

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, 2010

INDENTURE: 001 SINGLE FAMILY
BOND SERIES: ALL

PAGE #: 1-00
REPORT #: AOD001
DATE RUN 08/15/10

WYOMING COMMUNITY DEVELOPMENT AUTHORITY
DISCLOSURE REPORT
AS OF 06/30/10

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 113,290,000.00
 Outstanding Principal Balance 108,029,362.91
 Current Outstanding Commitments 9,699,131.00
 Current Uncommitted Lendable Funds 0.00

New Construction	20.46%	Private (Down to 0.00 LTV)	19.61%
Existing Home	79.54%	FHA	42.23%
Total	100.00%	VA	10.47%
		RD	23.03%
		< 80% LTV	2.27%
		Self Insured	0.40%
		Guaranty Fund	1.99%
		Total	100.00%
Fixed Rate Mortgages	38.90%		
Step Rate Mortgages	61.10%		
Total	100.00%		

Average Purchase Price 61,951
 Average Original Loan Amount 58,856
 Total No. of Loans Originated 22,040
 Total No. of Loans Originated-Active Series 4,263
 Total No. of Loans Paid Off-Active Series 3,072
 Total No. of Loans Outstanding-Active Series 1,191

Type of Housing:

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

1 FAMILY 100.00%
 Total 100.00%

07 OTHER 0.88%
 09 RADIAN 84.38%
 13 GENWORTH 14.74%
 Total 100.00%

Pool Insurance Coverage: SEE NOTES

Self Insurance Coverage: SEE NOTES

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

(As % of Principal Balance Outstanding):

60 Days	17	1.43%	1,293,101.91	1.20%
90 Days or More	25	2.10%	2,396,660.54	2.22%
In Foreclosure	11	0.92%	971,373.71	0.90%

No. of Loans Foreclosed Inception to Date 3,421
Foreclosed (Loss)/Gain to Date
Net of Insurance Proceeds (\$000) (9,010)

Real Estate Owned:
Number of Loans 1
Outstanding Mortgage Amount (\$000):
At Time of Default 104
Current Balance 48

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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	838	70.48%	44	4,057,481.48
210 FIRST INTERSTATE CASPER	247	20.77%	7	534,624.46
300 BIG HORN FEDERAL SAVINGS BANK	68	5.72%	2	69,030.22
471 HABITAT EASTERN BIG HORN	13	1.09%	0	0.00
472 HABITAT GREATER TETON	8	0.67%	0	0.00
All Others - No. of Servicers	3	15	0	0.00
Total	8	1,189	53	4,661,136.16

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
	5	7.0000
	1	7.3750

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
001 1978-A	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		5.3750
3		5.5000
8		5.6250
2		5.7500
142		6.5000
4		6.8750
10		7.0000
044 2001-A		5	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
	23	6.7500
	7	7.0000
	4	7.3750

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate	
044 2001-A	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
47		3.6250	
13		3.7000	
1		4.0000	
35		4.1250	
10		4.5000	
1		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		
046 2002-A Participating	1	4.5000	
	6	4.6250	
	1	4.8750	
	24	5.0000	
	1	5.1250	

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
046 2002-A Participating	215	5.2500
	183	5.3750
	5	5.5000
	52	5.6250
	67	5.7500
047 2003 AB	1	3.0000
	1	3.7000
	88	4.5000
	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	
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	5.3000	15,000,000.00	0.00	2,000,000.00	13,000,000.00	1
TOTAL 1998-B				15,000,000.00	0.00	2,000,000.00	13,000,000.00	

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

List of Bonds by Maturity:

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

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	1.3800	37,000,000.00	0.00	0.00	37,000,000.00	1
TOTAL	2002-A			37,000,000.00	0.00	0.00	37,000,000.00	

List of Bonds by Maturity:

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

List of Bonds by Maturity:

	Original Amount	Principal Matured	Principal Redemptions	Principal Outstanding
INDENTURE TOTAL	115,290,000.00	0.00	2,000,000.00	113,290,000.00

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	6.290893	112,194.96	107,726.95	4,468.01	112,194.96
	Money Market	1	0.028688	3,208.30	3,208.30	0.00	3,208.30
	Time Deposit	2	7.405983	276,547.00	276,547.00	0.00	276,547.00
ASSET ACCOUNT TOTAL		6	7.034885	391,950.26	387,482.25	4,468.01	391,950.26
REVENUE FUND	GNMA Mortgage Secs	8	7.504277	173,242.37	171,321.55	1,920.82	173,242.37
	Money Market	1	0.028688	3364,906.76	3364,906.76	0.00	3364,906.76
ASSET ACCOUNT TOTAL		9	0.390862	3538,149.13	3536,228.31	1,920.82	3538,149.13
BOND RESERVE FUND	FED FARM CREDIT BANK	2	4.802272	550,000.00	550,000.00	0.00	550,000.00
	FHLB CALLABLE	1	4.820000	3000,000.00	3000,000.00	0.00	3000,000.00
	FNMA CALLABLE	3	5.115848	5388,950.00	5395,000.00 (	1,378.07)	5393,621.93
	FHLMC CALLABLE	4	5.000000	1329,500.00	1330,000.00 (	316.68)	1329,683.32
	GNMA Mortgage Secs	10	6.800901	406,538.43	404,298.39	2,240.04	406,538.43
	Money Market	1	0.028687	6,325.67	6,325.67	0.00	6,325.67
	US Treasury Bonds	1	6.000000	614,464.48	650,000.00 (	27,569.77)	622,430.23
ASSET ACCOUNT TOTAL		22	5.116703	11295,778.58	11335,624.06 (	27,024.48)	11308,599.58
MORTGAGE RESERVE FUND	FHLB CALLABLE	2	4.725645	1045,000.00	1045,000.00	0.00	1045,000.00
	FHLMC CALLABLE	1	5.000000	114,856.25	115,000.00 (	90.33)	114,909.67
	GNMA Mortgage Secs	2	6.691357	19,122.24	18,952.94	169.30	19,122.24
	Money Market	1	0.028681	273.35	273.35	0.00	273.35
	US Treasury Bonds	1	6.000000	217,425.46	230,000.00 (	9,755.77)	220,244.23
ASSET ACCOUNT TOTAL		7	4.981548	1396,677.30	1409,226.29 (	9,676.80)	1399,549.49
SERIES TOTAL		44	4.147282	16622,555.27	16668,560.91 (	30,312.45)	16638,248.46
SERIES 043 1998 SERIES B							
PROGRAM FUND	CONNECTICUT HOUSING	1	0.380000	2000,000.00	2000,000.00	0.00	2000,000.00
	Money Market	1	0.028687	8,766.74	8,766.74	0.00	8,766.74
ASSET ACCOUNT TOTAL		2	0.378466	2008,766.74	2008,766.74	0.00	2008,766.74

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 043 1998 SERIES B							
REVENUE FUND	CONNECTICUT HOUSING	1	3.500000	6000,000.00	6000,000.00	0.00	6000,000.00
	FNMA CALLABLE	1	5.300000	1000,000.00	1000,000.00	0.00	1000,000.00
	Money Market	1	0.028688	1824,016.92	1824,016.92	0.00	1824,016.92
ASSET ACCOUNT TOTAL		3	2.986432	8824,016.92	8824,016.92	0.00	8824,016.92
BOND RESERVE FUND							
	FED FARM CREDIT BANK	1	4.790000	474,753.00	475,000.00 (	170.16)	474,829.84
	FHLB CALLABLE	1	5.080000	10,000.00	10,000.00	0.00	10,000.00
	GNMA Mortgage Secs	2	6.000000	9,279.10	9,372.47 (	93.37)	9,279.10
	Money Market	1	0.028687	943.95	943.95	0.00	943.95
ASSET ACCOUNT TOTAL		5	4.809676	494,976.05	495,316.42 (	263.53)	495,052.89
SERIES TOTAL		10	2.603692	11327,759.71	11328,100.08 (	263.53)	11327,836.55
SERIES 044 2001 SERIES A							
REVENUE FUND	Money Market	1	0.028688	2191,870.97	2191,870.97	0.00	2191,870.97
ASSET ACCOUNT TOTAL		1	0.028688	2191,870.97	2191,870.97	0.00	2191,870.97
SERIES TOTAL		1	0.028688	2191,870.97	2191,870.97	0.00	2191,870.97
SERIES 045 2002 SERIES A							
REVENUE FUND	Money Market	1	0.028688	3567,432.20	3567,432.20	0.00	3567,432.20
ASSET ACCOUNT TOTAL		1	0.028688	3567,432.20	3567,432.20	0.00	3567,432.20
SERIES TOTAL		1	0.028688	3567,432.20	3567,432.20	0.00	3567,432.20
SERIES 046 2002 SERIES A Participating							
REVENUE FUND	Money Market	1	0.028688	623,795.58	623,795.58	0.00	623,795.58
ASSET ACCOUNT TOTAL		1	0.028688	623,795.58	623,795.58	0.00	623,795.58
SERIES TOTAL		1	0.028688	623,795.58	623,795.58	0.00	623,795.58

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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	7.238455	367,509.41	365,965.03	1,544.38	367,509.41
	Money Market	1	0.028665	61.05	61.05	0.00	61.05
	US Treasury Bonds	1	6.000000	312,178.13	355,000.00 (	23,279.62)	331,720.38
ASSET ACCOUNT TOTAL		12	6.628086	679,748.59	721,026.08 (	21,735.24)	699,290.84
REVENUE FUND	Money Market	1	0.028688	7070,382.75	7070,382.75	0.00	7070,382.75
ASSET ACCOUNT TOTAL		1	0.028688	7070,382.75	7070,382.75	0.00	7070,382.75
BOND RESERVE FUND	FED FARM CREDIT BANK	3	4.826470	850,000.00	850,000.00	0.00	850,000.00
	FHLB CALLABLE	1	4.620000	1365,000.00	1365,000.00	0.00	1365,000.00
	FNMA CALLABLE	2	5.200000	15,000.00	15,000.00	0.00	15,000.00
	FHLMC CALLABLE	3	5.000000	2709,512.50	2710,000.00 (	306.32)	2709,693.68
	GNMA Mortgage Secs	12	6.863824	1001,695.92	1003,599.40 (	1,903.48)	1001,695.92
	Money Market	1	0.028688	4,134.73	4,134.73	0.00	4,134.73
	US Treasury Bonds	1	7.125000	166,456.06	127,400.00	24,214.98	151,614.98
	TENNESSEE VALLEY AUT	1	6.250000	594,858.00	600,000.00 (	1,918.86)	598,081.14
ASSET ACCOUNT TOTAL		24	5.330705	6706,657.21	6675,134.13	20,086.32	6695,220.45
MORTGAGE RESERVE FUND	FHLB CALLABLE	1	5.080000	90,000.00	90,000.00	0.00	90,000.00
	FNMA CALLABLE	1	5.000000	250,000.00	250,000.00	0.00	250,000.00
	FHLMC CALLABLE	1	5.000000	200,000.00	200,000.00	0.00	200,000.00
	GNMA Mortgage Secs	4	7.295365	31,452.82	31,108.85	343.97	31,452.82
	Money Market	1	0.028688	4,353.67	4,353.67	0.00	4,353.67
ASSET ACCOUNT TOTAL		8	5.098985	575,806.49	575,462.52	343.97	575,806.49
SERIES TOTAL		45	2.891856	15032,595.04	15042,005.48 (	1,304.95)	15040,700.53
SERIES 069 SUPPLEMENTAL SECURITY							
REVENUE FUND	GNMA Mortgage Secs	1	7.000000	4,641.72	4,789.89 (	148.17)	4,641.72
	Money Market	1	0.028688	640,925.77	640,925.77	0.00	640,925.77
	US Treasury Bonds	1	7.875000	548,624.00	400,000.00	86,571.42	486,571.42
ASSET ACCOUNT TOTAL		3	3.061938	1194,191.49	1045,715.66	86,423.25	1132,138.91
SERIES TOTAL		3	3.061938	1194,191.49	1045,715.66	86,423.25	1132,138.91
INDENTURE TOTAL		105	2.883212	50560,200.26	50467,480.88	54,542.32	50522,023.20

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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	18,010,758.19
MORTGAGE RESERVE FUND INVESTMENTS	12,344,444.00	1,984,688.81
INDENTURE TOTAL	161,591,420.00	19,995,447.00

Summary of Equity by Indenture:

Total Assets	Total Liabilities	Fund Balance
158,718,709.45	118,029,719.65	40,688,989.81

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) LOANS PURCHASED AFTER JULY 11, 2002 REQUIRE POOL INSURANCE **EXCEPT** THOSE INSURED BY FHA. UNDER THE POOL INSURANCE AGREEMENT THE AUTHORITY IS RESPONSIBLE FOR THE FIRST 1/2% OF LOSS. OTHER LOANS HELD UNDER THE 1978 INDENTURE ARE NOT COVERED BY MORTGAGE POOL INSURANCE.
- (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.
- (H) THE WCDA MORTGAGE GUARANTY FUND HAS A BALANCE OF \$18,698,413. OF THIS AMOUNT \$83,755 IS RESTRICTED TO PROVIDE A GUARANTEE ON \$376,974 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 RATION OF 141.8%.