

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

DISCLOSURE REPORT

FOR THE 1978 PARITY INDENTURE

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

AS OF MARCH 31, 2011

WYOMING COMMUNITY DEVELOPMENT AUTHORITY
DISCLOSURE REPORT
AS OF 03/31/11

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	113,290,000.00
Outstanding Principal Balance	102,722,714.30
Current Outstanding Commitments	10,596,450.33
Current Uncommitted Lendable Funds	0.00
Average Purchase Price	62,054
Average Original Loan Amount	58,960
Total No. of Loans Originated	22,071
Total No. of Loans Originated-Active Series	4,294
Total No. of Loans Paid Off-Active Series	3,188
Total No. of Loans Outstanding-Active Series	1,106

New Construction	20.60%	Private (Down to 0.80 LTV)	17.50%
Existing Home	79.40%	FHA	41.33%
Total	100.00%	VA	11.27%
		RD	24.86%
		80% LTV	2.02%
		Self Insured	0.39%
		Guaranty Fund	2.50%
		Uninsured	0.13%
		Total	100.00%
Fixed Rate Mortgages	38.38%		
Variable Rate Mortgages	61.62%		
Total	100.00%		

Type of Housing:

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

1 FAMILY	100.00%
Total	100.00%

07 OTHER	0.99%
09 RADIANT	83.32%
13 GENWORTH	15.69%
Total	100.00%

Pool Insurance Coverage: ALSO SEE NOTES

Description	% of Port.
PMI loans - pool insurance	16.36%
RD loans - pool insurance	4.69%
VA loans - pool insurance	1.52%
<80% LTV loans - pool insurance	2.00%
PMI loans - no pool insurance	0.94%
FHA loans - no pool insurance	41.37%
RD loans - no pool insurance	20.20%
VA loans - no pool insurance	9.76%
Others - no pool insurance	3.16%
Total	100.00%

 Self Insurance Coverage: SEE NOTES

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

(As % of Principal Balance Outstanding):

60 Days	17	1.54%	1,288,280.42	1.25%
90 Days or More	20	1.81%	1,913,522.24	1.86%
In Foreclosure	10	0.90%	1,238,173.57	1.21%

No. of Loans Foreclosed Inception to Date 3,430
 Foreclosed (Loss)/Gain to Date
 Net of Insurance Proceeds (\$000) (9,024)

Real Estate Owned:
 Number of Loans 2
 Outstanding Mortgage Amount (\$000):
 At Time of Default 251
 Current Balance 114

**** Please refer to Disclaimer on Page 1-00
 **** Please refer to Notes on Page 7-01

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

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

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

Servicer Number/Name	Number of Loans	% of Portfolio	----- 60+ Delinquencies -----	
			Number of Loans	Principal Outstanding
500 WCDA MORTGAGE SERVICING	787	71.29%	36	3,680,416.95
210 FIRST INTERSTATE CASPER	208	18.84%	8	530,632.05
300 BIG HORN FEDERAL SAVINGS BANK	67	6.07%	3	228,927.23
471 HABITAT EASTERN BIG HORN	16	1.45%	0	0.00
474 MOUNTAIN SPIRIT HABITAT 4 HUMANITY	11	1.00%	0	0.00
All Others - No. of Servicers	3	15	0	0.00
Total	8	1,104	47	4,439,976.23

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

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
001 1978-A	3	6.5000
	1	6.7500
	2	6.8750
	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	4	3.2500
	8	4.5000
	37	5.0000
	9	5.3750
	8	5.5000
	39	5.6250
	12	5.7500

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
044 2001-A	40	5.8750
	12	6.0000
	18	6.2500
	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
	31	3.6250
	13	3.7000
	1	4.0000
	41	4.1250
	3	4.2500
	10	4.5000
	11	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 Participating	1	4.5000	
	6	4.6250	
	1	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	3.0000
		1	3.7000
95		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		
1	8.0000		
5	9.7500		

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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	4	8.5000
	3	8.8750
	12	8.9000
	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	

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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 Prepayment Seq 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 Prepayment Seq 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

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 001 1978-A S/F							
PROGRAM FUND	GNMA Mortgage Secs	3	6.295214	108,033.08	103,735.61	4,297.47	108,033.08
	Money Market	1	0.010000	305,003.12	305,003.12	0.00	305,003.12
ASSET ACCOUNT TOTAL		4	1.605153	413,036.20	408,738.73	4,297.47	413,036.20
REVENUE FUND	FHLMC Disc Note	1	0.000000	499,989.75	500,350.00 (	123.34)	500,226.66
	GNMA Mortgage Secs	8	7.638370	124,904.46	123,610.18	1,294.28	124,904.46
	Money Market	1	0.010000	5853,968.73	5853,968.73	0.00	5853,968.73
ASSET ACCOUNT TOTAL		10	0.154791	6478,862.94	6477,928.91	1,170.94	6479,099.85
BOND RESERVE FUND	FED FARM CREDIT BANK	2	4.802272	550,000.00	550,000.00	0.00	550,000.00
	FHLB CALLABLE	4	4.032857	5592,500.00	5600,000.00 (	462.32)	5599,537.68
	FNMA CALLABLE	5	3.843866	3728,599.20	3750,000.00 (	10,427.62)	3739,572.38
	FHLMC CALLABLE	3	5.000000	429,987.50	430,000.00 (	0.98)	429,999.02
	GNMA Mortgage Secs	10	6.790256	370,636.04	368,737.78	1,898.26	370,636.04
	Money Market	1	0.010000	15,787.08	15,787.08	0.00	15,787.08
	US Treasury Bonds	1	6.000000	614,464.48	650,000.00 (	26,246.23)	623,753.77
ASSET ACCOUNT TOTAL		26	4.240716	11301,974.30	11364,524.86 (	35,238.89)	11329,285.97
MORTGAGE RESERVE FUND	FHLB CALLABLE	2	4.562583	1045,000.00	1045,000.00	0.00	1045,000.00
	FHLMC CALLABLE	1	5.000000	115,000.00	115,000.00	0.00	115,000.00
	GNMA Mortgage Secs	2	6.659173	16,388.01	16,253.12	134.89	16,388.01
	Money Market	1	0.009999	2,973.17	2,973.17	0.00	2,973.17
	US Treasury Bonds	1	6.000000	217,425.46	230,000.00 (	9,287.41)	220,712.59
ASSET ACCOUNT TOTAL		7	4.847455	1396,786.64	1409,226.29 (	9,152.52)	1400,073.77
SERIES TOTAL		47	2.883138	19590,660.08	19660,418.79 (	38,923.00)	19621,495.79
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	8635,576.63	8635,576.63	0.00	8635,576.63
ASSET ACCOUNT TOTAL		1	0.010000	8635,576.63	8635,576.63	0.00	8635,576.63

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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	8,016.06	8,094.67	(78.61)	8,016.06
	Money Market	1	0.010000	487,221.75	487,221.75	0.00	487,221.75
ASSET ACCOUNT TOTAL		3	0.107892	495,237.81	495,316.42	(78.61)	495,237.81
SERIES TOTAL		5	0.014365	11108,299.29	11108,377.90	(78.61)	11108,299.29
SERIES 044 2001 SERIES A							
REVENUE FUND	Money Market	1	0.010000	2559,234.82	2559,234.82	0.00	2559,234.82
ASSET ACCOUNT TOTAL		1	0.010000	2559,234.82	2559,234.82	0.00	2559,234.82
SERIES TOTAL		1	0.010000	2559,234.82	2559,234.82	0.00	2559,234.82
SERIES 045 2002 SERIES A							
REVENUE FUND	Money Market	1	0.010000	6541,444.21	6541,444.21	0.00	6541,444.21
ASSET ACCOUNT TOTAL		1	0.010000	6541,444.21	6541,444.21	0.00	6541,444.21
SERIES TOTAL		1	0.010000	6541,444.21	6541,444.21	0.00	6541,444.21
SERIES 046 2002 SERIES A Participating							
REVENUE FUND	Money Market	1	0.010000	465,208.46	465,208.46	0.00	465,208.46
ASSET ACCOUNT TOTAL		1	0.010000	465,208.46	465,208.46	0.00	465,208.46
SERIES TOTAL		1	0.010000	465,208.46	465,208.46	0.00	465,208.46
SERIES 047 2003 SERIES AB							
PROGRAM FUND	GNMA Mortgage Secs	10	7.231323	282,136.54	281,469.24	667.30	282,136.54
	US Treasury Bonds	1	6.000000	312,178.13	355,000.00	(22,162.00)	332,838.00
ASSET ACCOUNT TOTAL		11	6.544534	594,314.67	636,469.24	(21,494.70)	614,974.54

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ASSET ACCOUNT	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
SERIES 047 2003 SERIES AB							
REVENUE FUND	FHLMC Disc Note	1	0.000000	999,979.50	1000,700.00	(246.90)	1000,453.10
	Money Market	1	0.010000	8001,725.90	8001,725.90	0.00	8001,725.90
ASSET ACCOUNT TOTAL		2	0.008889	9001,705.40	9002,425.90	(246.90)	9002,179.00
BOND RESERVE FUND							
	FED FARM CREDIT BANK	3	4.826470	850,000.00	850,000.00	0.00	850,000.00
	FHLB CALLABLE	2	4.476807	3195,000.00	3195,000.00	0.00	3195,000.00
	FNMA CALLABLE	2	4.766666	30,000.00	30,000.00	0.00	30,000.00
	FHLMC CALLABLE	2	4.494382	890,000.00	890,000.00	0.00	890,000.00
	GNMA Mortgage Secs	12	6.858824	964,203.83	966,301.00	(2,097.17)	964,203.83
	Money Market	1	0.010000	16,433.13	16,433.13	0.00	16,433.13
	US Treasury Bonds	1	7.125000	166,456.06	127,400.00	22,776.15	150,176.15
	TENNESSEE VALLEY AUT	1	6.250000	594,858.00	600,000.00	(1,725.90)	598,274.10
ASSET ACCOUNT TOTAL		24	5.068733	6706,951.02	6675,134.13	18,953.08	6694,087.21
MORTGAGE RESERVE FUND							
	FHLB CALLABLE	1	4.370000	290,000.00	290,000.00	0.00	290,000.00
	FNMA CALLABLE	2	4.986274	255,000.00	255,000.00	0.00	255,000.00
	GNMA Mortgage Secs	4	7.389244	25,174.41	24,875.83	298.58	25,174.41
	Money Market	1	0.010000	5,586.69	5,586.69	0.00	5,586.69
ASSET ACCOUNT TOTAL		8	4.731271	575,761.10	575,462.52	298.58	575,761.10
SERIES TOTAL		45	2.415855	16878,732.19	16889,491.79	(2,489.94)	16887,001.85
SERIES 069 SUPPLEMENTAL SECURITY							
REVENUE FUND	GNMA Mortgage Secs	1	7.000000	4,475.94	4,618.82	(142.88)	4,475.94
	Money Market	1	0.010000	599,716.66	599,716.66	0.00	599,716.66
	US Treasury Bonds	1	7.875000	548,624.00	400,000.00	80,458.98	480,458.98
ASSET ACCOUNT TOTAL		3	3.174566	1152,816.60	1004,335.48	80,316.10	1084,651.58
SERIES TOTAL		3	3.174566	1152,816.60	1004,335.48	80,316.10	1084,651.58
INDENTURE TOTAL		103	1.733340	58296,395.65	58228,511.45	38,824.55	58267,336.00

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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	18,039,658.99
MORTGAGE RESERVE FUND INVESTMENTS	12,344,444.00	1,984,688.81
INDENTURE TOTAL	161,591,420.00	20,024,347.80

Summary of Equity by Indenture:

Total Assets	Total Liabilities	Fund Balance
158,904,564	115,559,599	43,344,965

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.
- (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 \$18,969,142. OF THIS AMOUNT \$59,375 IS RESTRICTED TO PROVIDE A GUARANTEE ON \$296,876 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%.