

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

FINANCIAL REPORT

June 30, 2007

and

June 30, 2006

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PORTER, MUIRHEAD, CORNIA & HOWARD

(A Corporation of Certified Public Accountants)

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INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Wyoming Community Development Authority
Casper, Wyoming

We have audited the accompanying basic financial statements of the Wyoming Community Development Authority, a component unit of the State of Wyoming, as of and for the years ended June 30, 2007 and 2006, as listed in the table of contents. These financial statements are the responsibility of the Wyoming Community Development Authority's management. Our responsibility is to express an opinion on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Wyoming Community Development Authority as of June 30, 2007 and 2006, and the changes in its financial position and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

The management's discussion and analysis is not a required part of the basic financial statements but is supplementary information required by the Government Accounting Standards Board. We have applied certain limited procedures, which consist principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audits were conducted for the purpose of forming an opinion on the Wyoming Community Development Authority's basic financial statements. The detailed balance sheet and the detailed schedule of revenues, expenses and changes in fund equity as of and for the year ended June 30, 2007, are presented for purposes of additional analysis and are not a required part of the basic financial statements. The detailed balance sheet and the detailed schedule of revenues, expenses and changes in fund equity as of and for the year ended June 30, 2007, have been subjected to the auditing procedures applied by us in the audit of the basic financial statements and, in our opinion, based on our audit, are fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Porter, Muirhead, Cornia & Howard

Porter, Muirhead, Cornia & Howard

Certified Public Accountants

August 29, 2007

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2007 and 2006

This section of the Wyoming Community Development Authority's (the Authority) annual financial report presents our discussion and analysis of financial activities for the fiscal year ended June 30, 2007. The selected data presented was derived from the Authority's financial statements, which were audited by Porter, Muirhead, Cornia & Howard, Certified Public Accountants. The Authority is a self-supporting entity and follows enterprise fund reporting; accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short-term and long-term financial information about the Authority's activities. The Independent Auditor's Report, audited financial statements and accompanying notes, and supplementary information should be read in conjunction with the following discussion.

Financial Highlights

The Authority's overall financial position and results of operations for the current and prior year are presented below.

	2007	2006	Change
Cash and cash equivalents	\$ 87,179,017	\$ 45,173,551	92.99%
Investments	368,533,972	307,574,785	19.82%
Mortgage loans receivable	879,670,231	733,020,156	20.01%
Total assets	1,369,001,215	1,115,709,699	22.70%
Bonds payable	1,111,589,614	877,123,163	26.73%
Total liabilities	1,129,557,157	895,962,359	26.07%
Fund equity	239,444,058	219,747,340	8.96%
Total operating revenues	76,894,988	47,415,610	62.17%
Total operating expenses	57,693,869	45,542,156	26.68%
Operating income	19,201,119	1,873,454	924.90%

Financial Position

Cash and cash equivalents increased \$42 million from 2006 due to funds being held for future mortgage loan purchases. Investment balances grew by 19.82% (\$61 million) from 2006 due to three major factors. The increase includes: (1) the investment of \$35 million in proceeds from drawdown bonds issued during the year, (2) an increase of \$12.2 million for future mortgage purchases held in guaranteed investment contracts, and (3) an increase of \$15 million held within the 1978 indenture for future mortgage purchases and bond debt payments. Mortgage loans receivable increased by \$146.7 million during the year. The Authority purchased \$293.2 million of mortgage loans and received \$141.0 million of mortgage loan principal repayments (scheduled \$20.6 million and prepaid \$120.4 million), for a net increase of \$152.2 million. However, the Authority also increased loan loss reserves by \$5.7 million. The increase in total assets of \$253.3 million is primarily the result of the changes discussed above.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2007 and 2006

Financial Position (Continued)

Bonds payable increased \$234.5 million from 2006. The Authority issued \$315.3 million in bonds (\$104.9 million more than in 2006) and redeemed \$14.1 million in bonds during 2007 (\$55.7 million less than in 2006). Normal maturities reduced bonds outstanding \$56.5 million and redemption of drawdown bonds an additional \$10 million. Due to continued strong economic growth within the State, the Authority again experienced increased demand for its Single Family mortgage loan programs. As a result, the Authority not only issued more bonds during the year, but was also able to recycle approximately \$66.6 million of prepayments into purchases of new mortgage loans. See the Debt Administration discussion below.

Results of Operation

The Authority's operating income for the year increased \$17.3 million as a result of the following:

Operating revenues increased by \$29.5 million (62.2%) from the prior year due to three major factors: (1) a \$2.5 million increase in the net fair value of investments during 2007 compared to the reduction in net fair value of \$12.2 million recorded in 2006, (2) the growth of mortgage interest income of \$7.1 million from 2006, which reflects the effects of the Authority's growing mortgage portfolio and the increasing level of mortgage interest rates experienced during the year, and (3) an increase in investment interest income of \$7.4 million over the prior year, due to higher investment rates and the growth of the Authority's investments as discussed above. Other miscellaneous revenues increased approximately \$.3 million during 2007.

Operating expenses increased by \$12.2 million or 26.68% from 2006. The major factor was a rise in interest expense of \$8.4 million related to the increased level of bonds outstanding, as discussed above. The provision for loan losses increased \$4.1 million due to the increasing size of the mortgage portfolio. Other individual expense categories saw insignificant changes from the prior year and together accounted for a \$.3 million decrease.

The increase in operating income of \$17.3 million is partially the result of the increase in fair value of the Authority's investment portfolio from 2006, which is discussed above. Although GASB Statement No. 31 requires that unrealized gains and losses be reported in the operating results of the Authority, the Authority intends to hold its investments to maturity.

Debt Administration

Demand for the Authority's Single Family Programs increased during 2007 due to continued low interest rates and the State's growing economy. To meet this demand the Authority issued a total \$315.3 million in mortgage revenue bonds and recycled approximately \$66.6 million of mortgage prepayments. In order to provide competitive mortgage rates, the Authority continued to incorporate variable rate bonds and interest rate swap agreements in its financing strategy.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

MANAGEMENT'S DISCUSSION AND ANALYSIS

June 30, 2007 and 2006

Debt Administration (Continued)

Mortgage prepayments decreased by approximately \$8.9 million from 2006. The Authority redeemed \$14.1 million of bonds from mortgage prepayments, a decline of \$55.7 million from 2007.

Currently, the Authority intends to continue to recycle mortgage prepayments and use variable rate bonds, interest rate swaps and short-term bonds in order to reduce its long term cost of funds, while providing the most competitive mortgage rate possible. In the future, the Authority will use time-tested financing strategies as well as seek out innovative financing methods in order to meet these goals. See Note 6 for additional bond information.

The financial rating for the Authority's 1994 Indenture Housing Revenue Bond Program remained at Aa1 from Moody's Investment Service and AA+ from Standard & Poor's. The financial rating for the Authority's 1978 Indenture Single Family Mortgage Bond Program remained at Aa2 from Moody's and AA+ from Standard & Poor's.

Conclusion

The above discussion and analysis is presented to provide additional information regarding the activities of the Authority and also to meet the disclosure requirements of GASB Statement No. 34. If you have questions about the report or need additional financial information, please contact the Director of Finance, Wyoming Community Development Authority, P.O. Box 634, Casper, Wyoming 82602, or go to our website at www.wyomingcda.com.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

BALANCE SHEETS
June 30, 2007 and 2006

ASSETS	<u>2007</u>	<u>2006</u>
Current Assets		
Cash and cash equivalents	\$ 8,375,473	\$ 4,618,623
Investments	77,560,310	42,801,501
Interest receivable		
Mortgage loans	90,057	82,920
Investments	649,311	541,381
Accounts receivable and other assets	599,958	476,882
Total current assets	<u>87,275,109</u>	<u>48,521,307</u>
Noncurrent Assets		
Restricted cash and cash equivalents	78,803,544	40,554,928
Restricted investments	290,973,662	264,773,284
Restricted mortgage loans receivable, net	869,211,445	723,377,644
Restricted interest receivable		
Mortgage loans	4,894,287	4,117,218
Investments	2,902,259	2,595,045
Restricted accounts receivable and other assets	3,352,385	4,899,783
Mortgage loans receivable, net	10,458,786	9,642,512
Deferred issuance, servicing and other costs, net	19,366,768	15,467,147
Property and equipment, net	1,762,970	1,760,831
Total noncurrent assets	<u>1,281,726,106</u>	<u>1,067,188,392</u>
Total assets	<u>\$ 1,369,001,215</u>	<u>\$ 1,115,709,699</u>

See accompanying notes to the basic financial statements

LIABILITIES AND FUND EQUITY

	<u>2007</u>	<u>2006</u>
Current Liabilities		
Bonds payable	\$ 54,949,016	\$ 55,860,295
Accrued interest payable	4,358,094	3,426,565
Arbitrage rebate payable	1,376,739	1,002,170
Accounts payable and other liabilities	1,395,984	1,235,224
Total current liabilities	<u>62,079,833</u>	<u>61,524,254</u>
Noncurrent Liabilities		
Bonds payable	1,056,640,598	821,262,868
Deferred arbitrage rebate	2,707,483	4,619,311
Other deferred credits	8,129,243	8,555,926
Total noncurrent liabilities	<u>1,067,477,324</u>	<u>834,438,105</u>
Total liabilities	<u>1,129,557,157</u>	<u>895,962,359</u>
Commitments and Contingencies		
Fund Equity		
Invested in capital assets	1,762,970	1,760,831
Restricted	166,192,955	152,611,876
Unrestricted	71,488,133	65,374,633
Total fund equity	<u>239,444,058</u>	<u>219,747,340</u>
Total liabilities and fund equity	<u>\$ 1,369,001,215</u>	<u>\$ 1,115,709,699</u>

See accompanying notes to the basic financial statements

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

STATEMENTS OF REVENUES, EXPENSES AND CHANGES IN FUND EQUITY
Years Ended June 30, 2007 and 2006

	<u>2007</u>	<u>2006</u>
Operating Revenues		
Mortgage interest	\$ 49,869,315	\$ 42,695,476
Investment interest income	23,451,972	16,141,738
Net change in fair value of investments	2,492,314	(12,258,393)
Economic development loan and lease income	-	44,911
Fees and other income	1,081,387	791,878
Total operating revenue	<u>76,894,988</u>	<u>47,415,610</u>
 Operating Expenses		
Interest expense	46,060,088	37,693,710
Servicer fees	466,203	645,635
Amortization of deferred issuance and other costs	1,722,799	1,999,018
Provision for loan losses	5,645,922	1,522,216
General and administrative	3,798,857	3,681,577
Total operating expenses	<u>57,693,869</u>	<u>45,542,156</u>
 Operating income	<u>19,201,119</u>	<u>1,873,454</u>
 Nonoperating Revenue (Expenses)		
Federal program income	2,535,483	5,063,286
Federal program expense	(2,039,884)	(2,311,388)
Nonoperating income	<u>495,599</u>	<u>2,751,898</u>
 Net income	19,696,718	4,625,352
 Fund equity, beginning	<u>219,747,340</u>	<u>215,121,988</u>
 Fund equity, ending	<u>\$ 239,444,058</u>	<u>\$ 219,747,340</u>

See accompanying notes to the basic financial statements

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

STATEMENTS OF CASH FLOWS
Years Ended June 30, 2007 and 2006

	2007	2006
Cash Flows from Operating Activities		
Cash receipts for services	\$ 896,214	\$ 784,807
Interest income on mortgage loans	49,664,123	42,384,118
Principal received on mortgage and economic development loans	140,951,970	153,805,509
Cash payments to purchase mortgage loans	(293,247,967)	(201,527,386)
Cash payments to servicers	(466,203)	(668,403)
Cash payments to suppliers	(2,465,052)	(1,929,874)
Cash payments to employees	(1,377,264)	(1,398,194)
Cash payments to grantees	(464,380)	(105,042)
Other cash payments	(112,000)	(1,011,101)
Net cash (used in) operating activities	<u>(106,620,559)</u>	<u>(9,665,566)</u>
Cash Flows from Noncapital Financing Activities		
Federal revenue	2,535,483	5,063,286
Federal expenses	(2,039,884)	(2,311,388)
Proceeds from bonds	315,321,254	210,416,400
Principal paid on bonds	(80,890,365)	(90,102,820)
Interest paid on bonds and note payable	(45,128,559)	(37,161,581)
Payment of bond issuance costs	(2,824,979)	(1,820,535)
Net cash provided by noncapital financing activities	<u>186,972,950</u>	<u>84,083,362</u>
Cash Flows from Capital and Related Financing Activities		
Purchase of fixed assets	(119,440)	(40,193)
Purchase of mortgage servicing rights	(2,797,440)	(2,088,677)
Net cash (used in) capital and related financing activities	<u>(2,916,880)</u>	<u>(2,128,870)</u>
Cash Flows from Investing Activities		
Interest received from investments	23,036,828	15,289,535
Purchase of investments	(389,394,950)	(315,810,339)
Proceeds from sales and maturities of investments	330,928,077	201,935,530
Net cash (used in) investing activities	<u>(35,430,045)</u>	<u>(98,585,274)</u>
Increase (decrease) in cash and cash equivalents	42,005,466	(26,296,348)
Cash and cash equivalents, beginning	45,173,551	71,469,899
Cash and cash equivalents, ending	<u>\$ 87,179,017</u>	<u>\$ 45,173,551</u>

(Continued)

See accompanying notes to the basic financial statements

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

STATEMENTS OF CASH FLOWS (CONTINUED)

Years Ended June 30, 2007 and 2006

	<u>2007</u>	<u>2006</u>
Reconciliation of ending cash and cash equivalents		
Current cash and cash equivalents	\$ 8,375,473	\$ 4,618,623
Noncurrent restricted cash and cash equivalents	78,803,544	40,554,928
Cash and cash equivalents, ending	<u>\$ 87,179,017</u>	<u>\$ 45,173,551</u>
Reconciliation of operating income to net cash		
(used in) operating activities		
Operating income	\$ 19,201,119	\$ 1,873,454
Adjustments to reconcile operating income to net cash		
(used in) operating activities		
Interest on bonds and note payable	46,060,088	37,693,710
Net change in fair value of investments	(2,492,314)	12,258,393
Interest from investments	(23,451,972)	(16,141,738)
Mortgage loan principal repayments		
Scheduled	31,731,431	23,746,174
Prepaid	111,325,026	129,280,122
Purchase of mortgage loans	(295,352,454)	(201,527,386)
Amortization of commitment fees and loan discounts	(627,760)	(959,743)
Economic development loans and lease repayments	-	779,213
Amortization of deferred issuance and other costs	1,722,798	1,999,019
Accretion of interest on capital appreciation bonds	35,562	33,437
Increase in provision for loan losses	5,645,922	1,522,216
Net change in other assets and liabilities	(418,005)	(222,437)
Net cash (used in) operating activities	<u>\$ (106,620,559)</u>	<u>\$ (9,665,566)</u>

See accompanying notes to the basic financial statements

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 1. Authority Legislation

The Wyoming Community Development Authority (the "Authority") was created in 1975 by the Wyoming Community Development Authority Act to provide financing for housing needs within the State of Wyoming (the "State"). The Authority is a component unit of the State and is reported as an enterprise fund.

In March 2002, the Authority was authorized by the Legislature of the State of Wyoming to issue additional bonds. In addition to the bonds presently outstanding, any bonds authorized for care facility projects, bonds that may be issued to refund bonds, and bonds the Authority may issue from time to time as private activity bonds exempt from federal income taxation under Section 146 of the Internal Revenue Code of 1986, as amended, the Authority may issue and have outstanding additional bonds in an aggregate amount of up to \$400,000,000. In addition, the Authority may issue and have outstanding additional bonds for care facility projects in an aggregate amount of up to \$250,000,000. Amounts so issued shall not be deemed to constitute a debt of the State or any political subdivision thereof.

Note 2. Significant Accounting Policies

Fund Accounting and Generally Accepted Accounting Principles

The financial activities of the Authority are recorded in funds established under various bond indentures (program funds) and in funds established for the administration of the Authority's programs. The Authority uses the accrual method of accounting. The Authority's program funds and other funds have been presented on a combined basis, as the Authority is considered a single enterprise fund for financial reporting purposes. All interfund balances and transactions have been eliminated in the financial statements.

The accounting principles generally accepted in the United States of America that are applicable to the Authority are generally those applicable to similar businesses in the private sector; however, the Authority has elected the provision of Governmental Accounting Standards Board (GASB) Statement No. 20 which applies all GASB pronouncements and those Financial Accounting Standards Board Statements and Interpretations, Accounting Principles Board Opinions, and Accounting Research Bulletins issued on or before November 30, 1989.

Further description of the Funds established by the Authority is as follows:

Single and Multi-Family Program Funds

These funds, established under the Single Family Mortgage Bonds 1978 Indenture, the Housing Revenue Bonds 1994 Indenture, the Single Family Mortgage Revenue Bonds 2007 Indenture, the Multi-Family Mortgage Bonds 1982 Indenture, and the Wyoming Homeownership Bonds 1992 Indenture are to account for the proceeds from the sale of Single and Multi-Family Mortgage Bonds and the debt service requirements of the bond indebtedness. Activities of these funds are, in general, limited to the purchase of mortgage loans collateralized by eligible mortgages on single and multi-family residential housing. Assets in these funds are classified as restricted assets on the balance sheet because their use is limited by applicable bond covenants. The trust indentures have various insurance, guaranty and reserve provisions as set forth in those trust indentures.

When both restricted and unrestricted resources are available for use, it is the Authority's policy to use restricted resources first, then unrestricted resources as needed.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 2. Significant Accounting Policies (Continued)

Federal Program Fund

This fund was established for the purpose of receiving and disbursing funds relating to projects funded by the U.S. Department of Housing and Urban Development's Community Development Block Grant, HOME Investment Partnership, and other federal programs. These funds are restricted by federal law to specific purposes.

Housing Trust Fund

This fund was established to provide direct funding of approved housing or housing projects within the State of Wyoming.

Mortgage Guaranty Fund

This fund is used to provide mortgage guarantees on mortgage loans, leases, or other credit agreements purchased by the Authority. Claims made against the Mortgage Guaranty Fund are not a debt or liability of the State nor a general obligation of the Authority. The Authority has committed \$939,866 to guarantee mortgage and project loans with principal balances outstanding of \$2,527,961 as of June 30, 2007. The Authority has also committed \$250,000 to guarantee second mortgages with principal balances outstanding of \$9,439,515. Initial recovery of second mortgage losses will come from other available sources.

General Fund

This fund is utilized to account for all other activities of the Authority, including mortgage-servicing activities, which are not accounted for in the individual Program Funds, the Mortgage Guaranty Fund, the Federal Program Fund, or the Housing Trust Fund.

Interfund Activity

As a general rule, the effect of interfund activity has been eliminated from the Authority's basic financial statements.

Cash and Cash Equivalents

For purposes of reporting the statements of cash flows, the Authority considers all cash, obligations of the U.S. Treasury or agencies and instrumentalities of the U.S. Government with initial maturities of three months or less, and money market investments to be cash equivalents.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 2. Significant Accounting Policies (Continued)

Investments

The trust indentures and State statutes authorize the types of investments in which the Authority invests. Among these authorized investments are certificates of deposit, obligations of the U.S. Treasury, agencies and instrumentalities of the U.S. Government, mortgage backed securities, guaranteed investment contracts, mutual funds and repurchase agreements with banks with the underlying securities being obligations of the U.S. Treasury or agencies and instrumentalities of the U.S. Government. The investments are carried at fair value, except for certificates of deposit which are carried at cost.

Mortgage Loans Receivable

Loans receivable are reported net of the loan loss reserve. The loan loss reserve for mortgages is increased or decreased by provisions and (recoveries/deductions) charged or credited against operations based on a periodic evaluation of the loan portfolio and actual losses that occur. Deferred commitment fees on mortgages are amortized to earnings over the estimated life of the mortgages by a method which approximates the interest method. Interest income on delinquent loans is accrued up to one year, after which time the loan is classified as a non-accrual loan.

Deferred Issuance and Other Costs

Deferred issuance and other costs consist of bond issuance costs, including underwriter discounts, and costs of acquiring mortgage loan servicing rights. The deferred issuance costs are amortized over the life of the remaining outstanding bonds. The cost of loan servicing rights is amortized in proportion to, and over the period of, estimated net servicing revenue.

Property and Equipment

Property and equipment, including rehabilitations of single-family dwellings, is stated at cost less accumulated depreciation. Depreciation is computed using the straight-line method over the following estimated useful lives:

Furniture and equipment	3 - 7 years
Buildings and improvements	20 - 40 years

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 2. Significant Accounting Policies (Continued)

Arbitrage Rebate Payable, Deferred Arbitrage Rebate and Other Deferred Credits

As a result of applicable federal income tax rules, the Authority is limited in the investment yield which it may retain for its own use on the nonmortgage investments of most of its bond issues. For bond issues before 1989, the excess yields can be rebated to mortgagors, used to reduce future mortgage loan interest rates, or paid to the federal government. For bond issues after 1988, excess arbitrage yields must be rebated to the federal government not less than every five years pursuant to applicable federal tax regulations. The Authority has deferred \$2,707,483 and \$4,619,311 at June 30, 2007 and 2006, respectively, for arbitrage rebates. The Authority has recorded an arbitrage rebate payable of \$1,376,739 and \$1,002,170 at June 30, 2007 and 2006, respectively, for amounts expected to be assessed within the next year.

The Authority has recorded deferred interest income of \$4,026,887 and \$4,879,621 at June 30, 2007 and 2006, respectively, from bond issues to recognize the effect of reducing mortgage loan interest rates in the future to comply with applicable federal tax laws. These deferred amounts are being amortized into mortgage interest income over the estimated life of the related mortgages. As of June 30, 2007 and 2006, the Authority also deferred \$1,171,436 and \$704,350, respectively, of interest income related to the HOME Run loan program.

Additionally, the Authority has deferred \$2,930,920 and \$2,971,955 as of June 30, 2007 and 2006, respectively, in unamortized commitment fees received. These fees are being amortized over the estimated life of the related mortgages by a method which approximates the interest method.

Revenue and Expense Recognition

The Authority records all revenues derived from mortgages, investments, servicing and financing as operating revenues since these revenues are generated from the Authority's daily operations needed to carry out its statutory purpose. The Authority considers revenues and expenses related to federal programs to be non-operating revenues and expenses.

Reclassifications

Amounts related to certain conduit debt reported for the year ended June 30, 2006 have been removed to be consistent with the presentation of the June 30, 2007 information, with no change to fund equity or net income for the year ended June 30, 2006. Certain items on the statement of cash flows for the year ended June 30, 2006, have been reclassified, to be consistent with the classifications adopted for the year ended June 30, 2007, with no effect on net cash used in operating activities.

Note 3. Cash and Cash Equivalents and Investments

Deposits are placed with various financial institutions and are carried at cost. At June 30, 2007, the carrying amount of the Authority's bank deposits was \$1,516,111 and the bank balance was \$3,196,030. The difference between the carrying amount and the bank balance is a result of transactions in transit. All bank deposits at June 30, 2007 were covered by insurance or collateral held in joint custody with the financial institution.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 3. Cash and Cash Equivalents and Investments (Continued)

The components of the Authority's investment portfolio are as follows:

	<u>2007</u>	<u>2006</u>
Investments		
Certificates of deposit	\$ 276,547	\$ 276,547
U.S. Government and agency securities	247,322,969	233,609,380
Guaranteed investment contracts	<u>120,934,456</u>	<u>73,688,858</u>
Total	<u>\$ 368,533,972</u>	<u>\$ 307,574,785</u>

Investments are reported in the following classifications:

	<u>2007</u>	<u>2006</u>
Current	\$ 77,560,310	\$ 42,801,501
Noncurrent - restricted by bond indentures or contracts	<u>290,973,662</u>	<u>264,773,284</u>
Total	<u>\$ 368,533,972</u>	<u>\$ 307,574,785</u>

The net change in fair value of investments takes into account all changes in fair value that occurred during the year. Fair value for individual investments fluctuates based on changes in the market interest rates available to investors. At June 30, 2007 and 2006, the Authority had unrealized investment gains (losses) of \$952,614 and (\$1,557,648), respectively, in its investment portfolio. The unrealized gains (losses) of \$2,510,262 and (\$12,153,518) for the years ended June 30, 2007 and 2006, respectively, as well as the effects of any realized gains and losses, which may have been partially or fully recognized in prior years, are included in the net change in fair value of investments as reported.

As of June 30, 2007, the Authority had the following investments and maturities.

Investment Type	Fair Value	Investment Maturities (in Years)			
		Less Than 1	1 - 5	6 - 10	More Than 10
Certificates of deposit	\$ 276,547	\$ 276,547	\$ -	\$ -	\$ -
U.S. government and agency securities	247,322,969	54,147,699	10,001,191	24,417,294	158,756,785
Guaranteed investment contracts	120,934,456	30,961,020	89,973,436	-	-
Total	<u>\$ 368,533,972</u>	<u>\$ 85,385,266</u>	<u>\$ 99,974,627</u>	<u>\$ 24,417,294</u>	<u>\$ 158,756,785</u>

Interest Rate Risk

As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority attempts to match its investment maturities to the expected call dates of its bonds or needs for purchasing mortgages. With this investment focus, investments would be expected to reach maturity with limited realized gains or losses.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 3. Cash and Cash Equivalents and Investments (Continued)

Credit Risk

As mentioned in Note 1, State statutes limit the types of investments available to the Authority. Investments, including the underlying securities for repurchase agreements, are held by the Authority's trustees in the Authority's name. Guaranteed investment contracts which have a maturity beyond 18 months are generally guaranteed by AAA rated institutions or collateralized.

Custodial Credit Risk

For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority would not be able to recover the value of its investments or collateral securities that are in possession of an outside party. Substantially all of the Authority's investments are held in the name of the Authority by a trustee.

Reserve Requirements

The 1978 and 1994 Indentures require the Authority to place a portion of bond proceeds in bond, mortgage and special reserve accounts. As of June 30, 2007, the Authority has \$83,304,065 in these reserve accounts which exceeds the reserve requirements contained in the applicable trust indentures of \$74,374,752. The amounts reserved in these accounts are as follows:

	1978 Indenture	1994 Indenture
Bond reserve requirement	\$ 18,465,285	\$ 29,273,456
Mortgage reserve requirement	1,132,900	18,568,111
Restricted special reserve requirement	-	6,935,000
Total required reserves	<u>\$ 19,598,185</u>	<u>\$ 54,776,567</u>
Total cash and investments held for reserves	<u>\$ 24,435,013</u>	<u>\$ 58,869,052</u>

Note 4. Mortgage Loans Receivable, Net

	2007	2006
Single Family Mortgage Bonds 1978 Indenture Fund, bearing interest at 0% to 11.375%, 25 to 30 year term, FHA or private mortgage company insured or guaranteed by RD, VA, or mortgage guaranty fund	\$ 95,412,097	\$ 107,189,422
Less: Reserve for losses on loans	<u>(3,844,454)</u>	<u>(3,844,454)</u>
	<u>91,567,643</u>	<u>103,344,968</u>
		(Continued)

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 4. Mortgage Loans Receivable, Net (Continued)

	<u>2007</u>	<u>2006</u>
Housing Revenue Bonds 1994 Indenture Fund, bearing interest at 2.25% to 8.625%, 25 to 30 year term, FHA or private mortgage company insured, or guaranteed by RD, VA or mortgage guaranty fund	\$ 789,296,081	\$ 626,053,539
Less: Reserve for losses on loans	<u>(27,892,892)</u>	<u>(22,142,893)</u>
	<u>761,403,189</u>	<u>603,910,646</u>
Wyoming Homeownership Bonds 1992 Indenture Fund, bearing interest at 7.625%, 30 year term, FHA or private mortgage company insured, or RD guaranteed	<u>1,076,538</u>	<u>1,375,729</u>
Multi-Family Mortgage Bonds 1982 Indenture Fund, bearing interest at 12.0%, 40 year term, FHA insured	<u>-</u>	<u>1,189,984</u>
Federal Program Fund with various terms, including deferred payments and fixed rates, 10 to 30 year term	15,364,075	13,756,317
Less: Reserve for losses on loans	<u>(200,000)</u>	<u>(200,000)</u>
	<u>15,164,075</u>	<u>13,556,317</u>
Housing Trust Fund, bearing interest at 0% to 11.375%, 1 to 30 year term, FHA or private mortgage company insured or guaranteed by VA or mortgage guaranty fund	13,942,681	13,126,407
Less: Reserve for losses on loans	<u>(3,483,895)</u>	<u>(3,483,895)</u>
	<u>10,458,786</u>	<u>9,642,512</u>
Total mortgage loans receivable, net	<u>\$ 879,670,231</u>	<u>\$ 733,020,156</u>
Reported in the following classifications		
Restricted mortgage loans receivable, net	\$ 869,211,445	\$ 723,377,644
Mortgage loans receivable, net	10,458,786	9,642,512
	<u>\$ 879,670,231</u>	<u>\$ 733,020,156</u>

Total loan loss reserves for mortgage loans receivable established by the Authority as of June 30, 2007 and 2006 were \$35,421,241 and \$29,671,242, for mortgage loans receivable.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 5. Federal Programs

The Authority receives funds to provide housing assistance to low income families in Wyoming through various federal programs. Programs provide grants to individuals or organizations for the purchase, construction, and rehabilitation of single and multi-family residential properties. Revenue is recognized as expenses are incurred under these programs. Funding from these programs has been fully utilized or obligated as of June 30, 2007.

Federal program funds are also received for the purpose of making low interest loans to qualified borrowers. As these loans are collected, the funds must be re-loaned under the same program restrictions. These funds, net of any allowance for losses on loans, are included in net income when received and remain in retained earnings, subject to the program use restrictions, as long as the program is available under federal regulations.

Note 6. Bonds Payable

Bonds are generally payable in scheduled annual and semiannual installments and are subject to mandatory sinking fund requirements in scheduled amounts. Redemption is optional after various dates at prices ranging from 100 to 102 per 100. Capital Appreciation Bonds (CABs) are reported at accreted value.

The bonds of the 1978, 1992, and 1994 Indentures are special obligations of the Authority, payable solely from the income and receipts of these indentures. The bonds of the 1982 Indenture are general obligations of the Authority payable from any of its revenues, income and receipts. All of the bonds are secured by mortgage loans and other assets of the respective indentures. Interest on outstanding bonds is generally payable either semi-annually or annually, except for variable rate debt which reprices weekly, based on market interest rates.

	Balance at June 30, 2006	Issued	Retired	Balance at June 30, 2007	Amount Due Within 1 Year
Single Family Mortgage Bonds 1978 Indenture Fund					
1998 Series B, 2025 to 2033 interest at 5.30%, original amount issued \$15,000,000	\$ 13,000,000	\$ -	\$ -	\$ 13,000,000	\$ -
2001 Series A, 2025 to 2035 variable interest, interest at 3.73%, original amount issued \$9,545,000	9,545,000	-	-	9,545,000	-
2002 Series A, 2022 to 2032 variable interest, interest at 3.73%, original amount issued \$37,000,000	37,000,000	-	-	37,000,000	-
2003 Series A/B, 2022 to 2033, interest at 3.71% to 4.55%, original amount issued \$53,745,000	53,745,000	-	-	53,745,000	-
					(Continued)

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 6. Bonds Payable (Continued)

	Balance at June 30, 2006	Issued	Retired	Balance at June 30, 2007	Amount Due Within 1 Year
Principal amounts of bonds outstanding 1978 Trust Indenture	\$ 113,290,000	\$ -	\$ -	\$ 113,290,000	\$ -
Less: deferred loss on prior series refunded by 1998 Series A and 2003 Series A/B	(958,882)	-	(57,496)	(901,386)	-
Principal amounts of bonds outstanding 1978 Trust Indenture Fund, net	112,331,118	-	(57,496)	112,388,614	-
Housing Revenue Bonds 1994 Indenture Fund					
1995 Series 6 (including CABs), 2015, interest rate at 6.25%, original amount issued \$15,097,280 at discount of \$473,253	560,184	-	(35,562)	595,746	-
1996 Series 7, 2007 to 2030, interest at 4.8% to 5.3%, original amount issued \$60,000,000	26,385,000	-	2,490,000	23,895,000	510,000
1997 Series 4, 2008, interest at 5.25%, original amount issued \$50,000,000	1,965,000	-	950,000	1,015,000	1,015,000
1997 Series 5, 2008 to 2030, interest at 4.70% to 5.3%, original amount issued \$100,000,000	36,280,000	-	700,000	35,580,000	740,000
1997 Series 6 and 7, 2009 to 2015, interest at 5.35%, original amount issued \$50,000,000	10,135,000	-	1,195,000	8,940,000	-
1998 Series 1 and 2, 2007 to 2026, interest at 5.00% to 5.45%, original amount issued \$40,000,000	14,020,000	-	955,000	13,065,000	790,000

(Continued)

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 6. Bonds Payable (Continued)

	Balance at June 30, 2006	Issued	Retired	Balance at June 30, 2007	Amount Due Within 1 Year
1998 Series 3, 2008 to 2030, interest at 4.65% to 5.35%, original amount issued \$30,000,000	\$ 22,245,000	\$ -	\$ 530,000	\$ 21,715,000	\$ 550,000
1999 Series 1, 2007 to 2030, interest at 4.65% to 5.32%, original amount issued \$30,000,000	23,425,000	-	580,000	22,845,000	610,000
1999 Series 4, 2007 to 2019, interest at 5.10% to 5.55%, original amount issued \$40,000,000	13,875,000	-	730,000	13,145,000	765,000
1999 Series 7 and 8, 2020 to 2026, interest at 6.15%, original amount issued \$25,000,000	7,230,000	-	570,000	6,660,000	-
1999 Series 10 and 11, 2016 to 2024, interest at 6.15%, original amount issued \$25,000,000	6,860,000	-	300,000	6,560,000	-
2000 Series 1 and 2, 2013 to 2022, interest at 6.05%, original amount issued \$35,000,000	8,635,000	-	440,000	8,195,000	-
2000 Series 4 and 5, 2021 to 2026, interest at 6.1%, original amount issued \$50,000,000 at premium of \$189,437	12,627,375	-	162,063	12,465,312	-
2000 Series 6 and 7, 2007 to 2026, interest at 5.05% to 5.85%, original amount issued \$30,000,000	10,975,000	-	545,000	10,430,000	545,000
2001 Series 1, 2007 to 2027, interest at 5.25% to 5.35%, original amount issued \$30,000,000 at premium of \$179,692	12,461,994	-	577,698	11,884,296	580,000 (Continued)

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 6. Bonds Payable (Continued)

	Balance at June 30, 2006	Issued	Retired	Balance at June 30, 2007	Amount Due Within 1 Year
2001 Series 3 and 4, 2008 to 2011, interest at 4.65% to 5.00%, original amount issued \$44,600,000	\$ 4,475,000	\$ -	\$ 1,400,000	\$ 3,075,000	\$ 850,000
2001 Series 5, 6 and 7, 2007 to 2031, interest at 3.81% to 5.30%; original amount issued \$33,500,000	24,350,000	-	1,000,000	23,350,000	550,000
2002 Series 1 and 2, 2007 to 2026, interest at 4.25% to 5.50%, original amount issued \$42,475,000	10,005,000	-	2,035,000	7,970,000	675,000
2002 Series 3, 2015 to 2016, interest at 4.8%, original amount issued \$36,820,000 at premium of \$483,904	3,143,000	-	620,904	2,522,096	-
2002 Series 4 and 5, 2007 to 2027, interest at 3.65% to 5.30%, original amount issued \$42,110,000	25,215,000	-	720,000	24,495,000	745,000
2002 Series 6, 7 and 8 2007 to 2033, interest at 2.85% to 5.20%; original amount issued \$27,000,000	22,820,000	-	2,165,000	20,655,000	490,000
2003 Series 1, 2008 to 2032, interest at 2.70% to 4.60%; original amount issued \$26,065,000	24,275,000	-	950,000	23,325,000	425,000
2003 Series 2, 3, and 4, 2008 to 2032, interest at 3.20% to 5.25%; original amount issued \$26,230,000	25,210,000	-	500,000	24,710,000	515,000
2003 Series 5 and 6, 2008 to 2034, interest at 3.05% to 5.00%; original amount issued \$25,990,000	25,330,000	-	730,000	24,600,000	510,000

(Continued)

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 6. Bonds Payable (Continued)

	Balance at June 30, 2006	Issued	Retired	Balance at June 30, 2007	Amount Due Within 1 Year
2004 Series 1, 2, and 3, 2007 to 2034, interest at 1.80% to 4.60%; original amount issued \$35,000,000	\$ 33,230,000	\$ -	\$ 1,580,000	\$ 31,650,000	\$ 715,000
2004 Series 4, 5, and 6, 2008 to 2035, interest at 3.25% to 5.25%; original amount issued \$40,000,000	38,925,000	-	1,425,000	37,500,000	720,000
2004 Series 7, 8, and 9, 2007 to 2034, interest at 2.90% to 5.00%; original amount issued \$40,000,000	38,725,000	-	1,645,000	37,080,000	710,000
2004 Series 10 and 11, 2008 to 2035, interest at 3.05% to 4.90%; original amount issued \$30,000,000	29,465,000	-	550,000	28,915,000	560,000
2005 Series 1 and 2, 2007 to 2035, interest at 3.35% to 4.95%; original amount issued \$40,000,000	39,655,000	-	710,000	38,945,000	725,000
2005 Series 3 and 4, 2007 to 2035, interest at 3.25% to 4.70%; original amount issued \$40,000,000	39,645,000	-	595,000	39,050,000	625,000
2005 Series 5, 6 and 7, 2007 to 2036, interest at 3.35% to 4.85%; original amount issued \$40,000,000	39,990,000	-	710,000	39,280,000	590,000
2006 Series 1 and 2, 2007 to 2035, interest at 3.40% to 4.90%; original amount issued \$40,000,000	40,000,000	-	485,000	39,515,000	540,000
2006 Series 3, redeemed, original amount issued \$40,000,000 premium of \$416,400	40,232,826	-	40,232,826	-	-

(Continued)

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 6. Bonds Payable (Continued)

	<u>Balance at June 30, 2006</u>	<u>Issued</u>	<u>Retired</u>	<u>Balance at June 30, 2007</u>	<u>Amount Due Within 1 Year</u>
2006 Series 4 and 5, 2007 to 2036, interest at 3.75% to 5.05%; original amount issued \$50,000,000	\$ 50,000,000	\$ -	\$ 430,000	\$ 49,570,000	\$ 695,000
2006 Series 6 and 7, 2007 to 2037, interest at 3.81% to 5.50%; original amount issued \$50,000,000 at premium of \$347,819	-	50,347,819	119,836	50,227,983	645,000
2006 Series 8 and 9, 2007 to 2037, interest at 3.625% to 4.70%; original amount issued \$50,000,000	-	50,000,000	220,000	49,780,000	650,000
2007 Series 1 and 2, 2007 to 2037, interest at 3.60% to 4.80%; original amount issued \$30,000,000	-	30,000,000	55,000	29,945,000	405,000
2007 Series 3 and 4, 2007 to 2037, interest at 3.75% to 4.75%; original amount issued \$70,000,000	-	70,000,000	-	70,000,000	840,000
2007 Series 5 and 6, 2008 to 2038, interest at 3.75% to 4.90%; original amount issued \$70,000,000	-	70,000,000	-	70,000,000	660,000
Principal amounts of bonds outstanding					
1994 Indenture Fund	<u>762,370,379</u>	<u>270,347,819</u>	<u>69,567,765</u>	<u>963,150,433</u>	<u>19,945,000</u>
Single Family Mortgage Revenue Bonds 2007 Indenture Fund					
Draw Down Series 2007 available as needed, not to exceed \$500,000,000, variable interest rate, callable on demand or maturing 2010	-	44,973,436	10,000,000	34,973,436	34,973,436
					(Continued)

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 6. Bonds Payable (Continued)

	Balance at June 30, 2006	Issued	Retired	Balance at June 30, 2007	Amount Due Within 1 Year
Multi-Family Mortgage Bonds 1982 Indenture Fund					
1992 Series A, redeemed, original amount issued \$5,530,000	\$ 1,045,000	\$ -	\$ 1,045,000	\$ -	\$ -
Wyoming Homeownership Bonds 1992 Indenture Fund					
Homeownership Revenue Bonds Series I, due 2024, interest at 6.7%, original amount issued \$24,964,754	1,376,666	-	299,535	1,077,131	30,580
Total bonds payable	<u>\$ 877,123,163</u>	<u>\$ 315,321,255</u>	<u>\$ 80,854,804</u>	<u>\$ 1,111,589,614</u>	<u>\$ 54,949,016</u>

Scheduled bond principal and sinking fund requirements in each indenture for the five fiscal years subsequent to June 30, 2007, which includes in each of the respective years the bonds to be remarketed or expected to be refunded, are as follows:

	Single Family Mortgage Bonds 1978 Indenture Fund	Housing Revenue Bonds 1994 Indenture Fund	Single Family Mortgage Revenue Bonds 2007 Indenture Fund	Wyoming Homeownership Bonds 1992 Indenture Fund	Totals
2008	\$ -	\$ 19,945,000	\$ 34,973,436	\$ 30,580	\$ 54,949,016
2009	-	20,335,000	-	32,995	20,367,995
2010	-	21,155,000	-	35,601	21,190,601
2011	-	20,895,000	-	38,413	20,933,413
2012	-	19,945,000	-	41,446	19,986,446

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 6. Bonds Payable (Continued)

Annual debt service requirements for the five fiscal years subsequent to June 30, 2007, and for each five year segment thereafter, including the bonds to be remarketed or expected to be refunded, are as follows:

	<u>Principal</u>	<u>Interest</u>	<u>Total Debt Service</u>
2008	\$ 54,949,016	\$ 50,298,089	\$ 105,247,105
2009	20,367,995	49,237,512	69,605,507
2010	21,190,601	48,406,713	69,597,314
2011	20,933,413	47,547,735	68,481,148
2012	19,986,446	46,657,382	66,643,828
5 years ending 2017	125,161,812	217,482,806	342,644,618
5 years ending 2022	163,197,861	184,454,621	347,652,482
5 years ending 2027	260,348,422	131,669,224	392,017,646
5 years ending 2032	252,460,000	69,851,325	322,311,325
5 years ending 2037	171,380,000	17,039,043	188,419,043
5 years ending 2042	1,970,000	45,560	2,015,560
	<u>\$1,111,945,566</u>	<u>\$ 862,690,010</u>	<u>\$ 1,974,635,576</u>

The balances above do not include premiums, discounts, or losses on refundings in the amount of \$355,952 that are reported as components of bonds payable.

Swap Payments and Associated Debt

Using rates as of June 30, 2007 and giving effect to scheduled reductions in the notional amount of the swap, debt service requirements of the Authority's outstanding variable-rate debt in 2005 Series 2, 2005 Series 4, 2005 Series 7, 2006 Series 2, 2006 Series 5, 2006 Series 7, 2006 Series 9, 2007 Series 2, 2007 Series 4 and 2007 Series 6 and net swap payments are as follows. As rates vary, variable-rate bond interest payments and net swap payments will vary.

	<u>Variable Rate Bonds</u>		<u>Interest Rate</u>	<u>Total</u>
	<u>Principal</u>	<u>Interest</u>	<u>Swaps (net)</u>	
2008	\$ -	\$ 3,657,600	\$ (82,443)	\$ 3,575,157
2009	-	3,657,600	(73,497)	3,584,103
2010	-	3,657,600	(63,842)	3,593,758
2011	-	3,657,600	(54,881)	3,602,719
2012	-	3,657,600	(46,697)	3,610,903
5 years ending 2017	360,000	18,281,332	(149,308)	18,492,024
5 years ending 2022	7,785,000	17,665,832	(19,758)	25,431,074
5 years ending 2027	13,385,000	15,646,061	-	29,031,061
5 years ending 2032	17,600,000	12,754,838	-	30,354,838
5 years ending 2037	56,390,000	5,889,888	-	62,279,888
5 years ending 2042	480,000	9,144	-	489,144
	<u>\$ 96,000,000</u>	<u>\$ 88,535,095</u>	<u>\$ (490,426)</u>	<u>\$ 184,044,669</u>

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 7. Conduit Debt

From time to time, the Authority has issued Multi-Family Housing Revenue Bonds to provide financial assistance to private-sector entities for the acquisition and construction of low-income multi-family housing deemed to be in the public interest. The bonds are secured by the revenues from the property financed. Neither the Authority, nor the State, nor any political subdivision thereof is obligated in any manner for repayment of the bonds. Accordingly, the bonds are not reported as liabilities in the accompanying financial statements.

As of June 30, 2007, there were two series of Multi-Family Housing Revenue bonds outstanding, with an aggregate principal amount payable of \$7,030,000.

Note 8. Note Payable

The Authority has a line of credit agreement with a financial institution, secured by specific investments. This agreement allows the Authority to borrow approximately 80% of the value of the investment collateral. As of June 30, 2007, the Authority had investments of approximately \$12,665,765 par value on deposit with this financial institution; however, no amounts were outstanding on this line.

Note 9. Interest Rate Swaps

Swap Objectives

The Authority has entered into interest rate swap agreements in connection with variable-rate bond series as a technique to lower the cost of long-term debt. The objective of the swaps is to effectively change the variable interest rate on the bonds to a synthetic fixed rate.

Terms and Values

June 30, 2007

Bond Series	Swap Contractual Dates	Notional Amount	Fixed Rate Paid	Variable Rate Received	Termination Date	Fair Value	Counterparty Credit Rating
2005 Series 2	3/31/2005	\$ 7,230,000	3.523%	70% of LIBOR	6/1/2021	\$ 103,041	AAA/Aaa
2005 Series 4	6/30/2005	7,585,000	3.260%	70% of LIBOR	12/1/2021	254,680	AAA/Aaa
2005 Series 7	9/20/2005	7,685,000	3.325%	70% of LIBOR	12/1/2016	149,071	AAA/Aaa
2006 Series 2	1/19/2006	8,000,000	3.465%	70% of LIBOR	12/1/2013	163,660	AAA/Aaa
2006 Series 5	4/20/2006	10,000,000	3.926%	70% of LIBOR	6/1/2014	(41,207)	AAA/Aaa
2006 Series 7	6/26/2006	10,000,000	4.115%	70% of LIBOR	6/1/2014	(150,019)	AAA/Aaa
2006 Series 9	9/27/2006	10,000,000	3.621%	70% of LIBOR	12/1/2014	149,938	AAA/Aaa
2007 Series 2	1/11/2007	6,000,000	3.678%	70% of LIBOR	12/1/2014	67,482	AAA/Aaa
2007 Series 4	3/13/2007	14,000,000	3.577%	70% of LIBOR	6/1/2015	267,469	AAA/Aaa
2007 Series 6	5/10/2007	14,000,000	3.661%	70% of LIBOR	6/1/2015	193,033	AAA/Aaa
		<u>\$ 94,500,000</u>				<u>\$ 1,157,148</u>	

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 9. Interest Rate Swaps (Continued)

Terms and Values (Continued)

June 30, 2006

Bond Series	Swap Contractual Dates	Notional Amount	Fixed Rate Paid	Variable Rate Received	Termination Date	Fair Value	Counterparty Credit Rating
2005 Series 2	3/31/2005	\$ 7,835,000	3.523%	70% of LIBOR	6/1/2021	\$ 156,319	AAA/Aaa
2005 Series 4	6/30/2005	7,965,000	3.260%	70% of LIBOR	12/1/2021	324,421	AAA/Aaa
2005 Series 7	9/20/2005	8,000,000	3.325%	70% of LIBOR	12/1/2016	216,882	AAA/Aaa
2006 Series 2	1/19/2006	8,000,000	3.465%	70% of LIBOR	12/1/2013	227,879	AAA/Aaa
2006 Series 5	4/20/2006	10,000,000	3.926%	70% of LIBOR	6/1/2014	9,982	AAA/Aaa
Pending	6/26/2006	10,000,000	4.115%	70% of LIBOR	6/1/2014	(105,418)	AAA/Aaa
		<u>\$ 51,800,000</u>				<u>\$ 830,065</u>	

As of June 30, 2007 and 2006, the Authority's swap agreements had a fair value of \$1,157,148 and \$830,065, respectively. If negative, the fair value of the swaps may be offset by reductions in total interest payments required under the related variable-rate bond, creating lower synthetic rates. Because the coupons on the related variable-rate bonds adjust to the changing interest rates, the bonds do not have a corresponding fair value increase. The fair value amounts, obtained from an independent third-party, represent mid-market valuations that approximate the current economic value using prices and rates at the average of the estimated bid and offer amounts.

Swap Risks

Credit Risk – As of June 30, 2007, the Authority was exposed to credit risk on certain swaps which had a positive fair value. The positive fair value of the swaps represents the Authority's exposure as of June 30, 2007, to a potential counterparty failure. Should the counterparty to this transaction fail to perform according to the swap contract, the Authority would face a maximum possible loss equivalent to the swap's fair value. As of June 30, 2007, the swap counterparty was rated Aaa by Moody's Investors Service and AAA by Standard & Poor's. The Authority's policy to manage credit risk would require the Authority to seek credit enhancements should the counterparty's ratings be below AA- or Aa3.

Basis Risk – Basis risk is the potential mismatch between the variable interest rate paid on the underlying bonds and the variable rate payments received by the Authority pursuant to the swap. The Authority's variable rate bond interest payments should correspond to the BMA Index, while the payments the Authority receives pursuant to the swap are 70 percent of LIBOR. The Authority is exposed to basis risk should 70% of LIBOR and BMA Index rates converge. If a change occurs that results in the rates moving to convergence (that is, the BMA Index exceeding 70 percent of LIBOR), the value to the Authority of the hedge from the swap is diminished. As of June 30, 2007 and 2006, the BMA Index rate was 3.73 and 3.97 percent, respectively, while 70 percent of LIBOR (the swap rate) was 3.72 and 3.75 percent, respectively.

Termination Risk – The Authority or the counterparty may terminate the swaps if the other party fails to perform under the terms of the swap contracts. The swaps may be terminated by the Authority at its discretion with a maximum of ten days' notice. If a swap was terminated, the variable-rate bonds would no longer carry a synthetic fixed rate. Also, if at the time of termination the swap has a negative fair value, the Authority would be liable to the counterparty for a payment equal to the swap's fair value.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 9. Interest Rate Swaps (Continued)

Swap Risks (Continued)

Rollover Risk –The Authority is exposed to rollover risk on swaps that mature or may be terminated prior to the maturity of the associated bonds. When these swaps terminate or are terminated by either party, the Authority will not realize the synthetic fixed rate offered by the swaps on the underlying bond issues. The following bond series are exposed to rollover risk:

June 30, 2007

<u>Associated Bond Issuance</u>	<u>Bond Maturity Date</u>	<u>Swap Termination Date</u>
2005 Series 2	December 1, 2035	June 1, 2021
2005 Series 4	December 1, 2035	December 1, 2021
2005 Series 7	June 1, 2036	December 1, 2016
2006 Series 2	December 1, 2035	December 1, 2013
2006 Series 5	December 1, 2036	June 1, 2014
2006 Series 7	June 1, 2037	June 1, 2014
2006 Series 9	June 1, 2037	December 1, 2014
2007 Series 2	June 1, 2037	December 1, 2014
2007 Series 4	December 1, 2037	June 1, 2015
2007 Series 6	December 1, 2037	June 1, 2015

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 10. Fund Equity

The Authority's fund equity is reported in three components: investment in capital assets, restricted and unrestricted. Restricted fund equity includes amounts restricted under terms of an award, contract or law. Unrestricted equity includes all other equity components not meeting the criteria above. Below is a summary of fund equity as of June 30, 2007 and 2006:

	<u>2007</u>	<u>2006</u>
Investment in capital assets	<u>\$ 1,762,970</u>	<u>\$ 1,760,831</u>
Restricted		
Restricted by bond indentures	145,796,970	132,711,421
Restricted by grants	<u>20,395,985</u>	<u>19,900,455</u>
	<u>166,192,955</u>	<u>152,611,876</u>
Unrestricted		
Designated for the Housing Trust Fund	35,693,784	32,980,848
Designated for the Mortgage Guaranty Fund	16,052,943	15,055,224
Designated for non-current assets	9,595,626	7,808,186
Designated for operating reserve funds	10,145,780	9,526,375
Designated for operating funds federal programs	-	4,000
	<u>71,488,133</u>	<u>65,374,633</u>
Total fund equity	<u><u>\$ 239,444,058</u></u>	<u><u>\$ 219,747,340</u></u>

The terms of the various bond indentures for the single-family and multi-family programs generally restrict the assets of the respective trust indenture by requiring their retention in the trust to satisfy debt service obligations of the applicable trust indenture. Monies can be withdrawn from a trust indenture with a cash flow certificate which demonstrates the Authority's ability to pay program expenses and debt service when due, in each bond year. In addition, some series in the 1994 Indenture may be subject to over-parity tests.

In addition, should the Authority fail to comply with terms of the general obligation bonds and the line of credit, the holders of such general obligations would have recourse to the Authority's unrestricted fund equity.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 11. Mortgage Loan Servicing

The Authority's mortgage servicing department services a total of 11,334 single-family loans with unpaid principal balances of \$810,320,634 as of June 30, 2007. Included in these amounts were 3,064 second mortgages with outstanding principal balances of \$8,779,815. Escrow balances for these loans were \$5,237,545 at June 30, 2007. These escrow balances are not included in the accompanying combined financial statements. During the years ended June 30, 2007 and 2006, the Authority purchased and capitalized loan servicing rights of \$2,797,440 and \$2,088,677, respectively, for loans of approximately \$280,000,000 and \$177,000,000, respectively.

Note 12. Retirement Commitments

Retirement Plan

The Authority's full-time employees participate in the Wyoming Retirement System (the "System"), a cost-sharing multiple-employer public employee retirement system. The System provides retirement benefits at age 60 with early retirement options available. The System also provides disability and death benefits. Benefits are established by State statute. The System issues a publicly available financial report that includes financial statements and required supplementary information. That report may be obtained by writing to Wyoming Retirement System, Fifth Floor West, 6101 Yellowstone Road, Cheyenne, Wyoming 82002 or by calling (307)777-7691. The System statutorily requires 11.25% of the covered employee's salary to be contributed to the plan of which 5.57% is the responsibility of the employee and 5.68% is the responsibility of the employer. The Authority has elected to pay the total contributions on behalf of its employees. The Authority's contributions to the System for the years ended June 30, 2007, 2006 and 2005 were \$130,002, \$142,678, and \$134,602, respectively, equal to the required contributions for each year.

Deferred Compensation Plan

The Authority also offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The deferred compensation plan, accounted for by the State of Wyoming and available to all of the Authority's full-time employees, permits employees to defer a portion of their salary until future years. Compensation deferred under this plan is not available until termination, retirement, death or unforeseeable emergency. All deferred compensation and earnings are held in trust or custodial accounts for the exclusive benefit of individual program participants and their beneficiaries. Investments are managed and controlled by the deferred compensation plan's trustee, not the Authority, under various investment options as directed by the employee. These investments and the related liability to the employees are not included in the Authority's financial statements.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

NOTES TO BASIC FINANCIAL STATEMENTS

June 30, 2007 and 2006

Note 13. Commitments and Contingencies

At June 30, 2007, the Authority was committed to purchase single-family mortgages aggregating approximately \$2,654,000 under the 1978 Indenture, \$96,324,000 under the 1994 Indenture and \$2,371,000 under the Housing Trust Fund. In addition, at June 30, 2007, the Authority had committed approximately \$2,263,000 for other project mortgages to be funded through federal programs or housing trust funds.

The Authority has variable rate bonds outstanding in the 1978 Indenture of \$52,545,000 and in the 1994 Indenture of \$133,900,000. These bonds are subject to tender at par for repurchase by the Authority at the option of the bondholders; however, the Authority may remarket these bonds if they are tendered by the bondholders. As of June 30, 2007, \$6,000,000 of the variable rate debt is subject to repurchase directly by the Authority, and \$92,445,000 of the repurchase commitment has been assumed by Westdeutsche Landesbank Girozentrale and \$88,000,000 of the repurchase commitment has been assumed by State Street Bank, through a standby bond purchase agreement.

Under these agreements, the Banks will purchase any bonds tendered by bondholders and will adjust the interest rate associated with any unremarketed bonds to a Bank rate.

Note 14. Risk Management

The Authority carries commercial insurance for risks of loss related to wrongful acts, general liability protection, and theft of, damage to, or destruction of real and personal property. Settled claims resulting from these risks have not exceeded the commercial insurance coverage.

The Authority manages its risks in respect to the mortgages it acquires by obtaining insurance or guarantees from various sources. None of the insurance and guarantees cover 100% of potential losses on the mortgage portfolio. The Authority has established loan loss reserves for additional coverage of potential losses that exist in its mortgage portfolio.

The Authority participates in the State of Wyoming self-insured employee medical, life and dental insurance program. This group medical insurance program is co-administered with a third-party health provider/claim service company. The State self-insures medical costs and assumes all the risk for claims incurred by plan participants. The employee life insurance and dental insurance plans are administered solely by insurance providers. The State does not retain any risk of loss for the life or dental insurance plans as the insurance providers assume all the risk for claims incurred by the participants. The Authority contributes the insurance premiums for each covered participant for these plans.

The State's group insurance fund, which includes medical, life and dental, was solvent at June 30, 2006 and the Authority expects to incur no liability in connection with the group insurance program. Group insurance premiums paid by the Authority during the years ended June 30, 2007 and 2006 were \$176,023 and \$219,248, respectively.

Note 15. Subsequent Events

On August 28, 2007, the Authority issued \$60,000,000 of bonds, including \$8,000,000 of taxable bonds, under the 1994 Indenture. On July 31, 2007, the Authority entered into an interest rate swap agreement, with a calculation starting effective date of August 28, 2007, in connection with the \$12,000,000 variable rate debt portion of the \$60,000,000 issued.

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

DETAILED BALANCE SHEET

June 30, 2007

	Single Family Mortgage Bonds 1978 Indenture Fund	Housing Revenue Bonds 1994 Indenture Fund	Single Family Mortgage Revenue Bonds 2007 Indenture Fund	Wyoming Homeownership Bonds 1992 Indenture Fund	Multi-Family Mortgage Bonds 1982 Indenture Fund
ASSETS					
Current Assets					
Cash and cash equivalents	\$ -	\$ -	\$ 112,307	\$ -	\$ -
Investments	-	-	34,973,436	-	-
Interest receivable: Mortgage loans	-	-	-	-	-
Investments	-	-	148,881	-	-
Accounts receivable and other assets	-	-	-	-	-
Total current assets	-	-	35,234,624	-	-
Noncurrent Assets					
Restricted cash and cash equivalents	11,597,575	63,310,160	-	443,503	1,092,811
Restricted investments	81,276,615	208,841,095	-	392,876	463,076
Restricted mortgage loans receivable, net	91,567,643	761,403,189	-	1,076,538	-
Restricted interest receivable					
Mortgage loans	540,841	4,346,483	-	6,963	-
Investments	651,099	2,223,685	-	1,982	15,438
Restricted accounts receivable and other assets	155,440	314,597	-	114	-
Mortgage loans receivable, net	-	-	-	-	-
Deferred issuance, servicing and other costs, net	886,211	8,868,141	16,790	-	-
Property and equipment, net	-	-	-	-	-
Total noncurrent assets	186,675,424	1,049,307,350	16,790	1,921,976	1,571,325
Total assets	\$ 186,675,424	\$ 1,049,307,350	\$ 35,251,414	\$ 1,921,976	\$ 1,571,325
LIABILITIES AND FUND EQUITY					
Current Liabilities					
Bonds payable	\$ -	\$ 19,945,000	\$ 34,973,436	\$ 30,580	\$ -
Accrued interest payable	396,124	3,836,773	125,109	-	-
Arbitrage rebate payable	1,252,989	123,750	-	-	-
Accounts payable and other liabilities	312,284	455,760	-	1,390	-
Total current liabilities	1,961,397	24,361,283	35,098,545	31,970	-
Noncurrent Liabilities					
Bonds payable	112,388,614	943,205,433	-	1,046,551	-
Deferred arbitrage rebate	253,276	2,318,128	136,079	-	-
Other deferred credits	2,997,029	5,132,214	-	-	-
Total noncurrent liabilities	115,638,919	950,655,775	136,079	1,046,551	-
Total liabilities	117,600,316	975,017,058	35,234,624	1,078,521	-
Fund Equity					
Invested in capital assets	-	-	-	-	-
Restricted	69,075,108	74,290,292	16,790	843,455	1,571,325
Unrestricted	-	-	-	-	-
Total fund equity	69,075,108	74,290,292	16,790	843,455	1,571,325
Total liabilities and fund equity	\$ 186,675,424	\$ 1,049,307,350	\$ 35,251,414	\$ 1,921,976	\$ 1,571,325

Federal Program Fund	Housing Trust Fund	Mortgage Guaranty Fund	General Fund	Eliminations	Total
\$ -	\$ 4,230,102	\$ 1,660,547	\$ 2,372,517	\$ -	\$ 8,375,473
-	20,420,786	14,248,439	7,917,649	-	77,560,310
-	90,057	-	-	-	90,057
-	256,105	145,451	98,874	-	649,311
-	-	-	599,958	-	599,958
-	24,997,050	16,054,437	10,988,998	-	87,275,109
2,359,495	-	-	-	-	78,803,544
-	-	-	-	-	290,973,662
15,164,075	-	-	-	-	869,211,445
-	-	-	-	-	4,894,287
10,055	-	-	-	-	2,902,259
2,913,850	250,000	-	-	(281,616)	3,352,385
-	10,458,786	-	-	-	10,458,786
-	-	-	9,595,626	-	19,366,768
-	-	-	1,762,970	-	1,762,970
20,447,475	10,708,786	-	11,358,596	(281,616)	1,281,726,106
\$ 20,447,475	\$ 35,705,836	\$ 16,054,437	\$ 22,347,594	\$ (281,616)	\$ 1,369,001,215
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,949,016
-	27	-	61	-	4,358,094
-	-	-	-	-	1,376,739
51,490	12,025	1,494	843,157	(281,616)	1,395,984
51,490	12,052	1,494	843,218	(281,616)	62,079,833
-	-	-	-	-	1,056,640,598
-	-	-	-	-	2,707,483
-	-	-	-	-	8,129,243
-	-	-	-	-	1,067,477,324
51,490	12,052	1,494	843,218	(281,616)	1,129,557,157
-	-	-	1,762,970	-	1,762,970
20,395,985	-	-	-	-	166,192,955
-	35,693,784	16,052,943	19,741,406	-	71,488,133
20,395,985	35,693,784	16,052,943	21,504,376	-	239,444,058
\$ 20,447,475	\$ 35,705,836	\$ 16,054,437	\$ 22,347,594	\$ (281,616)	\$ 1,369,001,215

WYOMING COMMUNITY DEVELOPMENT AUTHORITY

DETAILED SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN FUND EQUITY Year Ended June 30, 2007

	Single Family Mortgage Bonds 1978 Indenture Fund	Housing Revenue Bonds 1994 Indenture Fund	Single Family Mortgage Revenue Bonds 2007 Indenture Fund	Wyoming Homeownership Bonds 1992 Indenture Fund	Multi-Family Mortgage Bonds 1982 Indenture Fund
Operating Revenues					
Mortgage interest	\$ 6,401,371	\$ 42,377,245	\$ -	\$ 96,745	\$ 71,031
Investment interest income	3,954,209	15,851,153	693,778	45,318	93,734
Net change in fair value of investments	692,336	1,205,586	-	3,876	11,661
Fees and other income	420	743	-	5,835	-
Total operating revenue	11,048,336	59,434,727	693,778	151,774	176,426
Operating Expenses					
Interest expense	5,187,301	40,049,876	693,778	80,027	48,080
Servicer fees	378,741	2,612,763	-	2,871	737
Amortization of deferred issuance and other costs	41,524	659,878	-	7,484	3,913
Provision for (recovery of) loan losses	-	5,750,000	-	-	-
General and administrative	36,789	350,644	-	8,212	6,874
Total operating expenses	5,644,355	49,423,161	693,778	98,594	59,604
Operating income (loss)	5,403,981	10,011,566	-	53,180	116,822
Nonoperating Revenue (Expenses)					
Federal program income	-	-	-	-	-
Federal program expense	-	-	-	-	-
Nonoperating income	-	-	-	-	-
Net income (loss) before transfers	5,403,981	10,011,566	-	53,180	116,822
Transfers in (out)	(2,500,000)	(16,790)	16,790	-	-
Net income	2,903,981	9,994,776	16,790	53,180	116,822
Fund equity, beginning of year	66,171,127	64,295,516	-	790,275	1,454,503
Fund equity, end of year	\$ 69,075,108	\$ 74,290,292	\$ 16,790	\$ 843,455	\$ 1,571,325

Federal Program Fund	Housing Trust Fund	Mortgage Guaranty Fund	General Fund	Eliminations	Total
\$ -	\$ 922,923	\$ -	\$ -	\$ -	\$ 49,869,315
-	1,388,431	850,611	574,738	-	23,451,972
-	268,875	147,708	162,272	-	2,492,314
-	201,190	-	3,462,549	(2,589,350)	1,081,387
-	2,781,419	998,319	4,199,559	(2,589,350)	76,894,988
-	274	-	752	-	46,060,088
-	60,441	-	-	(2,589,350)	466,203
-	-	-	1,010,000	-	1,722,799
-	(104,078)	-	-	-	5,645,922
-	115,915	600	3,279,823	-	3,798,857
-	72,552	600	4,290,575	(2,589,350)	57,693,869
-	2,708,867	997,719	(91,016)	-	19,201,119
2,535,483	-	-	-	-	2,535,483
(2,039,884)	-	-	-	-	(2,039,884)
495,599	-	-	-	-	495,599
495,599	2,708,867	997,719	(91,016)	-	19,696,718
(4,069)	4,069	-	2,500,000	-	-
491,530	2,712,936	997,719	2,408,984	-	19,696,718
19,904,455	32,980,848	15,055,224	19,095,392	-	219,747,340
\$ 20,395,985	\$ 35,693,784	\$ 16,052,943	\$ 21,504,376	\$ -	\$ 239,444,058