

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, 2010

INDENTURE: 001 SINGLE FAMILY
BOND SERIES: ALL

PAGE #: 1-00
REPORT #: AOD001
DATE RUN 01/18/11

WYOMING COMMUNITY DEVELOPMENT AUTHORITY
DISCLOSURE REPORT
AS OF 12/31/10

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	New Construction	20.85%	Private (Down to 0.00 LTV)	17.95%
Outstanding Principal Balance	103,142,126.98	Existing Home	79.15%	FHA	42.09%
Current Outstanding Commitments	10,588,192.55	Total	100.00%	VA	10.85%
Current Uncommitted Lendable Funds	0.00			RD	24.11%
				< 80% LTV	2.03%
				Self Insured	0.39%
				Guaranty Fund	2.42%
				Uninsured	0.16%
Average Purchase Price	62,012	Fixed Rate Mortgages	37.69%	Total	100.00%
Average Original Loan Amount	58,919	Step Rate Mortgages	62.31%		
Total No. of Loans Originated	22,059	Total	100.00%		
Total No. of Loans Originated-Active Series	4,282				
Total No. of Loans Paid Off-Active Series	3,159				
Total No. of Loans Outstanding-Active Series	1,123				

Type of Housing:

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

1 FAMILY	100.00%	07 OTHER	0.97%
Total	100.00%	09 RADIAN	83.21%
		13 GENWORTH	15.82%
		Total	100.00%

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

Pool Insurance Coverage: ALSO SEE NOTES

Description	% of Port.
PMI loans - pool insurance	16.88%
RD loans - pool insurance	4.72%
VA loans - pool insurance	1.55%
<80% LTV loans - pool insurance	2.02%
PMI loans - no pool insurance	1.13%
FHA loans - no pool insurance	41.93%
RD loans - no pool insurance	19.41%
VA loans - no pool insurance	9.44%
Others - no pool insurance	2.91%
Total	100.00%

Self Insurance Coverage: SEE NOTES

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

(As % of Principal Balance Outstanding):

60 Days	25	2.23%	2,238,817.82	2.17%
90 Days	23	2.05%	2,279,994.38	2.21%
In Foreclosure	7	0.62%	708,599.63	0.69%

No. of Loans Foreclosed Inception to Date 3,429
 Foreclosed (Loss)/Gain to Date
 Net of Insurance Proceeds (\$000) (9,024)

Real Estate Owned:
 Number of Loans 1
 Outstanding Mortgage Amount (\$000):
 At Time of Default 43
 Current Balance 18

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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	791	70.63%	46	4,650,713.84
210 FIRST INTERSTATE CASPER	221	19.73%	6	423,671.23
300 BIG HORN FEDERAL SAVINGS BANK	67	5.98%	3	153,026.76
471 HABITAT EASTERN BIG HORN	16	1.43%	0	0.00
474 MOUNTAIN SPIRIT HABITAT 4 HUMANITY	10	0.89%	0	0.00
All Others - No. of Servicers	3	15	0	0.00
Total	8	1,120	55	5,227,411.83

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	5.2500
	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	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

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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
35		3.6250	
13		3.7000	
1		4.0000	
39		4.1250	
10		4.5000	
9		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
	6	5.5000
	52	5.6250
	67	5.7500
047 2003 AB	1	3.0000
	1	3.7000
	94	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 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

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	6.293776	109,418.47	105,064.28	4,354.19	109,418.47
	Money Market	1	0.040879	303,674.45	303,674.45	0.00	303,674.45
ASSET ACCOUNT TOTAL		4	1.648156	413,092.92	408,738.73	4,354.19	413,092.92
REVENUE FUND	FHLMC Discount Note	1	0.000000	499,989.74	500,350.00 (	350.19)	499,999.81
	GNMA Mortgage Secs	8	7.636134	129,309.34	127,972.88	1,336.46	129,309.34
	Money Market	1	0.040879	5635,966.39	5635,966.39	0.00	5635,966.39
ASSET ACCOUNT TOTAL		10	0.192777	6265,265.47	6264,289.27	986.27	6265,275.54
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 (	1,854.41)	5598,145.59
	FNMA CALLABLE	4	3.840775	3718,599.20	3740,000.00 (	15,883.90)	3724,116.10
	FHLMC CALLABLE	3	5.000000	429,500.00	430,000.00 (	51.59)	429,948.41
	GNMA Mortgage Secs	10	6.794694	385,802.12	383,760.88	2,041.24	385,802.12
	Money Market	1	0.040879	10,763.98	10,763.98	0.00	10,763.98
	US Treasury Bonds	1	6.000000	614,464.48	650,000.00 (	26,687.41)	623,312.59
ASSET ACCOUNT TOTAL		25	4.245468	11301,629.78	11364,524.86 (	42,436.07)	11322,088.79
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 (	14.01)	114,985.99
	GNMA Mortgage Secs	2	6.680867	17,843.07	17,688.72	154.35	17,843.07
	Money Market	1	0.040876	1,537.57	1,537.57	0.00	1,537.57
	US Treasury Bonds	1	6.000000	217,425.46	230,000.00 (	9,443.53)	220,556.47
ASSET ACCOUNT TOTAL		7	4.854535	1396,662.35	1409,226.29 (	9,303.19)	1399,923.10
SERIES TOTAL		46	2.929541	19376,650.52	19446,779.15 (	46,398.80)	19400,380.35
SERIES 043 1998 SERIES B							
PROGRAM FUND	CONNECTICUT HOUSING	1	0.390000	2000,000.00	1900,000.00	0.00	1900,000.00
	Money Market	1	0.040879	77,484.85	77,484.85	0.00	77,484.85
ASSET ACCOUNT TOTAL		2	0.376320	2077,484.85	1977,484.85	0.00	1977,484.85

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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	0.390000	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	0.040879	1563,628.94	1563,628.94	0.00	1563,628.94
ASSET ACCOUNT TOTAL		3	0.899609	8563,628.94	8563,628.94	0.00	8563,628.94
BOND RESERVE FUND							
	GNMA Mortgage Secs	2	6.000000	8,792.99	8,880.80 (	87.81)	8,792.99
	Money Market	1	0.040879	486,435.62	486,435.62	0.00	486,435.62
ASSET ACCOUNT TOTAL		3	0.147724	495,228.61	495,316.42 (	87.81)	495,228.61
SERIES TOTAL		8	0.772102	11136,342.40	11036,430.21 (	87.81)	11036,342.40
SERIES 044 2001 SERIES A							
REVENUE FUND	Money Market	1	0.040879	2604,635.58	2604,635.58	0.00	2604,635.58
ASSET ACCOUNT TOTAL		1	0.040879	2604,635.58	2604,635.58	0.00	2604,635.58
SERIES TOTAL		1	0.040879	2604,635.58	2604,635.58	0.00	2604,635.58
SERIES 045 2002 SERIES A							
REVENUE FUND	Money Market	1	0.040879	6225,498.53	6225,498.53	0.00	6225,498.53
ASSET ACCOUNT TOTAL		1	0.040879	6225,498.53	6225,498.53	0.00	6225,498.53
SERIES TOTAL		1	0.040879	6225,498.53	6225,498.53	0.00	6225,498.53
SERIES 046 2002 SERIES A Participating							
REVENUE FUND	Money Market	1	0.040879	555,340.45	555,340.45	0.00	555,340.45
ASSET ACCOUNT TOTAL		1	0.040879	555,340.45	555,340.45	0.00	555,340.45
SERIES TOTAL		1	0.040879	555,340.45	555,340.45	0.00	555,340.45

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ASSET ACCOUNT SERIES	INVESTMENT TYPE	# OF INVEST	AVERAGE Coupon	COST	PAR VALUE	PREMIUM/ (DISCOUNT)	BOOK VALUE
047 2003 SERIES AB							
PROGRAM FUND	GNMA Mortgage Secs	10	7.169019	310,134.94	309,625.51	509.43	310,134.94
	Money Market	1	0.040877	2,096.74	2,096.74	0.00	2,096.74
	US Treasury Bonds	1	6.000000	312,178.13	355,000.00	(22,534.54)	332,465.46
ASSET ACCOUNT TOTAL		12	6.524151	624,409.81	666,722.25	(22,025.11)	644,697.14
REVENUE FUND	FHLMC Discount Note	1	0.000000	999,979.50	1000,700.00	(700.35)	999,999.65
	Money Market	1	0.040879	7189,010.54	7189,010.54	0.00	7189,010.54
ASSET ACCOUNT TOTAL		2	0.035884	8188,990.04	8189,710.54	(700.35)	8189,010.19
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	4.800000	20,000.00	20,000.00	0.00	20,000.00
	FHLMC CALLABLE	2	4.494382	889,512.50	890,000.00	(47.47)	889,952.53
	GNMA Mortgage Secs	12	6.859621	980,681.16	982,699.48	(2,018.32)	980,681.16
	Money Market	1	0.040879	10,034.65	10,034.65	0.00	10,034.65
	US Treasury Bonds	1	7.125000	166,456.06	127,400.00	23,255.76	150,655.76
	TENNESSEE VALLEY AUT	1	6.250000	594,858.00	600,000.00	(1,790.22)	598,209.78
ASSET ACCOUNT TOTAL		24	5.078696	6706,542.37	6675,134.13	19,399.75	6694,533.88
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	7.325715	28,436.14	28,113.94	322.20	28,436.14
	Money Market	1	0.040875	2,348.58	2,348.58	0.00	2,348.58
ASSET ACCOUNT TOTAL		8	4.769816	575,784.72	575,462.52	322.20	575,784.72
SERIES TOTAL		46	2.563446	16095,726.94	16107,029.44	(3,003.51)	16104,025.93
SERIES 069 SUPPLEMENTAL SECURITY							
REVENUE FUND	GNMA Mortgage Secs	1	7.000000	4,532.24	4,676.92	(144.68)	4,532.24
	Money Market	1	0.040879	561,778.82	561,778.82	0.00	561,778.82
	US Treasury Bonds	1	7.875000	548,624.00	400,000.00	82,496.46	482,496.46
ASSET ACCOUNT TOTAL		3	3.316969	1114,935.06	966,455.74	82,351.78	1048,807.52
SERIES TOTAL		3	3.316969	1114,935.06	966,455.74	82,351.78	1048,807.52
INDENTURE TOTAL		106	1.938287	57109,129.48	56942,169.10	32,861.66	56975,030.76

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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
158,194,874	115,575,007	42,619,867

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 RATION OF 141.8%.