

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

DISCLOSURE REPORT

FOR THE 1978 PARITY INDENTURE

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

AS OF JUNE 30, 2012

WYOMING COMMUNITY DEVELOPMENT AUTHORITY
DISCLOSURE REPORT
AS OF 06/30/12

D I S C L A I M E R

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General Information:

Loan Portfolio Characteristics (As % of Loans Outstanding):

Bonds Outstanding	105,000,000.00	New Construction	21.52%	Private (Down to 80.00 LTV)	14.60%
Outstanding Principal Balance	90,995,809.82	Existing Home	78.48%	FHA	39.88%
Current Outstanding Commitments	5,248,578.00	Total	100.00%	VA	11.78%
Current Uncommitted Lendable Funds	0.00			RD	27.10%
				<80% LTV	1.50%
				Self Insured	0.34%
				Guaranty Fund	4.71%
				Uninsured	0.09%
				Total	100.00%
Average Purchase Price	62,180	Fixed Rate Mortgages	38.95%		
Average Original Loan Amount	59,074	Step Rate Mortgages	61.05%		
Total No. of Loans Originated	22,112	Total	100.00%		
Total No. of Loans Originated-Active Series	4,335				
Total No. of Loans Paid Off-Active Series	3,370				
Total No. of Loans Outstanding-Active Series	965				

Type of Housing:

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

1 FAMILY	100.00%	07 OTHER	0.66%
Total	100.00%	09 RADIAN	82.30%
		13 GENWORTH	17.04%
		Total	100.00%

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

Pool Insurance Coverage: ALSO SEE NOTES

Description	% of Port.
RD loans - pool insurance	1.41%
<80% LTV loans - pool insurance	0.32%
PMI loans - no pool insurance	14.46%
FHA loans - no pool insurance	39.90%
RD loans - no pool insurance	25.70%
VA loans - no pool insurance	11.79%
<80% LTV loans - no pool insurance	1.37%
Others - no pool insurance	5.05%
Total	100.00%

Self Insurance Coverage: SEE NOTES

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

(As % of Principal Balance Outstanding):

60 Days	17	1.76%	1,627,495.93	1.79%
90 Days or More	17	1.76%	1,632,141.22	1.79%
In Foreclosure	11	1.14%	1,034,189.12	1.14%

No. of Loans Foreclosed Inception to Date 3,449
 Foreclosed (Loss)/Gain to Date
 Net of Insurance Proceeds (\$000) (9,028)

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

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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	701	72.79%	35	3,649,861.70
210 FIRST INTERSTATE CASPER	146	15.16%	6	380,777.11
300 BIG HORN FEDERAL SAVINGS BANK	58	6.02%	4	263,187.46
471 HABITAT EASTERN BIG HORN	18	1.87%	0	0.00
472 HABITAT GREATER TETON	16	1.66%	0	0.00
All Others - No. of Servicers	4	24	0	0.00
Total	9	963	45	4,293,826.27

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

Bond Series	Number of Loans	Mortgage Rate
001 1978-A	12	5.2500
	9	5.3750
	11	5.6250
	3	5.8750
	3	6.1250
	30	6.2500
	1	6.8750
	14	7.7500
	18	7.8750
	19	8.0000
	2	8.2500
	24	8.3750
	10	8.7500
	17	8.8750

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

Bond Series	Number of Loans	Mortgage Rate	
043 1998-B	3	5.3750	
	1	5.5000	
	3	5.6250	
	1	5.7500	
	1	6.0000	
	11	6.5000	
	1	6.8750	
	1	7.0000	
044 2001-A	9	3.2500	
	7	3.5000	
	8	4.5000	
	34	5.0000	
	3	5.3750	
	13	5.6250	
	1	5.7500	
	7	5.8750	
	2	6.0000	
	4	6.2500	
	4	6.7500	
	1	7.3750	
	15	8.2500	
045 2002-A	58	0.0000	
	99	2.5000	
	6	3.0000	
	13	3.7000	
	17	4.1250	
	3	4.2500	
	10	4.5000	
	24	4.6250	
	27	5.0000	
	1	5.1250	
	9	5.3750	
	4	5.5000	
	9	5.6250	

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

Bond Series	Number of Loans	Mortgage Rate	
045 2002-A	6	5.7500	
	2	5.8750	
	1	6.0000	
	2	6.2500	
	2	6.5000	
	1	7.0000	
	7	7.5000	
	2	7.8750	
	046 2002-A Participation	2	4.0000
1		4.5000	
4		4.7500	
1		4.8750	
3		5.0000	
1		5.1250	
88		5.2500	
51		5.3750	
4		5.5000	
17		5.6250	
14		5.7500	
047 2003 AB		1	2.0000
		1	3.0000
	1	3.7000	
	2	4.2500	
	92	4.5000	
	4	4.7500	
	4	5.0000	
	5	5.3750	
	6	5.5000	
	3	5.6250	
	7	5.7500	
	1	5.8750	
	9	6.0000	
	2	6.5000	
	13	6.7500	
	2	6.8750	
6	7.0000		

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INDENTURE 001 IND. OF 1978
BOND SERIES ALL

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08/01/12Mortgage Loan Rates for Outstanding Loans (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
047 2003 AB	3	7.3750
	3	7.5000
	1	7.7500
	1	7.8750
	1	8.8750
	3	8.9000

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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	3.000000000	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	1.380000000	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	3.500000000	6,000,000.00	0.00	0.00	6,000,000.00	1
TOTAL	2003 AB			53,745,000.00	0.00	0.00	53,745,000.00	

List of Bonds by Maturity:

	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding
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	6.455549	66,959.64	64,413.78	2,545.86	66,959.64
	Money Market	1	0.010027	344,324.95	344,324.95	0.00	344,324.95
ASSET ACCOUNT TOTAL		4	1.025787	411,284.59	408,738.73	2,545.86	411,284.59
REVENUE FUND	FNMA CALLABLE	1	4.000000	2497,500.00	2500,000.00 (	590.30)	2499,409.70
	GNMA Mortgage Secs	8	7.602666	105,219.74	104,179.68	1,040.06	105,219.74
	Money Market	1	0.010027	6097,241.63	6097,241.63	0.00	6097,241.63
ASSET ACCOUNT TOTAL		10	1.247288	8699,961.37	8701,421.31	449.76	8701,871.07
BOND RESERVE FUND	FED FARM CREDIT BANK	1	4.230000	900,000.00	900,000.00	0.00	900,000.00
	FHLB CALLABLE	1	4.000000	4665,000.00	4665,000.00	0.00	4665,000.00
	FNMA CALLABLE	1	4.500000	20,000.00	20,000.00	0.00	20,000.00
	FHLMC CALLABLE	1	3.625000	2000,000.00	2000,000.00	0.00	2000,000.00
	GNMA Mortgage Secs	10	6.878477	290,539.43	288,683.91	1,855.52	290,539.43
	Money Market	1	0.010027	621,167.20	621,167.20	0.00	621,167.20
	US Treasury Bonds	1	6.000000	614,464.48	650,000.00 (	24,040.33)	625,959.67
ASSET ACCOUNT TOTAL		16	3.903719	9111,171.11	9144,851.11 (	22,184.81)	9122,666.30
MORTGAGE RESERVE FUND	FHLMC CALLABLE	1	3.625000	1030,000.00	1030,000.00	0.00	1030,000.00
	GNMA Mortgage Secs	2	6.665763	12,093.64	11,992.54	101.10	12,093.64
	Money Market	1	0.010027	137,301.25	137,301.25	0.00	137,301.25
	US Treasury Bonds	1	6.000000	217,425.46	230,000.00 (	8,506.81)	221,493.19
ASSET ACCOUNT TOTAL		5	3.686290	1396,820.35	1409,293.79 (	8,405.71)	1400,888.08
SERIES TOTAL		35	2.652850	19619,237.42	19664,304.94 (	27,594.90)	19636,710.04

SERIES 043 1998 SERIES B

PROGRAM FUND	Money Market	1	0.010027	1977,484.85	1977,484.85	0.00	1977,484.85
ASSET ACCOUNT TOTAL		1	0.010027	1977,484.85	1977,484.85	0.00	1977,484.85
REVENUE FUND	Money Market	1	0.010027	153,005.81	153,005.81	0.00	153,005.81
ASSET ACCOUNT TOTAL		1	0.010027	153,005.81	153,005.81	0.00	153,005.81

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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	GNMA Mortgage Secs	2	6.000000	6,893.37	6,959.20	(65.83)	6,893.37
	Money Market	1	0.010027	488,604.72	488,604.72	0.00	488,604.72
ASSET ACCOUNT TOTAL		3	0.094145	495,498.09	495,563.92	(65.83)	495,498.09
SERIES TOTAL		5	0.025901	2625,988.75	2626,054.58	(65.83)	2625,988.75
SERIES 044 2001 SERIES A							
REVENUE FUND	Money Market	1	0.010027	2464,812.73	2464,812.73	0.00	2464,812.73
ASSET ACCOUNT TOTAL		1	0.010027	2464,812.73	2464,812.73	0.00	2464,812.73
SERIES TOTAL		1	0.010027	2464,812.73	2464,812.73	0.00	2464,812.73
SERIES 045 2002 SERIES A							
REVENUE FUND	Money Market	1	0.010027	12931,992.48	12931,992.48	0.00	12931,992.48
ASSET ACCOUNT TOTAL		1	0.010027	12931,992.48	12931,992.48	0.00	12931,992.48
SERIES TOTAL		1	0.010027	12931,992.48	12931,992.48	0.00	12931,992.48
SERIES 046 2002 SERIES A PARTICIPATION							
REVENUE FUND	Money Market	1	0.010027	547,596.59	547,596.59	0.00	547,596.59
ASSET ACCOUNT TOTAL		1	0.010027	547,596.59	547,596.59	0.00	547,596.59
SERIES TOTAL		1	0.010027	547,596.59	547,596.59	0.00	547,596.59
SERIES 047 2003 SERIES AB							
PROGRAM FUND	GNMA Mortgage Secs	10	7.260631	241,307.70	240,488.23	819.47	241,307.70
	Money Market	1	0.010026	6,452.68	6,452.68	0.00	6,452.68
	US Treasury Bonds	1	6.000000	312,178.13	355,000.00	(20,299.30)	334,700.70
ASSET ACCOUNT TOTAL		12	6.439437	559,938.51	601,940.91	(19,479.83)	582,461.08
REVENUE FUND	Money Market	1	0.010027	13114,521.02	13114,521.02	0.00	13114,521.02
ASSET ACCOUNT TOTAL		1	0.010027	13114,521.02	13114,521.02	0.00	13114,521.02

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 047 2003 SERIES AB							
BOND RESERVE FUND	FHLB CALLABLE	1	4.000000	335,000.00	335,000.00	0.00	335,000.00
	FHLMC CALLABLE	1	3.625000	1670,000.00	1670,000.00	0.00	1670,000.00
	GNMA Mortgage Secs	12	6.841643	905,266.75	907,671.56 (	2,404.81)	905,266.75
	Money Market	1	0.010027	3056,888.82	3056,888.82	0.00	3056,888.82
	US Treasury Bonds	1	7.125000	166,456.06	127,400.00	20,378.10	147,778.10
	TENNESSEE VALLEY AUT	1	6.250000	594,858.00	600,000.00 (	1,404.26)	598,595.74
ASSET ACCOUNT TOTAL		17	2.731402	6728,469.63	6696,960.38	16,569.03	6713,529.41
MORTGAGE RESERVE FUND							
	FHLMC CALLABLE	1	3.625000	300,000.00	300,000.00	0.00	300,000.00
	GNMA Mortgage Secs	4	7.446683	19,964.66	19,713.12	251.54	19,964.66
	Money Market	1	0.010027	255,874.40	255,874.40	0.00	255,874.40
ASSET ACCOUNT TOTAL		6	2.148870	575,839.06	575,587.52	251.54	575,839.06
SERIES TOTAL		36	1.121378	20978,768.22	20989,009.83 (	2,659.26)	20986,350.57
SERIES 069 SUPPLEMENTAL SECURIT							
REVENUE FUND	GNMA Mortgage Secs	1	7.000000	4,178.13	4,311.50 (	133.37)	4,178.13
	Money Market	1	0.010027	620,597.39	620,597.39	0.00	620,597.39
	US Treasury Bonds	1	7.875000	548,624.00	400,000.00	70,271.46	470,271.46
ASSET ACCOUNT TOTAL		3	3.108963	1173,399.52	1024,908.89	70,138.09	1095,046.98
SERIES TOTAL		3	3.108963	1173,399.52	1024,908.89	70,138.09	1095,046.98
INDENTURE TOTAL		82	1.313180	60341,795.71	60248,680.04	39,818.10	60288,498.14

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Summary of Reserve Funds by Indenture:

Reserve Fund Account Description	Original Amount	Current Par Amount
BOND RESERVE FUND INVESTMENTS (See A below)	149,246,976.00	18,557,375.44
MORTGAGE RESERVE FUND INVESTMENTS	12,344,444.00	1,984,881.31
INDENTURE TOTAL	161,591,420.00	20,542,256.75

Summary of Equity by Indenture:

Total Assets	Total Liabilities	Fund Balance
152,935,595.42	106,043,993.39	46,891,602.03

A - CUSIP 3136FPMD6 was called on 6/30/2012 but cash was not received until July 2, 2012 as the 30th was a Saturday. The \$2,220,000 was recorded as an account receivable on WCDA's books and did not show as an investment or cash on that day. The amount is included in the "Current Par Amount" but a related investment is not shown on the reports in Section 5.

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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 AND MARCH 2012 WCDA DID NOT RENEW THE RADIAN POOL INSURANCE DUE AT THAT TIME IN THE 1978 INDENTURE. IN OCTOBER 2011 WCDA DID NOT RENEW THE GENWORTH POOL INSURANCE DUE AT THAT TIME UNDER POOL #6302 IN THE 1978 INDENTURE.
- (G) ADDITIONALLY, WCDA HAS ESTABLISHED A LOAN LOSS RESERVE FUND FOR ALL LOANS. THIS RESERVE WILL BE FUNDED UP TO 3.5% OF THE OUTSTANDING MORTGAGE AMOUNT OF LOANS PURCHASED AND REMAINING IN THIS INDENTURE. FOR FURTHER INFORMATION SEE FOOTNOTE #4 IN THE ANNUAL AUDITED FINANCIAL STATEMENTS.
- (H) THE WCDA MORTGAGE GUARANTY FUND HAS A BALANCE OF \$20,411,213. OF THIS AMOUNT \$54,880 IS RESTRICTED TO PROVIDE A GUARANTEE ON \$232,600 OF MORTGAGE LOANS IN THIS INDENTURE. TO DATE, FOUR (4) CLAIMS AMOUNTING TO \$39,664 HAVE BEEN MADE AGAINST THE MORTGAGE GUARANTY FUND.
- (I) THE AUTHORITY HAS ESTABLISHED A LOAN LOSS RESERVE FUND FOR SELF-INSURED LOANS. THIS FUND AMOUNTS TO AT LEAST 25% OF THE OUTSTANDING PRINCIPAL BALANCE OF SELF-INSURED LOANS.
- (J) ALL REFUNDED BOND SERIES WILL BE PRESENTED IN THIS DISCLOSURE REPORT FOR THREE (3) QUARTERS FOLLOWING REFUNDING. AFTER THIS PERIOD THE REFUNDED BOND SERIES AND RELATED MORTGAGE INFORMATION WILL BE ELIMINATED FROM THE DISCLOSURE REPORT.
- (K) MORTGAGE LOANS OUTSTANDING INCLUDES ALL LOANS PURCHASED THROUGH THE AUTHORITY'S CUT-OFF DATE (LAST DAY OF THE MONTH). THE MORTGAGE DATA PRESENTED OMITTS (BY SERIES) THOSE LOANS RELATED TO ANY SERVICER WHICH HAS NOT GONE THROUGH ITS INITIAL AMORTIZATION CYCLE.
- (L) IN DECEMBER 2009, THE AUTHORITY TRANSFERRED \$22 MILLION IN EXCESS OUT OF THE 1978 INDENTURE. AFTER THE TRANSFER, THE INDENTURE STILL HAS AN ASSET TO DEBT RATIO OF 141.8%.