	1/15/2016	12,000,000	2.0130%	70% of LIBOR	12/1/2045	39,751	AA-/A1
2017 Series 4	7/1/2017	22,000,000	2.2650%	70% of LIBOR	12/1/2047	(443,418)	A-/A1
		<u>\$66,000,000</u>				<u>\$ (519,159)</u>	
June 30, 2016							
Bond Series	Swap Contractual Dates	Notional Amount	Fixed Rate Paid	Variable Rate Received	Termination Date	Fair Value	Counterparty Credit Rating
2006 Series 7	9/1/2015	\$10,000,000	2.4125%	70% of LIBOR	6/1/2036	\$ (474,596)	AA-/Aa3
2006 Series 9	9/1/2015	10,000,000	2.4125%	70% of LIBOR	6/1/2036	(474,596)	AA-/Aa3
2007 Series 6	9/1/2015	12,000,000	2.4125%	70% of LIBOR	6/1/2036	(569,516)	AA-/Aa3
		32,000,000				(1,518,708)	
2015 Series 7	1/15/2016	12,000,000	2.0130%	70% of LIBOR	12/1/2045	(769,166)	AA-/Aa3
		<u>\$44,000,000</u>				<u>\$ (2,287,874)</u>	

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 10. Interest Rate Swaps (Continued)

Swap Terms and Values (Continued)

As of June 30, 2017 and 2016, the Authority's swap agreements had a net fair value of (\$519,159) and (\$2,287,874), respectively. If negative, the fair value of the swaps may be offset by reductions in total interest payments required under the related variable-rate bond, creating lower synthetic rates. The net fair value reported above as of June 30, 2017 and 2016 is inclusive of accrued interest of \$82,693 and \$70,318, respectively. Accrued interest is separately reported on the Authority's balance sheet. The resultant change in gross fair value was \$1,781,090. Because the coupons on the related variable-rate bonds adjust to the changing interest rates, the bonds do not have a corresponding fair value increase. The fair value amounts, obtained from an independent third-party, represent mid-market valuations that approximate the current economic value using prices and rates at the average of the estimated bid and offer amounts.

Swap Risks

Credit Risk – As of June 30, 2017, the Authority was exposed to credit risk on swaps which could have a positive fair value. The positive fair value of any one swap would represent the Authority's exposure to the potential failure of a single counterparty. Should the counterparty to this transaction fail to perform according to the swap contract, the Authority would face a maximum possible loss equivalent to the swap's fair value. As of June 30, 2017, the swap counterparties were rated AA- and A- by S&P Global Ratings and Aa3 and A1 by Moody's Investors Service. The Authority's policy to manage credit risk would require the Authority to seek credit enhancements should the counterparty's ratings be below A or A3.

Interest Rate Risk – The Authority is exposed to interest rate risk on its interest rate swap. On its pay-fixed, receive-variable interest rate swap, as LIBOR or the SIFMA swap index decreases, the Authority's net payment of the swap increases.

Basis Risk – Basis risk is the potential mismatch between the variable interest rate paid on the underlying bonds and the variable rate payments received by the Authority pursuant to the swap. The Authority's variable rate bond interest payments should correspond to the SIFMA Index (formerly the BMA Index), while the payments the Authority receives pursuant to the swap are for the most part 70 percent of LIBOR. The Authority is exposed to basis risk should LIBOR and SIFMA Index rates converge. If a change occurs that results in the rates moving to convergence (that is, the SIFMA Index exceeding 70 percent of LIBOR), the value to the Authority of the hedge from the swap is diminished. As of June 30, 2017 and 2016, the SIFMA Index rate was 0.91 and 0.41, while 70 percent of LIBOR (the swap rate) was 0.86 and 0.32 percent, respectively.

Termination Risk – The Authority or the counterparty may terminate the swaps if the other party fails to perform under the terms of the swap contracts. The swaps may be terminated by the Authority at its discretion with a maximum of ten days' notice. If a swap was terminated, the variable-rate bonds would no longer carry a synthetic fixed rate. Also, if at the time of termination the swap has a negative fair value, the Authority would be liable to the counterparty for a payment equal to the swap's fair value.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 10. Interest Rate Swaps (Continued)

Swap Risks (Continued)

Rollover Risk – The Authority is exposed to rollover risk on swaps that mature or may be terminated prior to the maturity of the associated bonds. When these hedging derivative instruments terminate or are terminated by either party, the Authority will not realize the synthetic fixed rate offered by the swaps on the underlying bond issues. The following bond series are exposed to rollover risk:

June 30, 2017		
Associated Bond Issuance	Bond Maturity Date	Swap Termination Date
2007 Series 6	December 1, 2037	June 1, 2036
2016 Series 3	December 1, 2046	June 1, 2036
2015 Series 7	December 1, 2045	December 1, 2045
2017 Series 4	December 1, 2047	December 1, 2047

Note 11. Net Position

Below is a summary of net position as of June 30, 2017 and 2016:

	2017	2016
Investment in capital assets	\$ 2,666,970	\$ 2,666,805
Restricted		
Restricted by bond indentures	170,598,871	169,419,561
Restricted by grants	72,221,049	70,512,432
	<u>242,819,920</u>	<u>239,931,993</u>
Unrestricted		
Designated for the Housing Revenue Bond 1994 Indenture Fund	42,671,901	43,722,410
Designated for the Single Family Mortgage Warehousing Fund	3,588,874	2,727,548
Designated for the Multi-Family Fund	2,231,551	2,271,641
Designated for the Housing Trust Fund	54,238,951	54,396,331
Designated for the Mortgage Guaranty Fund	22,353,142	22,837,500
Designated for non-current assets	13,816,928	14,118,002
Designated for operating reserve funds	1,277,853	2,600,079
	<u>140,179,200</u>	<u>142,673,511</u>
Total net position	<u>\$ 385,666,090</u>	<u>\$ 385,272,309</u>

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 11. Net Position (Continued)

The terms of the various bond indentures for the single-family program generally restrict the assets of the respective trust indenture by requiring their retention in the trust to satisfy debt service obligations of the applicable trust indenture. Monies can be withdrawn from a trust indenture with a cash flow certificate which demonstrates the Authority's ability to pay program expenses and debt service when due, in each bond year. In addition, some series in the 1994 Indenture may be subject to over-parity tests.

Should the Authority fail to comply with terms of the general obligation bonds and the line of credit, the holders of such general obligations would have recourse to the Authority's unrestricted net position.

Note 12. Mortgage Loan Servicing

The Authority's mortgage servicing department services loans for its own portfolio and for others. The details of the loans serviced and servicing purchased during the year is shown below.

Type of Loans by Investor	2017		
	Servicing Rights Capitalized in 2017	Loans Serviced	Principal Balance
WCDA Single Family Loans - first mortgages	\$ 929,169	6,153	\$ 742,428,221
WCDA Single Family Loans - second mortgages	-	1,669	7,538,972
GNMA Advantage	255,157	8	1,683,659
GNMA Pooled	-	237	43,478,120
FNMA Single Family Loans	674,600	4,197	636,111,122
Total	<u>\$ 1,858,926</u>	<u>12,264</u>	<u>\$ 1,431,240,094</u>

Type of Loans by Investor	2016		
	Servicing Rights Capitalized in 2016	Loans Serviced	Principal Balance
WCDA Single Family Loans - first mortgages	\$ 653,996	6,393	\$ 757,560,031
WCDA Single Family Loans - second mortgages	-	1,264	4,491,880
GNMA Advantage	203,776	12	2,299,177
GNMA Pooled	-	108	18,852,378
FNMA Single Family Loans	618,098	4,328	670,443,038
Total	<u>\$ 1,475,870</u>	<u>12,105</u>	<u>\$ 1,453,646,504</u>

Escrow and related servicing balances for these loans were \$8,245,271 and \$7,298,186 at June 30, 2017 and 2016, respectively. These balances are not included in the accompanying combined financial statements.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 13. Deferred Compensation Plan

The Authority offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The deferred compensation plan, accounted for by the State of Wyoming and available to all of the Authority's full-time employees, permits employees to defer a portion of their salary until future years. Compensation deferred under this plan is not available until termination, retirement, death or unforeseeable emergency. All deferred compensation and earnings are held in trust or custodial accounts for the exclusive benefit of individual program participants and their beneficiaries. Investments are managed and controlled by the deferred compensation plan's trustee, not the Authority, under various investment options as directed by the employee. These investments and the related liability to the employees are not included in the Authority's financial statements.

Note 14. Pension Plans

Public Employees' Pension Plan

The Authority participates in the Public Employees' Pension Plan ("PEPP"), a statewide cost-sharing multiple-employer public employee retirement system administered by the State of Wyoming Retirement System Board. All full-time employees of the Authority are eligible to participate. The PEPP provides retirement, disability and death benefits according to predetermined formulas. Benefits are established by Title 9, Chapter 3 of the Wyoming Statutes.

PEPP members are required to contribute 8.25% of their annual covered salary and the Authority is required to contribute 8.37% of the annual covered payroll. Legislation enacted in 1979 allows the employer to pay any or all of the employees' contribution in addition to the matching contribution. The Authority currently pays 15.87% of the required employee's contribution and the employees pay .75%. Contribution rates are established by Title 9, Chapter 3 of the Wyoming Statutes. The Authority's contributions of the PEPP for the years ended June 30, 2017, 2016, and 2015 were \$425,145, \$410,819 and \$402,439, respectively, equal to the required contributions for each year.

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2017, the Authority reported a liability of \$3,347,541 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of January 1, 2017. The Authority's proportion of the net pension liability was based on a projection of the Authority's long-term share of contributions to the pension plans relative to the projected contributions of all participating governmental entities, actuarially determined. The schedule below shows the Authority's proportionate share of the net pension liability at June 30, 2017, the proportionate portion are the measurement date of December, 31 2016 and the change in the proportion from its proportion measured as of December 31, 2015.

Pension liability at June 30, 2017	\$3,347,541
Proportion at December 31, 2016	0.1384712%
Increase (decrease) from December 31, 2015	(0.0029344%)

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 14. Pension Plans (Continued)

Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

For the year ended June 30, 2017, the Authority recognized total pension expense of \$599,947. At June 30, 2017, the Authority reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<u>2017</u>		<u>2016</u>	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Net difference between projected and actual earnings on pension plan investments	\$ 629,328	\$ -	\$ 803,298	\$ -
Difference between actual and expected experience	-	90,688	-	69,683
Change in employer's proportion	14,457	-	(35,976)	-
Amortizing deferred outflows and deferred inflows	<u>643,785</u>	<u>90,688</u>	<u>767,322</u>	<u>69,683</u>
Authority contributions subsequent to the measurement date	235,478	-	212,025	-
Total	<u>\$ 879,263</u>	<u>\$ 90,688</u>	<u>\$ 979,347</u>	<u>\$ 69,683</u>

The Authority reported \$235,478 as deferred outflows of resources related to pensions resulting from Authority contributions subsequent to the measurement date which will be recognized as a reduction of the net pension liability in the year ended June 30, 2018. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30,	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
2018	\$ 224,154	\$ 39,632
2019	225,221	37,566
2020	184,568	13,490
2021	9,842	-
	<u>\$ 643,785</u>	<u>\$ 90,688</u>

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 14. Pension Plans (Continued)

Actuarial Assumptions

The total pension liability in the December 31, 2016 valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Actuarial Assumptions and Methods	
Valuation Date	1/1/2017
Actuarial cost method	Individual Entry Age Normal
Amortization method	Level percent open
Remaining amortization period	30
Asset valuation method	5-year
Actuarial assumptions:	
Investment net rate of return	7.75%
Projected salary increases (includes inflation)	4.25% to 6.00%
Assumed inflation rate	3.25%
Mortality	RP-2000 Combined Mortality Table, fully generational

The current actuarial assumptions used in the December 31, 2016 valuation were based on the results of an actuarial experience study that covered a five-year period ending December 31, 2011. Differences between assumptions and actual experience since the prior valuation are identified as actuarial gains and losses. These gains and losses impact the unfunded actuarial accrued liability and future funding requirements determined in subsequent valuations.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which expected future real rates of return (expected arithmetic returns, net of pension plan investment expense and inflation) are developed for each major asset class. These real rates of return are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 14. Pension Plans (Continued)

Actuarial Assumptions (Continued)

For each major asset class that is included in the pension plan's target allocation as of January 1, 2017, these best estimates are summarized in the following table:

Asset Class	Target Allocation	Long-Term Expected Geometric Real Rate of Return	Long-Term Expected Arithmetic Real Rate of Return
Cash	0.00%	-0.20%	-0.20%
Fixed Income	20.00%	1.43%	1.95%
Equity	45.00%	5.72%	7.73%
Marketable Alternatives	17.50%	3.03%	3.73%
Private Markets	17.50%	5.84%	7.14%
	100.00%	4.76%	6.38%

Discount Rate

The discount rate used to measure the total pension liability was 7.75 percent. The projection of cash flows used to determine the discount rate assumed contributions from participating employers will be made on the actuarially determined rates based on the pension plan's funding policy, which establishes the contractually required rates under Wyoming State Statutes. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Authority's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following table presents the Authority's proportionate share of the net pension liability calculated using the discount rate of 7.75 percent, as well as what the Authority's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (6.75 percent) or 1-percentage-point higher (8.75 percent) than the current rate.

Authority's proportionate share of the net pension liability

1% Decrease (6.75%)	\$4,808,188
Current Discount Rate (7.75%)	3,347,541
1% Increase (8.75%)	2,120,738

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 14. Pension Plans (Continued)

Pension Plan Fiduciary Net Position

The Wyoming Retirement System issues a publicly available financial report which includes audited financial statements and required supplementary information for each plan. Detailed information about the pension plans' fiduciary net position is available in the separately issued Wyoming Retirement System financial report. The report may be obtained from the Wyoming Retirement System website at <http://retirement.state.wy.us>.

Note 15. Commitments, Concentrations and Contingencies

At June 30, 2017, the Authority was committed to purchase single-family mortgages aggregating approximately \$28.1 million under the Warehouse Indenture, \$1.6 million under various Federal Programs, \$1.0 million under the Housing Trust Fund, \$5.5 million under the FNMA HFA Program and \$3.7 million under the GNMA Advantage Program.

The Authority has variable rate bonds outstanding in the 1994 Indenture of \$104.25 million.

As of June 30, 2017, the Authority had \$38 million of variable rate debt in the 1994 Indenture. These bonds are subject to tender at par for repurchase by the Authority at the option of the bondholders; however, the Authority may remarket these bonds if they are tendered by the bondholders. These bonds were subject to a repurchase commitment, assumed by the Federal Home Loan Bank.

Under these agreements, the provider will purchase any bonds tendered by bondholders and not successfully remarketed by the settlement date, and will adjust the interest rate associated with any unremarketed bonds to a bank rate. As of June 30, 2017, no variable rate bonds were held as unremarketed bank bonds under the terms of a standby bond purchase agreement.

In addition, WCDA has \$66.25 million in floating rate notes outstanding at June 30, 2017.

The Authority uses a number of insurers for its mortgage receivables as noted in Note 5. The Authority requires private mortgage insurance (PMI) on some mortgages with coverage ranging from 30% to 50% of the outstanding balances. Approximately 6% of the Authority's outstanding mortgage receivable balances were covered by PMI from Radian and approximately 7% from Genworth, as of June 30, 2017.

Note 16. Forward Commitments

The Authority sells forward commitments to deliver Government National Mortgage Association (GNMA) guaranteed mortgage-backed securities. Commitments are sold as mortgage loan reservations are taken to hedge against market fluctuations prior to loan origination and securitization. The Authority is subject to market value fluctuations prior to loan origination and securitization, in the event that mortgage loans are not originated as expected and the committed securities cannot be delivered.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 16. Forward Commitments (Continued)

A net decrease in fair value of \$201,326 on the outstanding forward commitments, classified as investment derivative instruments, has been recorded in investment income in the Single Family Mortgage Warehousing Fund for the year ended June 30, 2017. In addition, \$118,634 of forward commitments is recorded on the statement of net position as other current assets at June 30, 2017.

The Authority is subject to credit risk with respect to counterparties to the forward commitment contracts, summarized by counterparty at June 30, 2017 as follows:

June 30, 2017						
Counterparty	Count	Commitments at Par	Fair Value	Exposure by Counterparty	Purchased	Counterparty Rating (S&P/Moodys)
Bank of New York Mellon	5	\$ 2,754,250	\$ 2,850,845	73%	\$ 1,343,726	AA-/Aa2
Bank of Oklahoma	1	1,000,000	1,034,200	27%	340,922	BBB+/A3
		<u>\$ 3,754,250</u>	<u>3,885,045</u>	<u>100%</u>	<u>\$ 1,684,648</u>	
Adjustment to fair value for related fees and funding risk			(12,161)			
Adjusted fair value			<u>\$ 3,872,884</u>			

June 30, 2016						
Counterparty	Count	Commitments at Par	Fair Value	Exposure by Counterparty	Purchased	Counterparty Rating (S&P/Moodys)
Bank of New York Mellon	1	\$ 500,000	\$ 522,650	6%	\$ 148,194	AA-/Aa2
Bank of Oklahoma	4	5,600,000	5,843,430	74%	1,696,045	A-/A3
Raymond James	1	500,000	522,650	7%	148,194	BBB/Baa2
Simmons First	1	1,000,000	1,043,000	13%	308,087	unknown
		<u>\$ 7,600,000</u>	<u>7,931,730</u>	<u>100%</u>	<u>\$ 2,300,520</u>	
Adjustment to fair value for related fees and funding risk			(11,770)			
Adjusted fair value			<u>\$ 7,919,960</u>			

The Authority has also recorded a deferred inflow of resources for the accumulated increase in fair value of hedged derivatives of \$96,508 for its aggregate liability should it fail to fulfill these forward commitments. This expense has been netted in investment income.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2017 and 2016

Note 17. Risk Management

The Authority carries commercial insurance for risks of loss related to wrongful acts, general liability protection, and theft of, damage to, or destruction of real and personal property. Settled claims resulting from these risks have not exceeded the commercial insurance coverage.

The Authority manages its risks in respect to the mortgages it acquires by obtaining insurance or guarantees from various sources. None of the insurance or guarantees cover 100% of potential losses on the mortgage portfolio. The Authority has established loan loss reserves for additional coverage of potential losses that exist in its mortgage portfolio.

The Authority participates in the State of Wyoming self-insured employee medical, life and dental insurance program. This group medical insurance program is co-administered with a third-party health provider/claim service company. The State self-insures medical costs and assumes all the risk for claims incurred by plan participants. The employee life insurance and dental insurance plans are administered solely by insurance providers. The State does not retain any risk of loss for the life or dental insurance plans as the insurance providers assume all the risk for claims incurred by the participants. The Authority contributes the insurance premiums for each covered employee and a portion of the each covered employee's dependents for these plans.

The State's group insurance fund, which includes medical, life and dental, was solvent at June 30, 2017 and the Authority expects to incur no liability in connection with the group insurance program. Group insurance premiums paid by the Authority during the years ended June 30, 2017 and 2016 were \$729,156 and \$708,376, respectively.

Note 18. Standards Issued But Not Implemented

GASB Statement No. 84, *Fiduciary Activities*, establishes criteria for identifying fiduciary activities of all state and local governments and clarifies whether and how business-type activities should report their fiduciary activities. The requirement of the Statement are effective for reporting periods beginning after December 15, 2018. Management has not completed its assessment of the effects of implementing this standard.

GASB Statement No. 85, *Omnibus 2017*, establishes accounting and financial reporting requirements for blending component units, goodwill, classifying real state held by insurance entities, measuring certain money market investments and participating interest-earning contracts at amortized cost, fair value measurement and application, and postemployment benefits (pensions and other postemployment benefits [OPEB]). The requirements of the Statement are effective for reporting periods beginning after June 15, 2017. Management has not completed its assessment of the effects of implementing this standard.

Note 19. Subsequent Events

On July 31, 2017, the Authority instructed its trustee to redeem on September 1, 2017, bonds in the amount of \$18,210,000 from the 1994 Indenture.

On July 31, 2017, the Authority instructed its trustee to call on September 1, 2017, bonds in the amount of \$7,050,000 from the 2009 Indenture.

On July 27, 2017, the Authority transitioned to a new trustee.

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REQUIRED SUPPLEMENTARY INFORMATION

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

SCHEDULE OF CHANGES IN NET PENSION LIABILITY AND RELATED RATIOS

Last 10 Fiscal Years

(Unaudited)

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Authority's proportion of the net pension liability (asset)	0.1384712%	0.1414056%	13.8354600%	*
Authority's proportionate share of the net pension liability (asset)	\$ 3,347,542	\$ 3,293,828	\$ 2,441,532	*
Authority's covered-employee payroll	\$ 2,468,810	\$ 2,466,218	\$ 2,365,050	*
Authority's proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll	135.59%	133.56%	103.23%	*
Plan fiduciary net position as a percentage of the total pension liability	73.42%	73.40%	79.08%	*

The amounts presented for each fiscal year were determined as of December 31.

* Information for years prior to 2015 is not available; the schedule will be completed as information becomes available.

<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>	<u>2008</u>
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

SCHEDULE OF AUTHORITY CONTRIBUTIONS

Last 10 Fiscal Years

(Unaudited)

	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually required contribution	\$ 458,576	\$ 410,819	\$ 366,743	*
Contributions in relations to the contractually required contribution	<u>(458,576)</u>	<u>(410,819)</u>	<u>(366,743)</u>	*
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	*
Authority's covered-employee payroll	\$ 2,759,184	\$ 2,471,835	\$ 2,310,920	*
Contributions as a percentage of covered-employee payroll	16.62%	16.62%	15.87%	*

* Information for years prior to 2015 is not available; the schedule will be completed as information becomes available.

2013	2012	2011	2010	2009	2008
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*
*	*	*	*	*	*

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OTHER SUPPLEMENTARY INFORMATION

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

DETAILED BALANCE SHEET

June 30, 2017

(See Independent Auditor's Report)

	Housing Revenue Bonds 1994 Indenture Fund	Homeownership Mortgage Revenue Bonds 2009 Indenture Fund	Single Family Mortgage Warehousing Fund
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES			
Current Assets			
Cash and cash equivalents	\$ 6,896,480	\$ -	\$ 7,700,883
Investments	35,775,421	-	-
Interest receivable: Mortgage loans	-	-	4,110
Investments	-	-	1,584
Due from other funds	-	10,158,613	-
Accounts receivable and other assets	-	-	118,634
Total current assets	<u>42,671,901</u>	<u>10,158,613</u>	<u>7,825,211</u>
Noncurrent Assets			
Restricted cash and cash equivalents	51,056,300	9,677,065	-
Restricted investments	87,544,441	13,517,021	-
Restricted mortgage loans receivable, net	549,124,628	115,979,480	-
Restricted interest receivable: Mortgage loans	2,315,587	455,579	-
Investments	947,588	149,776	-
Restricted accounts receivable and other assets	686,995	18,990	57,157
Mortgage loans receivable, net	-	-	4,080,548
Hedging assets	52,101	-	-
Deferred servicing costs, net	-	-	-
Property and equipment, net	-	-	-
Total noncurrent assets	<u>691,727,640</u>	<u>139,797,911</u>	<u>4,137,705</u>
Total assets	<u>734,399,541</u>	<u>149,956,524</u>	<u>11,962,916</u>
Deferred Outflows of Resources			
Pension contributions and change in earnings	-	-	-
Accumulated decrease in fair value of hedged derivative	488,568	-	-
Total deferred outflows of resources	<u>488,568</u>	<u>-</u>	<u>-</u>
Total assets and deferred outflows of resources	<u>\$ 734,888,109</u>	<u>\$ 149,956,524</u>	<u>\$ 11,962,916</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION			
Current Liabilities			
Bonds payable	\$ 16,550,000	\$ 5,010,000	\$ -
Note payable	-	-	-
Accrued interest payable	1,389,860	301,463	-
Due to other funds	10,158,613	-	8,248,500
Accounts payable and other liabilities	286,147	33,615	29,034
Total current liabilities	<u>28,384,620</u>	<u>5,345,078</u>	<u>8,277,534</u>
Noncurrent liabilities			
Bonds payable	514,240,260	121,314,349	-
Other deferred credits	1,531,526	217,359	-
Pension liabilities	-	-	-
Hedging liabilities	488,568	-	-
Total noncurrent liabilities	<u>516,260,354</u>	<u>121,531,708</u>	<u>-</u>
Total liabilities	<u>544,644,974</u>	<u>126,876,786</u>	<u>8,277,534</u>
Deferred Inflows of Resources			
Pension experience difference from actual	-	-	-
Accumulated increase in fair value of hedged derivative	52,101	-	96,508
Total deferred inflows of resources	<u>52,101</u>	<u>-</u>	<u>96,508</u>
Net Position			
Invested in capital assets	-	-	-
Restricted	147,519,133	23,079,738	-
Unrestricted	42,671,901	-	3,588,874
Total net position	<u>190,191,034</u>	<u>23,079,738</u>	<u>3,588,874</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 734,888,109</u>	<u>\$ 149,956,524</u>	<u>\$ 11,962,916</u>

Multi-Family Fund	Federal Program Fund	Housing Trust Fund	Mortgage Guaranty Fund	General Fund	Eliminations	Total
\$ -	\$ -	\$ 17,906,664	\$ 2,458,238	\$ 3,275,557	\$ -	\$ 38,237,822
-	-	19,256,675	19,771,834	235,000	-	75,038,930
-	-	21,848	-	-	-	25,958
-	-	137,587	123,070	-	-	262,241
-	-	8,248,500	-	-	(18,407,113)	-
-	-	21,973	-	1,156,286	(28,188)	1,268,705
-	-	45,593,247	22,353,142	4,666,843	(18,435,301)	114,833,656
278,158	6,310,225	-	-	-	-	67,321,748
1,937,267	-	-	-	-	-	102,998,729
-	55,284,834	-	-	-	-	720,388,942
-	-	-	-	-	-	2,771,166
16,126	3,572	-	-	-	-	1,117,062
-	10,622,418	5,978	-	-	(14,981)	11,376,557
-	-	8,641,343	-	-	-	12,721,891
-	-	-	-	-	-	52,101
-	-	-	-	13,816,928	-	13,816,928
-	-	-	-	2,666,970	-	2,666,970
2,231,551	72,221,049	8,647,321	-	16,483,898	(14,981)	935,232,094
2,231,551	72,221,049	54,240,568	22,353,142	21,150,741	(18,450,282)	1,050,065,750
-	-	-	-	879,263	-	879,263
-	-	-	-	-	-	488,568
-	-	-	-	879,263	-	1,367,831
\$ 2,231,551	\$ 72,221,049	\$ 54,240,568	\$ 22,353,142	\$ 22,030,004	\$ (18,450,282)	\$ 1,051,433,581
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,560,000
-	-	-	-	-	-	-
-	-	-	-	-	-	1,691,323
-	-	-	-	-	(18,407,113)	-
-	-	1,617	-	830,024	(43,169)	1,137,268
-	-	1,617	-	830,024	(18,450,282)	24,388,591
-	-	-	-	-	-	635,554,609
-	-	-	-	-	-	1,748,885
-	-	-	-	3,347,541	-	3,347,541
-	-	-	-	-	-	488,568
-	-	-	-	3,347,541	-	641,139,603
-	-	1,617	-	4,177,565	(18,450,282)	665,528,194
-	-	-	-	90,688	-	90,688
-	-	-	-	-	-	148,609
-	-	-	-	90,688	-	239,297
-	-	-	-	2,666,970	-	2,666,970
-	72,221,049	-	-	-	-	242,819,920
2,231,551	-	54,238,951	22,353,142	15,094,781	-	140,179,200
2,231,551	72,221,049	54,238,951	22,353,142	17,761,751	-	385,666,090
\$ 2,231,551	\$ 72,221,049	\$ 54,240,568	\$ 22,353,142	\$ 22,030,004	\$ (18,450,282)	\$ 1,051,433,581

WYOMING COMMUNITY DEVELOPMENT AUTHORITY
DETAILED BALANCE SHEET
June 30, 2016
(See Independent Auditor's Report)

	Housing Revenue Bonds 1994 Indenture Fund	Homeownership Mortgage Revenue Bonds 2009 Indenture Fund	Single Family Mortgage Warehousing Fund
ASSETS AND DEFERRED OUTFLOWS OF RESOURCES			
Current Assets			
Cash and cash equivalents	\$ 8,681,121	\$ -	\$ 3,644,944
Investments	35,041,289	-	1,263,669
Interest receivable: Mortgage loans	-	-	55,059
Investments	-	-	1,697
Due from other funds	-	10,158,613	-
Accounts receivable and other assets	-	-	1,526,995
Total current assets	<u>43,722,410</u>	<u>10,158,613</u>	<u>6,492,364</u>
Noncurrent Assets			
Restricted cash and cash equivalents	63,655,788	15,195,607	-
Restricted investments	68,209,081	9,681,296	-
Restricted mortgage loans receivable, net	523,677,787	143,464,843	-
Restricted interest receivable: Mortgage loans	2,347,979	561,081	-
Investments	835,783	44,557	-
Restricted accounts receivable and other assets	1,173,837	2,495,220	97,202
Mortgage loans receivable, net	-	-	23,288,843
Hedging assets	-	-	-
Deferred servicing costs, net	-	-	-
Property and equipment, net	-	-	-
Total noncurrent assets	<u>659,900,255</u>	<u>171,442,604</u>	<u>23,386,045</u>
Total assets	<u>703,622,665</u>	<u>181,601,217</u>	<u>29,878,409</u>
Deferred Outflows of Resources			
Pension contributions and change in earnings	-	-	-
Accumulated decrease in fair value of hedged derivative	2,217,557	-	-
Total deferred outflows of resources	<u>2,217,557</u>	<u>-</u>	<u>-</u>
Total assets and deferred outflows of resources	<u>\$ 705,840,222</u>	<u>\$ 181,601,217</u>	<u>\$ 29,878,409</u>
LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION			
Current Liabilities			
Bonds payable	\$ 20,770,000	\$ 6,085,000	\$ -
Note payable	-	-	3,601,000
Accrued interest payable	1,205,764	374,887	42
Due to other funds	10,158,613	-	22,217,500
Accounts payable and other liabilities	193,138	2,421,089	1,213,313
Total current liabilities	<u>32,327,515</u>	<u>8,880,976</u>	<u>27,031,855</u>
Noncurrent liabilities			
Bonds payable	477,484,790	151,137,874	-
Other deferred credits	1,924,580	326,176	-
Pension liabilities	-	-	-
Hedging liabilities	2,217,557	-	-
Total noncurrent liabilities	<u>481,626,927</u>	<u>151,464,050</u>	<u>-</u>
Total liabilities	<u>513,954,442</u>	<u>160,345,026</u>	<u>27,031,855</u>
Deferred Inflows of Resources			
Pension experience difference from actual	-	-	-
Accumulated increase in fair value of hedged derivative	-	-	119,006
Total deferred inflows of resources	<u>-</u>	<u>-</u>	<u>119,006</u>
Net Position			
Invested in capital assets	-	-	-
Restricted	148,163,370	21,256,191	-
Unrestricted	43,722,410	-	2,727,548
Total net position	<u>191,885,780</u>	<u>21,256,191</u>	<u>2,727,548</u>
Total liabilities, deferred inflows of resources and net position	<u>\$ 705,840,222</u>	<u>\$ 181,601,217</u>	<u>\$ 29,878,409</u>

Multi-Family Fund	Federal Program Fund	Housing Trust Fund	Mortgage Guaranty Fund	General Fund	Eliminations	Total
\$ -	\$ -	\$ 8,048,667	\$ 4,271,036	\$ 4,871,626	\$ -	\$ 29,517,394
-	-	18,269,011	18,533,628	-	-	73,107,597
-	-	18,410	-	-	-	73,469
-	-	102,931	32,836	-	-	137,464
-	-	22,217,500	-	-	(32,376,113)	-
-	-	369	-	882,327	-	2,409,691
-	-	48,656,888	22,837,500	5,753,953	(32,376,113)	105,245,615
719,506	5,203,875	-	-	-	-	84,774,776
1,539,035	-	-	-	-	-	79,429,412
-	52,483,631	-	-	-	-	719,626,261
-	-	-	-	-	-	2,909,060
13,100	814	-	-	-	-	894,254
-	12,824,112	2,966	-	-	(1,207,704)	15,385,633
-	-	5,738,347	-	-	-	29,027,190
-	-	-	-	-	-	-
-	-	-	-	14,118,002	-	14,118,002
-	-	-	-	2,666,805	-	2,666,805
2,271,641	70,512,432	5,741,313	-	16,784,807	(1,207,704)	948,831,393
2,271,641	70,512,432	54,398,201	22,837,500	22,538,760	(33,583,817)	1,054,077,008
-	-	-	-	979,347	-	979,347
-	-	-	-	-	-	2,217,557
-	-	-	-	979,347	-	3,196,904
\$ 2,271,641	\$ 70,512,432	\$ 54,398,201	\$ 22,837,500	\$ 23,518,107	\$ (33,583,817)	\$ 1,057,273,912
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,855,000
-	-	-	-	-	-	3,601,000
-	-	-	-	-	-	1,580,693
-	-	-	-	-	(32,376,113)	-
-	-	1,870	-	769,710	(1,207,704)	3,391,416
-	-	1,870	-	769,710	(33,583,817)	35,428,109
-	-	-	-	-	-	628,622,664
-	-	-	-	-	-	2,250,756
-	-	-	-	3,293,828	-	3,293,828
-	-	-	-	-	-	2,217,557
-	-	-	-	3,293,828	-	636,384,805
-	-	1,870	-	4,063,538	(33,583,817)	671,812,914
-	-	-	-	69,683	-	69,683
-	-	-	-	-	-	119,006
-	-	-	-	69,683	-	188,689
-	-	-	-	2,666,805	-	2,666,805
-	70,512,432	-	-	-	-	239,931,993
2,271,641	-	54,396,331	22,837,500	16,718,081	-	142,673,511
2,271,641	70,512,432	54,396,331	22,837,500	19,384,886	-	385,272,309
\$ 2,271,641	\$ 70,512,432	\$ 54,398,201	\$ 22,837,500	\$ 23,518,107	\$ (33,583,817)	\$ 1,057,273,912

WYOMING COMMUNITY DEVELOPMENT AUTHORITY
DETAILED SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
Year Ended June 30, 2017
(See Independent Auditor's Report)

	Housing Revenue Bonds 1994 Indenture Fund	Homeownership Mortgage Revenue Bonds 2009 Indenture Fund	Single Family Mortgage Warehousing Fund
Operating Revenues			
Mortgage interest	\$ 22,832,488	\$ 5,132,665	485,420
Investment interest income	3,950,448	447,465	(104,308)
Net change in fair value of investments	(6,763,371)	(993,767)	(56,634)
Fees and other income	-	-	1,372,077
Total operating revenue	<u>20,019,565</u>	<u>4,586,363</u>	<u>1,696,555</u>
Operating Expenses			
Interest expense	13,990,823	4,066,271	510,086
Services fees	1,963,313	453,888	52,274
Amortization of deferred servicing costs	-	-	-
Cost of issuance and other financing costs	2,206,367	12,659	-
Provision for (recapture of) loan losses	9,379	(591,568)	-
General and administrative	328,156	57,580	253,128
Total operating expenses	<u>18,498,038</u>	<u>3,998,830</u>	<u>815,488</u>
Operating income (loss)	<u>1,521,527</u>	<u>587,533</u>	<u>881,067</u>
Non-operating Revenue (Expenses)			
Federal program income	-	-	-
Federal program expense	-	-	-
Non-operating income	<u>-</u>	<u>-</u>	<u>-</u>
Net income (loss) before transfers	1,521,527	587,533	881,067
Transfers in (out)	<u>(3,216,273)</u>	<u>1,236,014</u>	<u>(19,741)</u>
Net income (loss)	(1,694,746)	1,823,547	861,326
Net position, beginning of year	191,885,780	21,256,191	2,727,548
Net position, end of year	<u>\$ 190,191,034</u>	<u>\$ 23,079,738</u>	<u>\$ 3,588,874</u>

Multi-Family Fund	Federal Program Fund	Housing Trust Fund	Mortgage Guaranty Fund	General Fund	Eliminations	Total
\$ -	\$ -	\$ 207,357	\$ -	\$ -	\$ -	\$ 28,657,930
61,259	-	998,445	539,425	2,820	(428,242)	5,467,312
(100,349)	-	(872,585)	(1,022,525)	-	-	(9,809,231)
-	-	56,937	-	5,144,400	(2,458,030)	4,115,384
(39,090)	-	390,154	(483,100)	5,147,220	(2,886,272)	28,431,395
-	-	680	258	-	(428,242)	18,139,876
-	-	22,214	-	-	(2,458,030)	33,659
-	-	-	-	2,160,000	-	2,160,000
-	-	-	-	-	-	2,219,026
-	-	362,272	-	-	-	(219,917)
1,000	-	162,368	1,000	6,610,355	-	7,413,587
1,000	-	547,534	1,258	8,770,355	(2,886,272)	29,746,231
(40,090)	-	(157,380)	(484,358)	(3,623,135)	-	(1,314,836)
-	4,512,199	-	-	-	-	4,512,199
-	(2,803,582)	-	-	-	-	(2,803,582)
-	1,708,617	-	-	-	-	1,708,617
(40,090)	1,708,617	(157,380)	(484,358)	(3,623,135)	-	393,781
-	-	-	-	2,000,000	-	-
(40,090)	1,708,617	(157,380)	(484,358)	(1,623,135)	-	393,781
2,271,641	70,512,432	54,396,331	22,837,500	19,384,886	-	385,272,309
\$ 2,231,551	\$ 72,221,049	\$ 54,238,951	\$ 22,353,142	\$ 17,761,751	\$ -	\$ 385,666,090

WYOMING COMMUNITY DEVELOPMENT AUTHORITY
DETAILED SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN FUND NET POSITION
Year Ended June 30, 2016
(See Independent Auditor's Report)

	Housing Revenue Bonds 1994 Indenture Fund	Homeownership Mortgage Revenue Bonds 2009 Indenture Fund	Single Family Mortgage Warehousing Fund
Operating Revenues			
Mortgage interest	\$ 24,531,457	\$ 6,391,223	\$ 563,851
Investment interest income	4,022,097	498,131	246,400
Net change in fair value of investments	4,270,829	628,513	56,634
Fees and other income	-	-	818,823
Total operating revenue	32,824,383	7,517,867	1,685,708
Operating Expenses			
Interest expense	15,482,972	5,019,126	429,501
Services fees	1,998,528	560,586	59,750
Amortization of deferred servicing costs	-	-	-
Cost of issuance and other financing costs	2,195,376	14,686	-
Provision for (recapture of) loan losses	(284,544)	(763,421)	-
General and administrative	(175,013)	57,580	139,324
Total operating expenses	19,217,319	4,888,557	628,575
Operating income (loss)	13,607,064	2,629,310	1,057,133
Non-operating Revenue (Expenses)			
Federal program income	-	-	-
Federal program expense	-	-	-
Non-operating income	-	-	-
Net income (loss) before transfers	13,607,064	2,629,310	1,057,133
Transfers in (out)	(2,239,712)	239,712	-
Net income (loss)	11,367,352	2,869,022	1,057,133
Net position, beginning of year	180,518,428	18,387,169	1,670,415
Net position, end of year	\$ 191,885,780	\$ 21,256,191	\$ 2,727,548

Multi-Family Fund	Federal Program Fund	Housing Trust Fund	Mortgage Guaranty Fund	General Fund	Eliminations	Total
\$ -	\$ -	\$ 223,990	\$ -	\$ -	\$ -	\$ 31,710,521
62,312	-	1,103,453	596,844	4,882	(409,270)	6,124,849
27,687	-	926,604	699,518	-	-	6,609,785
-	-	11,624	-	5,264,476	(2,618,926)	3,475,997
89,999	-	2,265,671	1,296,362	5,269,358	(3,028,196)	47,921,152
-	-	429	154	-	(409,270)	20,522,912
-	-	23,749	-	-	(2,618,926)	23,687
-	-	-	-	2,520,000	-	2,520,000
-	-	-	-	-	-	2,210,062
-	-	108,793	-	-	-	(939,172)
1,000	-	3,400	1,000	6,452,195	-	6,479,486
1,000	-	136,371	1,154	8,972,195	(3,028,196)	30,816,975
88,999	-	2,129,300	1,295,208	(3,702,837)	-	17,104,177
-	5,389,595	-	-	-	-	5,389,595
-	(1,485,506)	-	-	-	-	(1,485,506)
-	3,904,089	-	-	-	-	3,904,089
88,999	3,904,089	2,129,300	1,295,208	(3,702,837)	-	21,008,266
-	-	-	-	2,000,000	-	-
88,999	3,904,089	2,129,300	1,295,208	(1,702,837)	-	21,008,266
2,182,642	66,608,343	52,267,031	21,542,292	21,087,723	-	364,264,043
\$ 2,271,641	\$ 70,512,432	\$ 54,396,331	\$ 22,837,500	\$ 19,384,886	\$ -	\$ 385,272,309