

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

DISCLOSURE REPORT

FOR THE 1978 PARITY INDENTURE

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

AS OF DECEMBER 31, 2011

WYOMING COMMUNITY DEVELOPMENT AUTHORITY
DISCLOSURE REPORT
AS OF 12/31/11

D I S C L A I M E R

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General Information:

Loan Portfolio Characteristics (As % of Loans Outstanding):

Bonds Outstanding	105,000,000.00	New Construction	21.74%	Private (Down to 80.00 LTV)	15.47%
Outstanding Principal Balance	96,385,793.90	Existing Home	78.26%	FHA	39.93%
Current Outstanding Commitments	9,223,742.44	Total	100.00%	VA	11.82%
Current Uncommitted Lendable Funds	0.00			RECD	26.13%
				<80% LTV	1.80%
				Self Insured	0.37%
				Guaranty Fund	4.31%
				Uninsured	0.17%
Average Purchase Price	62,163	Fixed Rate Mortgages	39.12%	Total	100.00%
Average Original Loan Amount	59,052	Step Rate Mortgages	60.88%		
Total No. of Loans Originated	22,105	Total	100.00%		
Total No. of Loans Originated-Active Series	4,328				
Total No. of Loans Paid Off-Active Series	3,297				
Total No. of Loans Outstanding-Active Series	1,031				

Type of Housing:

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

1 FAMILY	100.00%	07 OTHER	0.61%
Total	100.00%	09 RADIAN	82.95%
		13 GENWORTH	16.43%
		Total	100.00%

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Pool Insurance Coverage: ALSO SEE NOTES

Description	% of Port.
PMI loans - pool insurance	0.11%
RD loans - pool insurance	1.46%
<80% LTV loans - pool insurance	0.32%
PMI loans - no pool insurance	14.97%
FHA loans - no pool insurance	39.95%
RD loans - no pool insurance	25.04%
VA loans - no pool insurance	11.70%
<80% LTV loans - no pool insurance	1.69%
Others - no pool insurance	4.76%
Total	100.00%

 Self Insurance Coverage: SEE NOTES

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

(As % of Principal Balance Outstanding):

60 Days	14	1.36%	1,242,745.83	1.29%
90 Days or More	26	2.52%	2,570,898.60	2.67%
In Foreclosure	9	0.87%	1,047,254.74	1.09%

No. of Loans Foreclosed Inception to Date 3,441
 Foreclosed (Loss)/Gain to Date
 Net of Insurance Proceeds (\$000) (9,057)

Real Estate Owned:
 Number of Loans 3
 Outstanding Mortgage Amount (\$000):
 At Time of Default 333
 Current Balance 90

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

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

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

Servicer Number/Name	Number of Loans	% of Portfolio	----- 60+ Delinquencies -----	
			Number of Loans	Principal Outstanding
500 WCDA MORTGAGE SERVICING	739	71.96%	38	4,051,964.83
210 FIRST INTERSTATE CASPER	170	16.55%	7	539,812.85
300 BIG HORN FEDERAL SAVINGS BANK	61	5.94%	4	269,121.49
471 HABITAT EASTERN BIG HORN	16	1.56%	0	0.00
472 HABITAT GREATER TETON	16	1.56%	0	0.00
All Others - No. of Servicers	4	25	0	0.00
Total	9	1,027	49	4,860,899.17

Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
001 1978-A	6	5.0000
	40	5.2500
	23	5.3750
	2	5.5000
	39	5.6250
	15	5.8750
	1	6.0000
	9	6.1250
	90	6.2500
	3	6.5000
	1	6.7500
	2	6.8750

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
001 1978-A	5	7.0000
	1	7.3750
	21	7.5000
	480	7.6250
	73	7.7500
	164	7.8750
	148	8.0000
	29	8.2500
	203	8.3750
	24	8.7500
	71	8.8750
	1	9.5000
	16	9.7500
	15	9.8750
	9	10.0000
9	10.1250	
043 1998-B	2	5.2500
	5	5.3750
	4	5.5000
	8	5.6250
	2	5.7500
	1	6.0000
	142	6.5000
	4	6.8750
	10	7.0000
	044 2001-A	6	3.2500
7		3.5000
8		4.5000
37		5.0000
9		5.3750
8		5.5000
39		5.6250
12		5.7500
40		5.8750
12		6.0000
18	6.2500	

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
044 2001-A	23	6.7500
	7	7.0000
	4	7.3750
	15	7.5000
	1	7.7500
	10	7.8750
	1	8.1250
	128	8.2500
	2	8.3750
	1	8.6250
	10	11.8750
045 2002-A	104	2.5000
	9	3.0000
	26	3.6250
	13	3.7000
	1	4.0000
	36	4.1250
	3	4.2500
	10	4.5000
	21	4.6250
	37	5.0000
	1	5.2500
	29	5.3750
	14	5.5000
	22	5.6250
	17	5.7500
	9	5.8750
	1	6.0000
	7	6.2500
	23	6.5000
	37	7.0000
103	7.5000	
176	7.6250	
406	7.8750	

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
046 2002-A Participation	1	4.5000
	6	4.6250
	4	4.7500
	1	4.8750
	24	5.0000
	1	5.1250
	215	5.2500
	183	5.3750
	6	5.5000
	52	5.6250
	67	5.7500
	047 2003 AB	1	2.0000
1		3.0000
1		3.7000
2		4.2500
97		4.5000
4		4.7500
26		5.0000
5		5.2500
23		5.3750
23		5.5000
9		5.6250
31		5.7500
15		5.8750
35		6.0000
2		6.2500
14		6.5000
56		6.7500
7		6.8750
30		7.0000
1		7.1250
40	7.3750	
25	7.5000	
8	7.6250	
16	7.7500	
16	7.8750	

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INDENTURE 001 IND. OF 1978
BOND SERIES ALL

WYOMING COMMUNITY DEVELOPMENT AUTHORITY
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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
047 2003 AB	1	8.0000
	4	8.5000
	3	8.8750
	12	8.9000
	5	9.7500
	9	10.3750
	1	11.3750

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List of Bonds by Maturity:

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Seq Prepayment Only
043 1998-B								
06/2033	983219YX8	TERM	5.300000000	15,000,000.00	0.00	10,290,000.00	4,710,000.00	1
TOTAL 1998-B				15,000,000.00	0.00	10,290,000.00	4,710,000.00	

List of Unscheduled Redemptions:

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

List of Bonds by Maturity:

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Seq Prepayment Only
044 2001-A								
12/2035	983219ZC3	TERM	.300000000	9,545,000.00	0.00	0.00	9,545,000.00	1
TOTAL 2001-A				9,545,000.00	0.00	0.00	9,545,000.00	

List of Bonds by Maturity:

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Seq Prepayment Only
045	2002-A							
12/2032	983219ZJ8	TERM	.300000000	37,000,000.00	0.00	0.00	37,000,000.00	1
TOTAL	2002-A			37,000,000.00	0.00	0.00	37,000,000.00	

List of Bonds by Maturity:

Maturity Date	CUSIP #	Bond Type	Interest Rate	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding	Call Seq Prepayment Only
047	2003 AB							
12/2023	983219ZM1	TERM	4.400000000	15,715,000.00	0.00	0.00	15,715,000.00	1
12/2033	983219ZN9	TERM	4.550000000	32,030,000.00	0.00	0.00	32,030,000.00	1
12/2033	983219ZP4	TERM	.300000000	6,000,000.00	0.00	0.00	6,000,000.00	1
TOTAL	2003 AB			53,745,000.00	0.00	0.00	53,745,000.00	

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

ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 001 1978-A S/F							
PROGRAM FUND	GNMA Mortgage Secs	3	6.348227	89,296.73	85,780.79	3,515.94	89,296.73
	Money Market	1	0.010000	322,957.94	322,957.94	0.00	322,957.94
ASSET ACCOUNT TOTAL		4	1.340185	412,254.67	408,738.73	3,515.94	412,254.67
REVENUE FUND	FNMA CALLABLE	1	4.000000	2497,500.00	2500,000.00 (	2,048.62)	2497,951.38
	GNMA Mortgage Secs	8	7.617294	114,776.03	113,559.38	1,216.65	114,776.03
	Money Market	1	0.010000	6060,190.47	6060,190.47	0.00	6060,190.47
ASSET ACCOUNT TOTAL		10	1.259619	8672,466.50	8673,749.85 (	831.97)	8672,917.88
BOND RESERVE FUND	FED FARM CREDIT BANK	1	4.230000	900,000.00	900,000.00	0.00	900,000.00
	FHLB CALLABLE	3	3.986281	2769,715.00	2770,000.00 (	159.13)	2769,840.87
	FNMA CALLABLE	7	3.851915	3763,557.95	3785,000.00 (	278.52)	3784,721.48
	GNMA Mortgage Secs	10	6.818538	328,795.31	326,978.30	1,817.01	328,795.31
	Money Market	1	0.010000	2932,872.81	2932,872.81	0.00	2932,872.81
	US Treasury Bonds	1	6.000000	614,464.48	650,000.00 (	25,069.75)	624,930.25
ASSET ACCOUNT TOTAL		23	3.131351	11309,405.55	11364,851.11 (	23,690.39)	11341,160.72
MORTGAGE RESERVE FUND	FHLB CALLABLE	2	4.380800	374,932.50	375,000.00 (	37.72)	374,962.28
	GNMA Mortgage Secs	2	6.644711	14,227.50	14,113.67	113.83	14,227.50
	Money Market	1	0.010000	790,180.12	790,180.12	0.00	790,180.12
	US Treasury Bonds	1	6.000000	217,425.46	230,000.00 (	8,871.09)	221,128.91
ASSET ACCOUNT TOTAL		6	2.217056	1396,765.58	1409,293.79 (	8,794.98)	1400,498.81
SERIES TOTAL		43	2.296110	21790,892.30	21856,633.48 (	29,801.40)	21826,832.08
SERIES 043 1998 SERIES B							
PROGRAM FUND	Money Market	1	0.010000	1977,484.85	1977,484.85	0.00	1977,484.85
ASSET ACCOUNT TOTAL		1	0.010000	1977,484.85	1977,484.85	0.00	1977,484.85
REVENUE FUND	Money Market	1	0.010000	72,114.88	72,114.88	0.00	72,114.88
ASSET ACCOUNT TOTAL		1	0.010000	72,114.88	72,114.88	0.00	72,114.88

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 043 1998 SERIES B							
BOND RESERVE FUND	FNMA CALLABLE	1	5.000000	89,752.50	90,000.00	(99.03)	89,900.97
	GNMA Mortgage Secs	2	6.000000	7,275.01	7,345.32	(70.31)	7,275.01
	Money Market	1	0.010000	398,218.60	398,218.60	0.00	398,218.60
ASSET ACCOUNT TOTAL		4	1.005025	495,246.11	495,563.92	(169.34)	495,394.58
SERIES TOTAL		6	0.203740	2544,845.84	2545,163.65	(169.34)	2544,994.31
SERIES 044 2001 SERIES A							
PROGRAM FUND	Money Market	1	0.009981	227.41	227.41	0.00	227.41
ASSET ACCOUNT TOTAL		1	0.009981	227.41	227.41	0.00	227.41
REVENUE FUND	Money Market	1	0.010000	2028,003.78	2028,003.78	0.00	2028,003.78
ASSET ACCOUNT TOTAL		1	0.010000	2028,003.78	2028,003.78	0.00	2028,003.78
SERIES TOTAL		2	0.010000	2028,231.19	2028,231.19	0.00	2028,231.19
SERIES 045 2002 SERIES A							
PROGRAM FUND	Money Market	1	0.009887	21.24	21.24	0.00	21.24
ASSET ACCOUNT TOTAL		1	0.009887	21.24	21.24	0.00	21.24
REVENUE FUND	Money Market	1	0.010000	10584,195.45	10584,195.45	0.00	10584,195.45
ASSET ACCOUNT TOTAL		1	0.010000	10584,195.45	10584,195.45	0.00	10584,195.45
SERIES TOTAL		2	0.010000	10584,216.69	10584,216.69	0.00	10584,216.69
SERIES 046 2002 SERIES A Participation							
1210-031 REVENUE FUND	Money Market	1	0.010000	160,241.68	160,241.68	0.00	160,241.68
ASSET ACCOUNT TOTAL		1	0.010000	160,241.68	160,241.68	0.00	160,241.68
SERIES TOTAL		1	0.010000	160,241.68	160,241.68	0.00	160,241.68

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 047 2003 SERIES AB							
PROGRAM FUND	GNMA Mortgage Secs	10	7.245211	258,223.01	257,542.57	680.44	258,223.01
	Money Market	1	0.009998	2,073.24	2,073.24	0.00	2,073.24
	US Treasury Bonds	1	6.000000	312,178.13	355,000.00 (	21,168.56)	333,831.44
ASSET ACCOUNT TOTAL		12	6.501575	572,474.38	614,615.81 (	20,488.12)	594,127.69
REVENUE FUND	Money Market	1	0.010000	10931,388.30	10931,388.30	0.00	10931,388.30
ASSET ACCOUNT TOTAL		1	0.010000	10931,388.30	10931,388.30	0.00	10931,388.30
BOND RESERVE FUND	FHLB CALLABLE	2	4.379666	2699,565.00	2700,000.00 (	242.88)	2699,757.12
	FNMA CALLABLE	4	4.558490	264,958.75	265,000.00 (	16.52)	264,983.48
	GNMA Mortgage Secs	12	6.847277	922,819.58	925,138.02 (	2,318.44)	922,819.58
	Money Market	1	0.010000	2058,072.36	2058,072.36	0.00	2058,072.36
	US Treasury Bonds	1	7.125000	166,456.06	127,400.00	21,497.19	148,897.19
	TENNESSEE VALLEY AUT	1	6.250000	594,858.00	600,000.00 (	1,554.38)	598,445.62
ASSET ACCOUNT TOTAL		21	3.602080	6706,729.75	6675,610.38	17,364.97	6692,975.35
MORTGAGE RESERVE FUND	FHLB CALLABLE	1	4.370000	290,000.00	290,000.00	0.00	290,000.00
	FNMA CALLABLE	2	4.692156	254,875.00	255,000.00 (	71.56)	254,928.44
	GNMA Mortgage Secs	4	7.435688	21,464.36	21,199.66	264.70	21,464.36
	Money Market	1	0.010000	9,387.86	9,387.86	0.00	9,387.86
ASSET ACCOUNT TOTAL		8	4.554525	575,727.22	575,587.52	193.14	575,780.66
SERIES TOTAL		42	1.637100	18786,319.65	18797,202.01 (	2,930.01)	18794,272.00
SERIES 069 SUPPLEMENTAL SECURITY FUND							
REVENUE FUND	GNMA Mortgage Secs	1	7.000000	4,299.97	4,437.89 (	137.92)	4,299.97
	Money Market	1	0.010000	539,940.65	539,940.65	0.00	539,940.65
	US Treasury Bonds	1	7.875000	548,624.00	400,000.00	75,025.65	475,025.65
ASSET ACCOUNT TOTAL		3	3.374139	1092,864.62	944,378.54	74,887.73	1019,266.27
SERIES TOTAL		3	3.374139	1092,864.62	944,378.54	74,887.73	1019,266.27
INDENTURE TOTAL		99	1.489753	56987,611.97	56916,067.24	41,986.98	56958,054.22

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Summary of Reserve Funds by Indenture:

Reserve Fund Account Description	Original Amount	Current Amount
BOND RESERVE FUND INVESTMENTS	149,246,976.00	18,529,530.65
MORTGAGE RESERVE FUND INVESTMENTS	12,344,444.00	1,976,279.47
INDENTURE TOTAL	161,591,420.00	20,505,810.12

Summary of Equity by Indenture:

Total Assets	Total Liabilities	Fund Balance
152,764,427	105,896,164	46,868,263

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NOTES

(A) IF THE AUTHORITY ELECTS TO CALL OR IS MANDATED TO CALL BY THE APPLICABLE SERIES RESOLUTION, THE FOLLOWING IS THE BOND CALL SEQUENCE FOR PREPAYMENTS:

- 1 THESE BONDS ARE FIRST TO BE CALLED FROM PREPAYMENTS
- 2 THESE BONDS ARE SECOND TO BE CALLED FROM PREPAYMENTS
- 3 THESE BONDS ARE THIRD TO BE CALLED FROM PREPAYMENTS
- 4 THESE BONDS ARE FOURTH TO BE CALLED FROM PREPAYMENTS
- 5 THESE BONDS ARE CROSS-CALLABLE ONLY WITH FUNDS FROM ANY OTHER SERIES WITH THE SAME SEQUENCE

(B) THE 1998-B, 2001-A, 2002-A AND 2003-AB BOND SERIES MAY UTILIZE PREPAYMENTS TO REDEEM BONDS OF ANY OF THESE SERIES WHICH ARE THEN REDEEMABLE IN ACCORDANCE WITH THE 1978 INDENTURE.

(C) THE AUTHORITY CURRENTLY INTENDS TO RECYCLE PREPAYMENTS FROM ANY SERIES WHEN LOCAL MARKET CONDITIONS PERMIT. FOR CALLS OTHER THAN FROM PREPAYMENTS, PLEASE SEE THE RESPECTIVE OFFICIAL STATEMENT.

(D) THE 1978 INDENTURE IS A PARITY INDENTURE. REVENUE AND OTHER RESOURCES FROM ALL BOND SERIES ARE AVAILABLE TO PAY INTEREST AND PRINCIPAL ON THE BONDS PER THE TERMS OF THE INDENTURE.

(E) GENERALLY ALL LOANS PURCHASED IN THE 1978 INDENTURE ARE INSURED OR GUARANTEED BY FHA, VA, RD OR PMI.

(F) UNDER THE POOL INSURANCE AGREEMENT THE AUTHORITY IS RESPONSIBLE FOR THE FIRST 1% OF LOSS FOR THOSE SERIES ISSUED PRIOR TO NOVEMBER 1, 2000 AND THE FIRST 1/2% THEREAFTER. IN AUGUST 2011, WCDA DID NOT RENEW THE RADIAN POOL INSURANCE DUE AT THAT TIME IN THE 1978 INDENTURE.

(G) ADDITIONALLY, WCDA HAS ESTABLISHED A LOAN LOSS RESERVE FUND FOR ALL LOANS. THIS RESERVE WILL BE FUNDED UP TO 3.5% OF THE OUTSTANDING MORTGAGE AMOUNT OF LOANS PURCHASED AND REMAINING IN THIS INDENTURE. FOR FURTHER INFORMATION SEE FOOTNOTE #4 IN THE ANNUAL AUDITED FINANCIAL STATEMENTS.

(H) THE WCDA MORTGAGE GUARANTY FUND HAS A BALANCE OF \$20,048,287. OF THIS AMOUNT \$46,520 IS RESTRICTED TO PROVIDE A GUARANTEE ON \$149,286 OF MORTGAGE LOANS IN THIS INDENTURE. TO DATE, FOUR (4) CLAIMS AMOUNTING TO \$39,664 HAVE BEEN MADE AGAINST THE MORTGAGE GUARANTY FUND.

(I) THE AUTHORITY HAS ESTABLISHED A LOAN LOSS RESERVE FUND FOR SELF-INSURED LOANS. THIS FUND AMOUNTS TO AT LEAST 25% OF THE OUTSTANDING PRINCIPAL BALANCE OF SELF-INSURED LOANS.

(J) ALL REFUNDED BOND SERIES WILL BE PRESENTED IN THIS DISCLOSURE REPORT FOR THREE (3) QUARTERS FOLLOWING REFUNDING. AFTER THIS PERIOD THE REFUNDED BOND SERIES AND RELATED MORTGAGE INFORMATION WILL BE ELIMINATED FROM THE DISCLOSURE REPORT.

(K) MORTGAGE LOANS OUTSTANDING INCLUDES ALL LOANS PURCHASED THROUGH THE AUTHORITY'S CUT-OFF DATE (LAST DAY OF THE MONTH). THE MORTGAGE DATA PRESENTED OMITTS (BY SERIES) THOSE LOANS RELATED TO ANY SERVICER WHICH HAS NOT GONE THROUGH ITS INITIAL AMORTIZATION CYCLE.

(L) IN DECEMBER 2009, THE AUTHORITY TRANSFERRED \$22 MILLION IN EXCESS OUT OF THE 1978 INDENTURE. AFTER THE TRANSFER, THE INDENTURE STILL HAS AN ASSET TO DEBT RATIO OF 141.8%.