

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

DISCLOSURE REPORT

FOR THE 1978 PARITY INDENTURE

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

AS OF SEPTEMBER 30, 2010

INDENTURE: 001 SINGLE FAMILY
BOND SERIES: ALL

PAGE #: 1-00
REPORT #: AOD001
DATE RUN 11/15/10

WYOMING COMMUNITY DEVELOPMENT AUTHORITY
DISCLOSURE REPORT
AS OF 09/30/10

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 106,542,118.01
 Current Outstanding Commitments 11,112,592.55
 Current Uncommitted Lendable Funds 0.00

New Construction	20.65%	Private (Down to 0.00 LTV)	18.88%
Existing Home	79.35%	FHA	42.35%
Total	100.00%	VA	10.80%
		RD	23.38%
		< 80% LTV	2.28%
		Self Insured	0.39%
		Guaranty Fund	1.92%
		Total	100.00%
Fixed Rate Mortgages	38.23%		
Step Rate Mortgages	61.77%		
Total	100.00%		

Average Purchase Price 61,993
 Average Original Loan Amount 58,905
 Total No. of Loans Originated 22,052
 Total No. of Loans Originated-Active Series 4,274
 Total No. of Loans Paid Off-Active Series 3,111
 Total No. of Loans Outstanding-Active Series 1,163

Type of Housing:

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

1 FAMILY 100.00%
 Total 100.00%

07 OTHER 0.91%
 09 RADIAN 84.24%
 13 GENWORTH 14.85%
 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	19	1.63%	1,857,213.72	1.74%
90 Days	24	2.06%	2,420,776.19	2.27%
In Foreclosure	11	0.95%	1,048,561.51	0.98%

No. of Loans Foreclosed Inception to Date 3,427
Foreclosed (Loss)/Gain to Date
Net of Insurance Proceeds (\$000) (9,028)

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

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	825	71.06%	44	4,593,332.27
210 FIRST INTERSTATE CASPER	232	19.98%	8	664,699.06
300 BIG HORN FEDERAL SAVINGS BANK	68	5.86%	2	68,520.09
471 HABITAT EASTERN BIG HORN	13	1.12%	0	0.00
472 HABITAT GREATER TETON	8	0.69%	0	0.00
All Others - No. of Servicers	3	15	0	0.00
Total	8	1,161	54	5,326,551.42

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
	21	7.5000

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
001 1978-A	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
	3	5.5000
	8	5.6250
	2	5.7500
	142	6.5000
	4	6.8750
	10	7.0000
	044 2001-A	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
23		6.7500
7		7.0000
4		7.3750
15		7.5000
1	7.7500	

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
044 2001-A	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
	41	3.6250
	13	3.7000
	1	4.0000
	36	4.1250
	10	4.5000
	6	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
	215	5.2500

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Mortgage Loan Rates (By Bond Series):

Bond Series	Number of Loans	Mortgage Rate
046 2002-A Participating	183	5.3750
	6	5.5000
	52	5.6250
	67	5.7500
047 2003 AB	1	3.0000
	1	3.7000
	93	4.5000
	2	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	
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							
PROGRAM FUND	GNMA Mortgage Secs	3	6.292195	110,855.28	106,442.10	4,413.18	110,855.28
	Money Market	1	0.051026	281,040.15	281,040.15	0.00	281,040.15
ASSET ACCOUNT TOTAL		4	4.114574	391,895.43	387,482.25	4,413.18	391,895.43
REVENUE FUND	GNMA Mortgage Secs	8	7.627166	135,789.67	134,357.44	1,432.23	135,789.67
	Money Market	1	0.051026	4513,800.47	4513,800.47	0.00	4513,800.47
ASSET ACCOUNT TOTAL		9	0.270019	4649,590.14	4648,157.91	1,432.23	4649,590.14
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 (	7,417.59)	5592,582.41
	FNMA CALLABLE	3	3.838926	3703,599.20	3725,000.00 (	21,340.18)	3703,659.82
	FHLMC CALLABLE	3	5.000000	429,500.00	430,000.00 (	184.14)	429,815.86
	GNMA Mortgage Secs	10	6.799488	399,823.30	397,615.25	2,208.05	399,823.30
	Money Market	1	0.051026	11,909.61	11,909.61	0.00	11,909.61
	US Treasury Bonds	1	6.000000	614,464.48	650,000.00 (	27,128.59)	622,871.41
ASSET ACCOUNT TOTAL		24	4.248258	11301,796.59	11364,524.86 (	53,862.45)	11310,662.41
MORTGAGE RESERVE FUND	FHLB CALLABLE	2	4.562583	1045,000.00	1045,000.00	0.00	1045,000.00
	FHLMC CALLABLE	1	5.000000	114,856.25	115,000.00 (	52.17)	114,947.83
	GNMA Mortgage Secs	2	6.691957	18,827.48	18,660.57	166.91	18,827.48
	Money Market	1	0.051014	565.72	565.72	0.00	565.72
	US Treasury Bonds	1	6.000000	217,425.46	230,000.00 (	9,599.65)	220,400.35
ASSET ACCOUNT TOTAL		7	4.859265	1396,674.91	1409,226.29 (	9,484.91)	1399,741.38
SERIES TOTAL		44	3.268535	17739,957.07	17809,391.31 (	57,501.95)	17751,889.36
SERIES 043 1998 SERIES B							
PROGRAM FUND	CONNECTICUT HOUSING	1	0.300000	2000,000.00	2000,000.00	0.00	2000,000.00
	Money Market	1	0.051026	8,836.60	8,836.60	0.00	8,836.60
ASSET ACCOUNT TOTAL		2	0.298904	2008,836.60	2008,836.60	0.00	2008,836.60

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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	0.300000	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	0.051026	1892,910.10	1892,910.10	0.00	1892,910.10
ASSET ACCOUNT TOTAL		3	0.809250	8892,910.10	8892,910.10	0.00	8892,910.10
BOND RESERVE FUND	GNMA Mortgage Secs	2	6.000000	9,183.23	9,275.58 (	92.35)	9,183.23
	Money Market	1	0.051026	486,040.84	486,040.84	0.00	486,040.84
ASSET ACCOUNT TOTAL		3	0.162430	495,224.07	495,316.42 (	92.35)	495,224.07
SERIES TOTAL		8	0.691186	11396,970.77	11397,063.12 (	92.35)	11396,970.77
SERIES 044 2001 SERIES A							
REVENUE FUND	Money Market	1	0.051026	2088,257.55	2088,257.55	0.00	2088,257.55
ASSET ACCOUNT TOTAL		1	0.051026	2088,257.55	2088,257.55	0.00	2088,257.55
SERIES TOTAL		1	0.051026	2088,257.55	2088,257.55	0.00	2088,257.55
SERIES 045 2002 SERIES A							
REVENUE FUND	Money Market	1	0.051026	5077,652.93	5077,652.93	0.00	5077,652.93
ASSET ACCOUNT TOTAL		1	0.051026	5077,652.93	5077,652.93	0.00	5077,652.93
SERIES TOTAL		1	0.051026	5077,652.93	5077,652.93	0.00	5077,652.93
SERIES 046 2002 SERIES A Participating							
REVENUE FUND	Money Market	1	0.051026	684,391.65	684,391.65	0.00	684,391.65
ASSET ACCOUNT TOTAL		1	0.051026	684,391.65	684,391.65	0.00	684,391.65
SERIES TOTAL		1	0.051026	684,391.65	684,391.65	0.00	684,391.65

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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	7.157691	327,170.61	326,465.26	705.35	327,170.61
	Money Market	1	0.051026	4,176.66	4,176.66	0.00	4,176.66
	US Treasury Bonds	1	6.000000	312,178.13	355,000.00 (	22,907.08)	332,092.92
ASSET ACCOUNT TOTAL		12	6.514990	643,525.40	685,641.92 (	22,201.73)	663,440.19
REVENUE FUND	Money Market	1	0.051026	7617,851.09	7617,851.09	0.00	7617,851.09
ASSET ACCOUNT TOTAL		1	0.051026	7617,851.09	7617,851.09	0.00	7617,851.09
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	1	5.300000	10,000.00	10,000.00	0.00	10,000.00
	FHLMC CALLABLE	2	4.494382	889,512.50	890,000.00 (	176.90)	889,823.10
	GNMA Mortgage Secs	12	6.861574	994,218.96	996,149.96 (	1,931.00)	994,218.96
	Money Market	1	0.051026	6,584.17	6,584.17	0.00	6,584.17
	US Treasury Bonds	1	7.125000	166,456.06	127,400.00	23,735.37	151,135.37
	TENNESSEE VALLEY AUT	1	6.250000	594,858.00	600,000.00 (	1,854.54)	598,145.46
ASSET ACCOUNT TOTAL		23	5.086357	6706,629.69	6675,134.13	19,772.93	6694,907.06
MORTGAGE RESERVE FUND	FHLB CALLABLE	1	4.370000	290,000.00	290,000.00	0.00	290,000.00
	FNMA CALLABLE	1	5.000000	250,000.00	250,000.00	0.00	250,000.00
	GNMA Mortgage Secs	4	7.301259	30,495.59	30,155.00	340.59	30,495.59
	Money Market	1	0.051025	5,307.52	5,307.52	0.00	5,307.52
ASSET ACCOUNT TOTAL		7	4.757460	575,803.11	575,462.52	340.59	575,803.11
SERIES TOTAL		43	2.671035	15543,809.29	15554,089.66 (	2,088.21)	15552,001.45
SERIES 069 SUPPLEMENTAL SECURITY							
REVENUE FUND	GNMA Mortgage Secs	1	7.000000	4,587.49	4,733.93 (	146.44)	4,587.49
	Money Market	1	0.051026	691,393.98	691,393.98	0.00	691,393.98
	US Treasury Bonds	1	7.875000	548,624.00	400,000.00	84,533.94	484,533.94
ASSET ACCOUNT TOTAL		3	2.936169	1244,605.47	1096,127.91	84,387.50	1180,515.41
SERIES TOTAL		3	2.936169	1244,605.47	1096,127.91	84,387.50	1180,515.41
INDENTURE TOTAL		101	2.077607	53775,644.73	53706,974.13	24,704.99	53731,679.12

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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	18,534,975.41
MORTGAGE RESERVE FUND INVESTMENTS	12,344,444.00	1,984,688.81
INDENTURE TOTAL	161,591,420.00	20,519,664.22

Summary of Equity by Indenture:

Total Assets	Total Liabilities	Fund Balance
159,944,084.34	117,686,277.23	42,257,807.11

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 \$18,969,142. 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 RATION OF 141.8%.