

MINUTES OF THE JANUARY 21, 2009 REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Sandstrom, Farley, Barela

Also Present: Administrator Rick Kidd, Counsel Representative Joe Bower

Guests: Tom and Jean Latka, Mark Kennedy (UBS), and Calvin Mason
(Wachovia)

With a quorum present, the Pueblo Conservancy District board meeting was called to order at 8:02 am.

Latka – Kidd reported that he has a legal description that he believes is accurate enough to determine the amount of land to be sold and for entering into a sale with a Quit Claim deed. The area to be sold is approximately 17,400 square feet. The Board reviewed prices for other land sales. It was decided that \$0.125 per square foot would be a price commensurate with other properties and their sales prices. The Sandstrom calculated the net sales price to be \$2175.00. Farley moved to make this offer to the Latka's. Motion passed. Latka's accepted this offer and agreed to have a legal, monumented survey completed. Bower is to prepare a Quit Claim Deed.

Kennedy (UBS) – Kennedy reported that their firm currently has \$133,586 in FNMA and FHLMC investments and \$233,841.56 in a money market account. Sandstrom stated that this account has historically been treated as the PCD reserve security. Kennedy said that he currently recommends investing in some three to four year GNMA bonds. Sandstrom requested a motion to leave the current account with UBS and to reinvest the money market account funds into three to four year GNMA bonds. Farley so moved. Motion passed.

Mason (Wachovia) – Mason said that at the December 22 meeting we had agreed, based upon his current assessment, to have him sell some of our retiring investments at \$15,000. Mason said that it turned out that this price was too optimistic. He said that the current value is now up to \$13,000. He said that the housing industry is pushing for a 3.9% loan market. If the loan market does get pushed down to this rate then the value could go above \$15,000. The District now has \$85,693.66 in a money market account. Right now, if we do nothing with our investments, we are still getting a 4.6% return. Long term, he believes there may be some inflationary pressures by 2010. Mason was directed to stay in touch on values to see when we hit a point that we should be selling. The Board agreed to leave the money market funds available to cover coming expenses. Barela so moved. Motion passed.

Minutes -- The Minutes of the December 17, 2008 Regular Meeting and December 22, 2008 Special Meeting were reviewed. Barela moved to approve the Minutes. The Minutes were approved as posted.

Treasurer's Report:

The accountant's report for December was reviewed. Kidd pointed out that this was a draft report because the end of year must be adjusted to the accrual accounting. The accountant cannot make this adjustment until after current bills are approved for payment. Farley moved to receive and file the accountant's report and pay the bills. Motion passed.

Bills – The following bills were posted for review and approval

\$ 250.00	MBD&G, Accountant fees
\$ 345.00	Black Hills Energy, Electricity
\$ 400.00	Don Banner, Attorney fees
\$ 12.00	Don Banner, Filing Fee - Budget
\$ 500.00	Kidd Engineering, Administrator/Engineer fees

RECORD OF PROCEEDINGS

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\$ 72.20	Kidd Engineering, Office supplies
\$ 55.41	Sandstrom, Director's Fee
\$ 55.41	Farley, Director's Fee
\$ 55.41	Barela, Director's Fee
\$ 35.00	Vectra Bank, Safe Deposit Box
\$ 2035.50	Special Districts Association, Insurance

Kidd stated that the Special Districts Association insurance had been adjusted for the demolition of the restroom building at Lake Runyon.

Levee Certification / Salazar Letter – Sandstrom has drafted a letter, but did not ^{have} get it with him today. The letter asks John Salazar to intercede with FEMA, plus get other sponsors from western states to offer a change to the National standard for levee certification. The change would be to accommodate the areas that are not subject to the same conditions as along major river corridors and coast lines.

Assessments – There have been some protests coming in about the maintenance fund assessments. The system we employed did not make allowance for demolition, new construction, and use changes since the 1923-1926 assessment of benefits period. Bower and Banner are to look at the legalities to make adjustments for use changes. Then we will meet with the public to offer them a chance to plead their case for a reduction in the maintenance fund assessment. Sandstrom will ask Judge Maes what latitude he will allow for the District to negotiate adjustments with individuals.

PCD Board Member Parcel – Are the individual Board members responsible for paying the taxes on this parcel or will the District pay the taxes. Farley moved that the individuals be responsible for their proportionate share. Motion passed.

Levee Repair – Kidd has been in touch with ACE. They have not yet solidified their plans for a course of action.

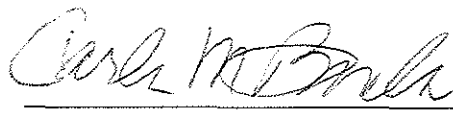
River Cleaning -- The William's are happy with the work that has been done. If Kidd notices other areas that need to be cleaned he is to ask the DOC crew if they can do the work.

There being no further business to come before the Board, the business meeting was adjourned at 9:48 am. The next regular meeting date is February 18, 2009.

APPROVED:


Gus Sandstrom, Director


Kathleen Farley, Director


Carla Barela, Director

THE PUEBLO CONSERVANCY DISTRICT

NOTICE OF
REGULAR MEETING

DATE: JANUARY 21, 2009 (WEDNESDAY) AT 8:00 A.M.

PLACE: SOUTHEASTERN COLORADO HERITAGE CENTER,
201 WEST B STREET, PUEBLO, COLORADO

AGENDA

1. ROLL CALL
2. APPROVAL OF DECEMBER 17 AND 22, 2008 MINUTES
3. TREASURER'S REPORT
 - a. PAYMENT OF BILLS
4. LATKA PROPERTY ACQUISITION
5. INVESTMENTS
 - a. UBS – 8:15
 - b. Wachovia – 8:45
6. ASSESSMENT RESPONSE
7. LEVEE REPAIRS
8. LEVEE CERTIFICATION
9. RIVER CLEANING
10. OTHER BUSINESS AS MAY BE BROUGHT BEFORE THE BOARD
11. ADJOURNMENT

Account Workbook

Open Tax Lots

ACCT: 6384-6594

Household**Account Information**

6384-6594 W903
 PUEBLO CONSERVANCY DISTRICT
 PO BOX 234
 PUEBLO CO 81002-0234

Birth Date

BORD Restricted N

Details

Registration T-Religious/Nonprofit
 Product Type STANDARD BROKERAGE
 CSI 4C-Street Name-Hold/Hold All Funds
 MMF Code BDS-FDIC-Insured Bank Deposit Option
 Investment Obj G-Moderate Income

Balances

Total Acct Val 551,872.50
 Funds Available 85,693.66
 Cash Bal
 Margin Bal
 MMF Bal 85,693.66
 Free CR/Misc DR
 Total Cash W/O Borrowing 85,693.66
 Fed Call

Contact information

Home Phone 719/542-8100

Business Phone 719/544-6823

	Quantity	Held	Moody	Description 1	Maturity Date	Symbol	Open Date	Curr Yield	Mkt Price	Unit Cost	Cost Amount	% Gain/Loss	Unrealized	Term
	963,000										949,713.6000		5,030.27	
1	150,000	On		FHLMC 3133 MB	03/15/2036		03/24/2006	5.7140	104.9980	101.5790	152,368.5000	3.37	5,128.50	LONG
2	50,000	On		FHLMC 3230 BB	04/15/2036		10/27/2006	5.5210	104.1430	100.0120	50,006.0000	4.13	2,065.50	LONG
3	48,000	On		FHLMC 3264 UU	06/15/2036		01/18/2007	5.5320	103.9320	100.0120	48,005.7600	3.92	1,881.60	LONG
4	58,000	On		FHLMC 3290 WA	11/15/2035		06/21/2007	5.3920	101.9940	96.5358	54,391.6200	2.38	1,293.06	LONG
5	19,000	On		FHLMC 3334 WW	09/15/2036		12/03/2007	5.8990	105.9370	100.5250	19,099.7500	5.38	1,028.28	LONG
6	450,000	On		FNMA 05-27 GA	04/25/2034		04/22/2005	5.3480	102.8330	100.0248	439,521.0100	.15	678.75	LONG
7	11,000	On		FHLMC 3357 AA	12/15/2036		09/05/2007	5.7390	104.5410	100.2731	11,030.0500	4.26	469.46	LONG
8	56,000	On		FNMA 05-16 WD	01/25/2035		03/18/2005	5.1470	97.1350	95.8259	54,107.2600	.31	169.50	LONG
9	36,000	On		FHLMC 2688 DD	10/15/2033		09/25/2003	5.7740	95.2500	100.0000	36,000.0000	-4.75	-1,710.00	LONG
10	49,000	On		FHLMC 3004 GG	07/15/2034		07/11/2005	5.2750	94.7790	100.0074	49,003.6500	-5.23	-2,561.94	LONG
11	36,000	On		FHLMC 2646 LL	07/15/2033		07/14/2003	5.4930	91.0210	100.5000	36,180.0000	-9.43	-3,412.44	LONG

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Prepared for PUEBLO CONSERVANCY DISTRICT

7L 00828 • PUEBLO CONSERVANCY DISTRICT • Basic Retail

Risk profile: Moderate

Return objective: Current Income

Performance summary

as of December 31, 2008

Client Account Profile

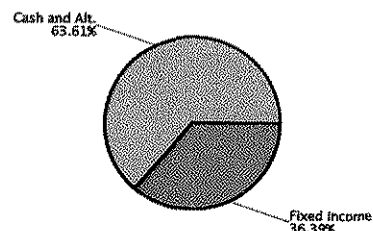
Account Start Date: 10/20/1993
 Performance Start Date: 08/11/2006

Risk Profile: Moderate
 Return Objective: Current Income
 Primary Account Type: Basic Investment Account

Realized Gain/(Loss)	2008	2009 YTD
Short Term	\$0.00	\$0.00
Long Term	\$-10.00	\$0.00

Portfolio Composition

	Market Value
Cash and Alternatives	\$233,702.26
Fixed Income	133,702.68
Total	\$367,404.94



Change in Value of Portfolio

	QTD 09/30/2008 12/31/2008	Custom 12/31/2006 12/31/2008	YTD 12/31/2007 12/31/2008	Changes Since 08/31/2006
Beginning Portfolio Value	\$366,959.36	\$350,873.83	\$364,563.66	\$348,529.76
Additions/Withdrawals	-1,961.97	-22,533.41	-9,288.73	-26,747.56
Income Earned (Interest & Dividends)	2,290.22	24,213.84	10,551.84	28,753.45
Change in Accruals	-150.45	-258.59	-288.51	-309.13
Investment				
Appreciation/Depreciation	267.78	15,109.27	1,866.68	17,178.42
Ending Portfolio Value	\$367,404.94	\$367,404.94	\$367,404.94	\$367,404.94

Time Weighted Return (Net of Fees)

	QTD 09/30/2008 12/31/2008	Custom 12/31/2006 12/31/2008	YTD 12/31/2007 12/31/2008	Performance Since 08/31/2006
Account 7L00828	0.66%	5.58%	3.36%	5.60%
Cash and Cash Alt				
US Treasury Bill - 3 Mos	0.25	3.26	1.80	3.52
Fixed Income				
BC Aggregate Bond Index	4.58	6.10	5.24	6.16
Equities				
S&P 500	-21.94	-18.48	-37.00	-12.75
Dow Jones Ind Avg	-18.39	-13.91	-31.93	-8.26

Inception to Date Performance 08/11/2006 to 12/31/2008: 5.90%



Important information about this report

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Please review the report content carefully and

contact your Financial Advisor with any questions.

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month return for Treasury Bills issued by the United States Government; the Barclays Capital Aggregate Bond Index (LBAG) - which is composed of securities from Barclays Capital government/corporate bond index, mortgage-backed securities index, and the asset-backed securities index. Total return comprises price appreciation/depreciation and income as a percentage of the original investment. This index is rebalanced monthly by market capitalization; the S&P 500 (SP500) index - which covers 500 industrial, utility, transportation, and financial companies of the U.S. markets (mostly NYSE issues). The index represents about 75% of NYSE market capitalization and 30% of NYSE issues. It is a capitalization-weighted index calculated on a total return basis without dividends reinvested. If benchmark information is not available at the time this report was run, NA will be displayed. We reserve the right to substitute indices or display only those indices for which current updated information is available in order to ensure the accuracy and completeness of these reports.

Dow Jones Ind Avg: The Dow Jones Industrial Average is comprised of 30 stocks that are major factors in their industries, and widely held by individuals and institutional investors. These 30 stocks represent about 25% of the NYSE market capitalization and less than 2% of the NYSE issues.

Annualized Performance: All performance periods greater than one year are calculated (unless otherwise stated) on an annualized basis, which represents the return on an investment multiplied or divided to give a comparable one year return.



Important information about this report (continued)

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Performance: This report presents accounts activity and performance starting December 31, 2002. For accounts opened prior to 12/31/02, this report does not include the complete accounts activity or performance of your accounts prior to that date. Information for accounts opened after 12/31/02 is reported as of the month end date of the first month of activity in the accounts. For consolidated reports the Performance Start Date will be the earliest performance start date of any of the individual accounts selected for the consolidation time period. If an individual account's performance information is not available for a full reporting time period (month to date, quarter to date, year to date or performance to date), the individual's net of fee time weighted return will not be displayed. For consolidated accounts that include different account Performance Start Dates, the consolidated Additions/Withdrawals, Income Earned and Investment Appreciation/Depreciation will include all activity that occurred during the consolidated reporting time period. Accounts that hold or held insurance products will be reported on from the month end date of when insurance and annuity activity could be obtained from the carrier.

Client Accounts: This report includes all assets in the accounts listed and may include eligible and ineligible assets in a fee-based program. Since ineligible assets are not considered fee-based program assets, the inclusion of such securities will distort the actual performance of your accounts and does not reflect the performance

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Net Additions / Withdrawals: When shown on a report, this information represents the net value of all cash and securities contributions and withdrawals, program fees (including wrap fees) and other fees added to or subtracted from your accounts from the first day to the last day of the period. For security contributions and withdrawals, securities are calculated using the end of day UBS Financial Services Inc. price on the day securities are delivered in or out of the accounts. Wrap fees will be included in this calculation except when paid via an invoice or through a separate accounts billing arrangement.

Dividends/Interest: Dividend and interest earned, when shown on a report, this information does not reflect your account's tax status or reporting requirements. Use only official tax reporting documents (i.e. 1099) for tax reporting purposes. The classification of private investment distributions can only be determined by referring to the official year-end tax-reporting

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Time-weighted Returns: This report displays a time weighted rate of return, a methodology that calculates a portfolio's return by linking equal-weighted monthly returns together. The monthly return is calculated using the Modified Dietz formula. This calculation uses the beginning and ending portfolio values for the month and weighs each contribution/withdrawal by the amount of time invested.

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Custom Time Periods: If represented on this report, the performance start date and the performance end date have been selected by



Important information about this report (continued)

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Acct: 7L00828**Home Voice 1: 719-544-5239****Type:** Basic **Status:** Active **FA:** 7L04 **Features:** CF**Address:** PUEBLO CONSERVANCY DISTRICT **Money Mgr:** N/A **Objective:** Current Income **Risk:** Moderate
PO BOX 234
PUEBLO, CO 81002-0234**Activity as of (Intra):** N/A **Activity as of:** 01/16/09 **Last Stmt:** 12/08

Total Value: 367,427.50	Equity: 133,586.00	Money Funds/Sweep: 233,841.56	Debit/Credit Balance: 0.00	Funds Available: 362,258.56	Buying Power: 256,834.00
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Symbol	Description	T/D Position	S/D Position	Price	Value	R/I	EX	Loc	TP	Sec No.	Cusip
	FNMA - CALLABLE 04.000 % DUE 062411 DTD 032803 FC 04262003	130,000.000	130,000.000	100.06	130,081.90		8-OTC Marg	BOX	2-Margin	FL5G23	3136F3FK7
	FHLMC PL 170217 08.0000 DUE 03/01/17 FACTOR 0.002969700000	1,120,000.000	1,120,000.000	105.38	3,504.05		8-OTC Marg	BOX	2-Margin	FB5370	313401XK2

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Includes intraday transactions displayed on the Intraday activity page. Commission and fees for Equity trades are estimates, and may not match what is charged to the account. Fixed Income agency trades may not include commission and fees. Some trade corrections and fees are not included intraday.

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Acct: 7L00828**Home Voice 1: 719-544-5239****Type:** Basic **Status:** Active **FA:** 7L04 **Features:** CF**Address:** PUEBLO CONSERVANCY DISTRICT
PO BOX 234
PUEBLO, CO 81002-0234 **Money Mgr:** N/A **Objective:** Current Income **Risk:** Moderate**Activity as of (Intra):** N/A **Activity as of:** 01/16/09 **Last Stmt:** 12/08

Account Totals	Total Value	367,427.50	Money Funds / Sweep	233,841.56	Funds Available	362,258.56	Today's Change	N/A
	Equity	133,586.00	Debit / Credit Balance	0.00	Buying Power	256,834.00	Gain Loss/Inv Ret	105.83

Cash & Cash Alternatives 63.64%

Info	CUSIP/Symbol	Description	Quantity	Price	Value	Total Cost	Unrealized (Tax) G/L	%G/L	Yield	Avg Cost/ (Tax Lots)
					233,841.56	0.00	0.00	0.00%		
Ytd		UBS BANK USA DEPOSIT ACCOUNT			233,841.56				0.050%	* (0)

Fixed Income 36.36%

Info	CUSIP/Symbol	Description	Quantity	Price	Value	Total Cost	Unrealized (Tax) G/L	%G/L	Reinvested Dividends	Gain-Loss/Inv Return	Tdy Chg	Avg Cost/ (Tax Lots)
					133,585.95	133,480.12	105.83	0.08%	0.00	105.83	0	
	3136F3FK7	FNMA - CALLABLE RATE 4.0000% MATURES 06/24/11	130,000.000	^100.063	130,081.90	130,005.20	76.70	0.06%		76.70	0	100.00 (1)
	313401XK2	FHLMC PL 170217 RATE 08.0000% MATURES 03/01/17	1,120,000.000	^105.376	3,504.05	3,474.92	29.13	0.84%		29.13	0	104.50 (1)

^ Price is as of close last business day.

"IR" denotes Investment Return - Investment Return is the Market Value minus the Client Investment. It does not include any cash dividends that were not reinvested.

Includes intraday transactions displayed on the Intraday activity page. Commission and fees for Equity trades are estimates, and may not match what is charged to the account. Fixed Income agency trades may not include commission and fees. Some trade corrections and fees are not included intraday. In calculating cost and gain/loss figures, intraday sales assume first in/first out. Versus purchase sales will be adjusted after close of business and shown next business day.

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MINUTES OF THE DECEMBER 17, 2008 REGULAR MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Sandstrom, Farley, Barela

Also Present: Administrator Rick Kidd, Counsel Representative Don Banner

Guests: Tom and Jean Latka

With a quorum present, the Pueblo Conservancy District board meeting was called to order at 4:05 pm.

Minutes -- The Minutes of the November 19 Regular Meeting were reviewed. Farley moved to approve the Minutes. The Minutes were approved as posted.

Latka -- Kidd reported that there is confusion over the actual property lines. When he gets it resolved he will let Latka's know. PCD will make them an offer to sell and see if Latka's agree.

Torgerson -- Ice House Project -- Sandstrom said that Mikal is at another meeting with HARP concerning this development.

Levee Repairs -- Kidd reports that he has received nothing from ACE yet.

Levee Certification -- Kidd reviewed the morning meeting at City Stormwater. The Board is concerned about FEMA putting out mapping before we have final and accepted stormwater data. Plus, based upon their proposed schedule, there will not be adequate time for the PCD to get the certification done. Sandstrom will draft a letter to Congressional representatives with a copy to FEMA. He will be asking for a delay in implementation of the mapping.

Treasurer's Report:

The accountant's report for November was reviewed. Farley moved to receive and file the accountant's report and pay the bills. Motion passed.

Bills -- The following bills were posted for review and approval

\$ 250.00	MBD&G, Accountant fees
\$ 123.86	Black Hills Energy, Electricity
\$ 400.00	Don Banner, Attorney fees
\$ 6.00	Don Banner, Filing Fee - Barela
\$ 500.00	Kidd Engineering, Administrator/Engineer fees
\$ 7.79	Kidd Engineering, Fees for DOC crew
\$ 55.41	Sandstrom, Director's Fee
\$ 55.41	Farley, Director's Fee
\$ 55.41	Barela, Director's Fee
\$ 35.00	Vectra Bank, Safe Deposit Box
\$ 20.16	Pueblo Chieftain, Budget Notice Advertisement

Kidd requested approval of \$345 for 1st Quarter payment to Black Hills Energy. Barela so moved. Motion passed.

Runyon Lake -- Sandstrom said that there is to be a December 19 meeting with the City concerning conditions at Runyon Lake.

December 17, 2008 Minutes, Page 2 of 2

River Cleaning – Farley received a call from the Williams and they are very happy about the cleaning that the DOC has started. Kidd said they started on the 15th and that DOC is going to destroy the bike hills and holes and open up the discharge from the slough. This will allow it to drain back to the River.

County Valuation – Kidd presented a valuation report from the County. It was decided that we can certify the maintenance fund assessment if the County desires. The County property valuation certification is not pertinent to the District. Kidd is to contact the County about this.

There being no further business to come before the Board, the business meeting was adjourned at 5:38 pm. The next regular meeting date is January 21, 2009.

APPROVED:

Gus Sandstrom, Director

Kathleen Farley, Director

Carla Barela, Director

MINUTES OF THE DECEMBER 22, 2008 SPECIAL MEETING OF THE PUEBLO CONSERVANCY DISTRICT

Directors Present: Sandstrom, Farley, Barela

Also Present: Administrator Rick Kidd, Counsel Representative Don Banner

Guests: Calvin Mason, Wachovia

With a quorum present, the Pueblo Conservancy District board meeting was called to order at 8:30 am.

This meeting was called for the purpose of discussing investments held by Wachovia.

Mason expects a good portion of the \$500,000 we have will be redeemed and come back pretty fast (less than 6 months). Currently the market values are fluctuating with potential for reaping capital gains at this time.

Inflation Protected Treasuries may be a viable strategy for short term investment. The Board discussed that we could have Mason target a sale price of \$15,000 on seven profitable bonds to reduce to cash and put that money into the money market account until January 21, 2009. At that time Mason is to provide recommendations for short, medium and long term investments. Farley moved to authorize Mason to make sales and reinvestments per the above discussion. Motion passed.

There being no further business the meeting was adjourned at 9:05 am. The next regular meeting date remains January 21, 2009.

APPROVED:

Gus Sandstrom, Director

Kathleen Farley, Director

Carla Barela, Director

PUEBLO CONSERVANCY DISTRICT
BALANCE SHEET - GENERAL FUND ONLY
DECEMBER 31, 2008 AND DECEMBER 31, 2007

	<u>12/31/2008</u>	<u>12/31/2007</u>
ASSETS		
VECTRA BANK CHECKING	\$ 21,940	\$ 44,778
VECTRA BANK MONEY MARKET	11,814	11,738
BROKERAGE MONEY MARKET ACCOUNTS	316,951	17,205
COLOTRUST INVESTMENT	25,000	25,000
WACHOVIA SECURITIES INVESTMENT	467,805	587,679
PIPER JAFFRAY INVESTMENT	133,680	352,817
ACCRUED INTEREST	<u>-</u>	<u>6,424</u>
 TOTAL ASSETS	 <u>\$ 977,190</u>	 <u>\$ 1,045,641</u>
LIABILITIES AND FUND EQUITY		
ACCOUNTS PAYABLE	\$ -	\$ 4,766
PAYROLL TAXES PAYABLE	156	330
DEFERRED INCOME	<u>1,042</u>	<u>1,042</u>
 TOTAL LIABILITIES	 <u>1,198</u>	 <u>6,138</u>
RESERVE FOR EMERGENCIES	6,000	6,000
DESIGNATED FOR SUBSEQUENT YEAR'S EXPENDITURES	156,376	264,890
UNDESIGNATED	<u>813,616</u>	<u>768,613</u>
 TOTAL FUND EQUITY	 <u>975,992</u>	 <u>1,039,503</u>
 TOTAL LIABILITIES AND FUND EQUITY	 <u>\$ 977,190</u>	 <u>\$ 1,045,641</u>

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
COMPARATIVE STATEMENT OF REVENUE AND EXPENDITURES -
ACTUAL AND BUDGET - GENERAL FUND
FOR THE TWELVE MONTHS ENDED DECEMBER 31, 2008
AND THE TWELVE MONTHS ENDED DECEMBER 31, 2007

	ACTUAL				
	CURRENT MONTH	YEAR TO DATE	2008 BUDGET	UNUSED BUDGET	2007 ACTUAL
REVENUES					
INTEREST INCOME					
COLOTRUST	\$ 82	\$ 619	\$ -	\$ -	\$ 1,283
MONEY MARKET ACCOUNTS	93	1,571	-	-	1,167
WACHOVIA SECURITIES	6,651	28,953	-	-	31,970
PIPER JAFFRAY	1,505	8,471	-	-	13,237
UNREALIZED GAINS (LOSSES)	(628)	29,740	-	-	6,288
TOTAL INTEREST INCOME	7,703	69,354	47,117	(22,237)	53,945
LEASE PAYMENTS	208	2,700	2,500	(200)	2,500
OTHER INCOME	-	4,500	3,000	(1,500)	17,368
COST OF SALES	-	-	-	-	-
TOTAL REVENUES	\$ 7,911	\$ 76,554	\$ 52,617	\$ (23,937)	\$ 73,813
EXPENDITURES					
80 LEGAL FEES	\$ 400	\$ 4,700	\$ 4,800	\$ 100	\$ 3,600
81 DIRECTORS FEES	180	2,040	3,000	960	2,160
82 FICA TAXES	-	-	166	166	165
83 ENGINEER/ADMINISTRATIVE	500	5,500	6,000	500	4,800
90 AUDIT & BOOKKEEPING	250	2,750	3,000	250	3,000
92 INSURANCE/BONDS	-	2,506	3,000	494	2,908
96 OFFICE EXPENSE	69	471	500	29	2,276
97 OFFICE RENT	-	680	500	(180)	500
100 PROFESSIONAL FEES	-	31,401	18,000	(13,401)	-
APPRAISAL	-	-	-	-	-
103 TRAVEL	-	-	3,500	3,500	-
105 REPAIRS & MAINTENANCE	124	12,018	90,000	77,982	12,930
PIPING REPAIRS	-	-	75,000	75,000	-
108 CONTINGENCIES	-	-	500	500	-
109 EMERGENCY REPAIR	-	-	20,000	20,000	-
110 CAPITAL IMPROVEMENTS	-	-	25,000	25,000	-
111 PLANNING & DEVELOPMENT	-	-	5,000	5,000	-
112 HARP - O & M	-	78,000	60,000	(18,000)	20,000
113 SALES TAX	-	-	-	-	-
TOTAL EXPENDITURES	1,523	140,066	317,966	177,900	52,339
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	\$ 6,388	\$ (63,512)	\$ (265,349)	\$ (201,837)	\$ 21,474

SEE ACCOUNTANTS' COMPILATION REPORT

PUEBLO CONSERVANCY DISTRICT
INVESTMENTS
12/31/2008

1/20/2009 8:34 AM

BROKER	DESCRIPTION	MATURITY DATE	RATE	PAR VALUE	BALANCE 12/31/2007	ADDITIONS	MKT VALUE CHANGE	REDEMPTION SALES	BALANCE 10/31/2008	INTEREST RECEIVED 10/31/2008
<u>CASH ACCOUNTS</u>										
VECTRA BANK	Money Market Account				11,738.31	75.91	-	-	11,814.22	75.91
PIPER JAFFRAY	Money Market Account				11,435.55	222,266.71	-	-	233,702.26	1,263.11
WACHOVIA SEC.	Evergreen Money Mkt Fund				5,769.64	152,478.42	-	75,000.00	83,248.06	231.60
TOTAL CASH ACCOUNTS WITH BROKERS					28,943.50	374,821.04	-	75,000.00	328,764.54	1,570.62
<u>INVESTMENTS</u>										
COLOTRUST	Acct. 7081 - PLUS		6.240%		25,000.00	-	-	-	25,000.00	720.88
TOTAL COLOTRUST					25,000.00	-	-	-	25,000.00	720.88
WACHOVIA SEC.	FNMA 05-27 GA REMIC MULTICLASS CMO	4/25/2034	5.500%	450,000.00	40,713.77	-	1,515.43	18,052.97	24,176.23	1,703.13
	FHLMC 3040 CA REMIC MULTICLASS CMO	9/15/2019	5.000%	108,000.00	-	-	-	-	-	-
	FHLMC 3334 WW RETAIL LOTTERY	9/15/2036	6.250%	30,000.00	30,237.30	-	566.40	11,000.00	19,803.70	1,421.88
	FHLMC 2646 LL RETAIL LOTTERY	8/15/2033	5.000%	78,000.00	32,122.08	-	1,742.40	-	33,864.48	1,950.00
	FHLMC 2688 DD RETAIL LOTTERY	11/15/2033	5.500%	36,000.00	33,993.36	-	1,591.92	-	35,585.28	2,145.00
	FHLMC 2804 UC REMIC MULTICLASS CMO	11/15/2033	6.000%	8,000.00	-	-	-	-	-	-
	FHLMC 3004 GG RETAIL LOTTERY	7/15/2034	5.000%	80,000.00	45,682.21	-	1,732.15	-	47,414.36	2,654.21
	FHLMC 3133 MB REMIC MULTICLASS CMO	3/15/2036	6.000%	150,000.00	144,406.50	-	11,034.00	-	155,440.50	9,750.00
	FNMA 05-16 WD REMIC MULTICLASS CMO	1/25/2035	5.000%	56,000.00	13,774.69	-	906.70	2,115.76	12,565.63	699.40
	GNMA 06-27 WE REMIC MULTICLASS CMO	6/20/2036	6.000%	50,000.00	49,928.50	-	71.51	50,000.01	-	2,666.61
	FHLMC 3230 BB REMIC MULTICLASS CMO	4/15/2036	5.750%	50,000.00	47,407.50	-	4,389.00	-	51,796.50	3,114.54
	FHLMC 3264 UU REMIC MULTICLASS CMO	6/15/2036	5.750%	50,000.00	46,130.40	-	3,338.40	-	49,468.80	2,990.00
	FHLMC 3290 WA REMIC MULTICLASS CMO	4/15/2007	5.000%	58,000.00	46,519.90	-	415.05	21,578.08	25,356.87	2,109.81
	FHLMC 3357 AA REMIC MULTICLASS CMO	12/15/1936	6.000%	32,000.00	31,728.96	-	604.04	20,000.00	12,333.00	1,310.00
	NATIONAL CITY CD	6/15/2007	5.150%	30,000.00	-	-	-	-	-	-
	WORLD SAVINGS BK FSB CD	5/2/2008	5.200%	25,000.00	25,033.25	-	(33.25)	25,000.00	-	1,303.56
TOTAL WACHOVIA SEC.					587,678.42	-	27,873.75	147,746.82	467,805.35	33,818.14
PIPER JAFFRAY	GNMA POOL #24920	6/15/2008	8.250%		291.78	-	(20.64)	271.14	-	7.16
	FEDL HOME LN MTG CORP FREDDIENOTES B/E	12/15/2009	3.000%	120,000.00	118,602.00	-	1,398.00	120,000.00	-	3,590.00
	FEDL NATL MTG ASSN INVT NOTES B/E	8/20/2010	4.000%	100,000.00	99,813.00	-	187.00	100,000.00	-	822.22
	FEDL NATL MTG ASSN INVT NOTES B/E	6/24/2011	4.000%	130,000.00	129,756.90	-	325.00	-	130,081.90	5,199.96
	FHLMC #170217	3/1/2017	8.000%		4,353.19	-	(22.68)	732.46	3,598.05	309.57
TOTAL PIPER JAFFRAY					352,816.87	-	1,866.68	221,003.60	133,679.95	9,928.91
TOTAL INVESTMENTS					965,495.29	-	29,740.43	368,750.42	626,485.30	44,467.93
TOTAL ALL ACCOUNTS					994,438.79	374,821.04	29,740.43	443,750.42	955,249.84	46,038.55

PUEBLO CONSERVANCY DISTRICT

DECEMBER 2008 - JANUARY 2009

RECEIPTS

VENDOR	ITEM	AMOUNT
First Clearing, LLC	Interest Payment	\$ 2,018.51
First Clearing, LLC	Interest Payment	\$ 164.73
UBS	Interest Payment	\$ 457.07
Wells Fargo	ColoTrust Dividend	\$ 25.38
		\$ 2,665.69

DEBITS

VENDOR	ITEM	AMOUNT	CHECK	CODE
Black Hills Energy	Electrical Billing	\$ 345.00	3585	105
MBDG, PC	Bookkeeping	\$ 250.00	3586	90
Don Banner - B&B, PC	Attorney Fees	\$ 400.00	3587	80
	Filing Fees - Budget	\$ 12.00	"	96
Kidd Engineering	Engineer/Admin Fees	\$ 500.00	3588	83
	Office Supplies	\$ 72.20	"	96
Director Sandstrom	Fees	\$ 55.41	3589	81
Director Farley	Fees	\$ 55.41	3590	81
Director Arteaga	Fees	\$ 55.41	3591	81
Special Districts Association	Insurance	\$ 2,035.50	3592	92
		\$ 3,780.93		

Legal Description

A parcel of land situated in a portion of the southwest quarter of Section 36, Township 20 South, Range 65 West of the 6th P.M. in Pueblo County, Colorado, more particularly described as follows:

All that portion of land described as Parcel No. 149 recorded November 12, 1924 in Book 608 at Page 76 in the Pueblo County Clerk and Recorder's of Pueblo, Colorado lying southwesterly of Corona Ave. (Entrando Ave.) described in City of Pueblo Ordinance No. 1202.

And

All that portion of lots 1 and 2 of Hogan, Wells and Hollowell's Subdivision of Lot 15, Block P, Corona Park, Recorded in Book 6 at Page 44 of said Pueblo County records lying southwesterly of Corona Ave (Entrando Ave.) described in City of Pueblo, Ordinance No. 1202.

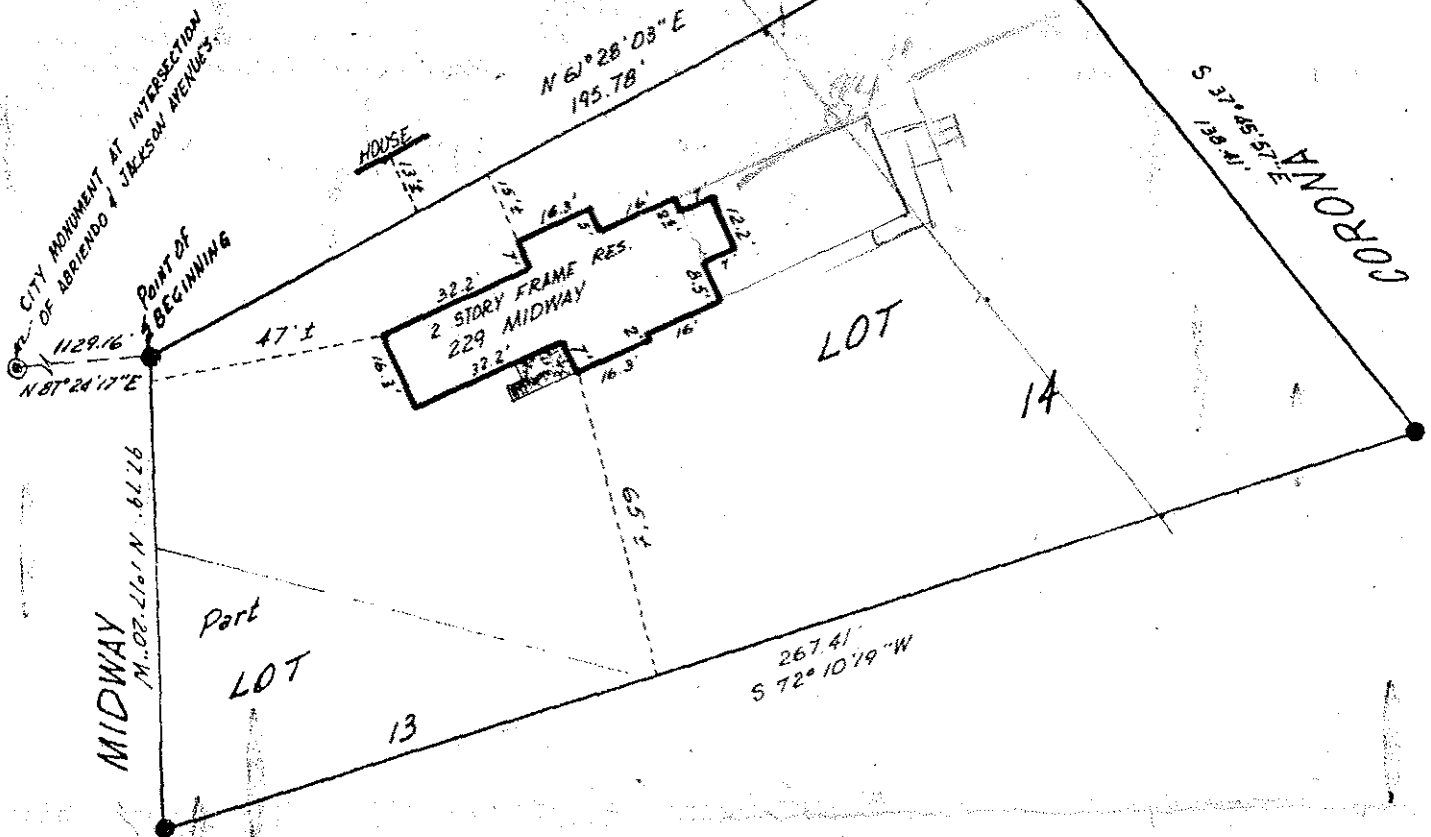
And

All that portion of the northwesterly half of Miller Street (Martin Ave) vacated by the City of Pueblo by Ordinance No. 4983 and recorded July 7, 1982 in Book 2120 at Page 734 of Pueblo County records, lying adjacent to the above described Parcel No. 149 and south of Corona Ave. (Entrando Ave.) as created by Ordinance No. 1202 of the City of Pueblo.

Subject to any existing easements or rights of way.

The above described parcel of land contains 17,423.93 sq. ft. more or less.

● = STEEL PIN



229 Midway

the following described
County, State of Colorado,

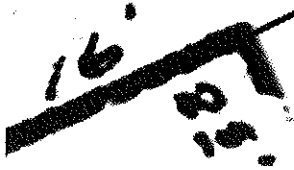
SEE ATTACHED SHEET.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR Lawyers Title Co. THE IMPROVEMENT LOCATION CERTIFICATE BEING BASED ON PREVIOUS PROPERTY SURVEY THAT HAS BEEN MONUMENTED BY OTHERS AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS AND/OR ARE AS DESCRIBED PARCEL ON THIS DATE, EXCEPT OTHER CONNECTIONS, AND I HEREBY A THE BOUNDARIES OF THE PARCEL, EXCEPT

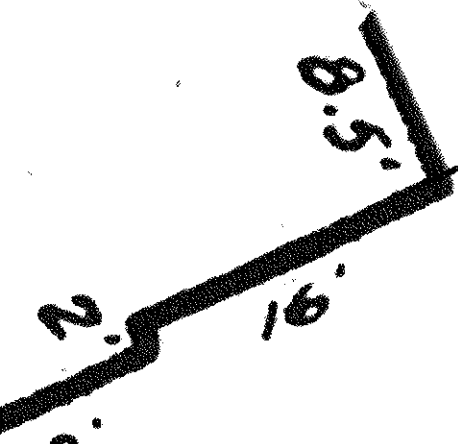
03" E

8'



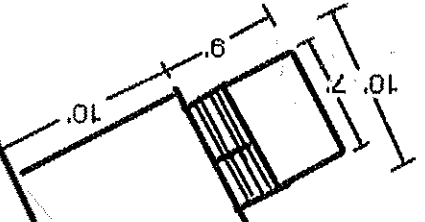
S.

8.5'

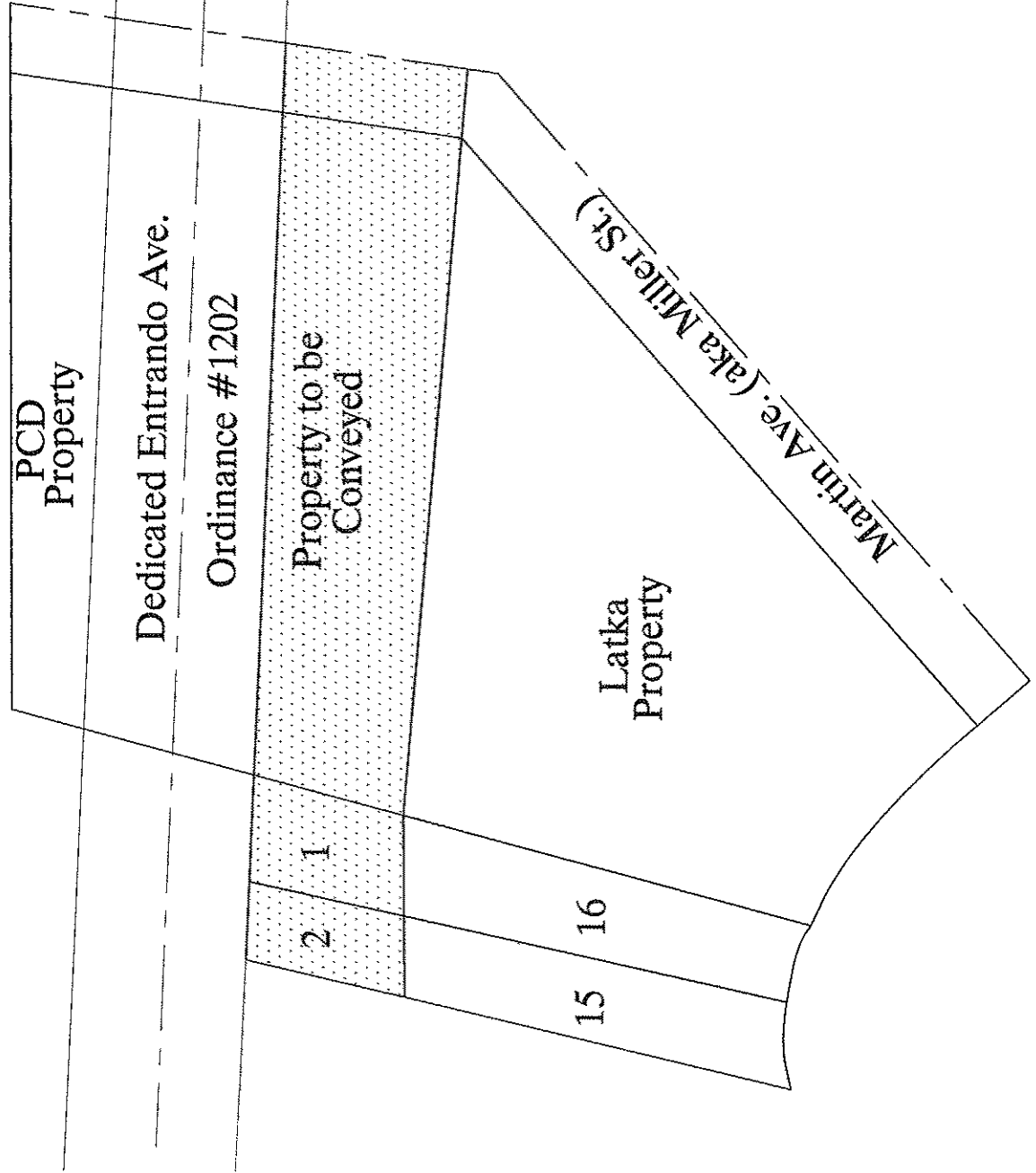


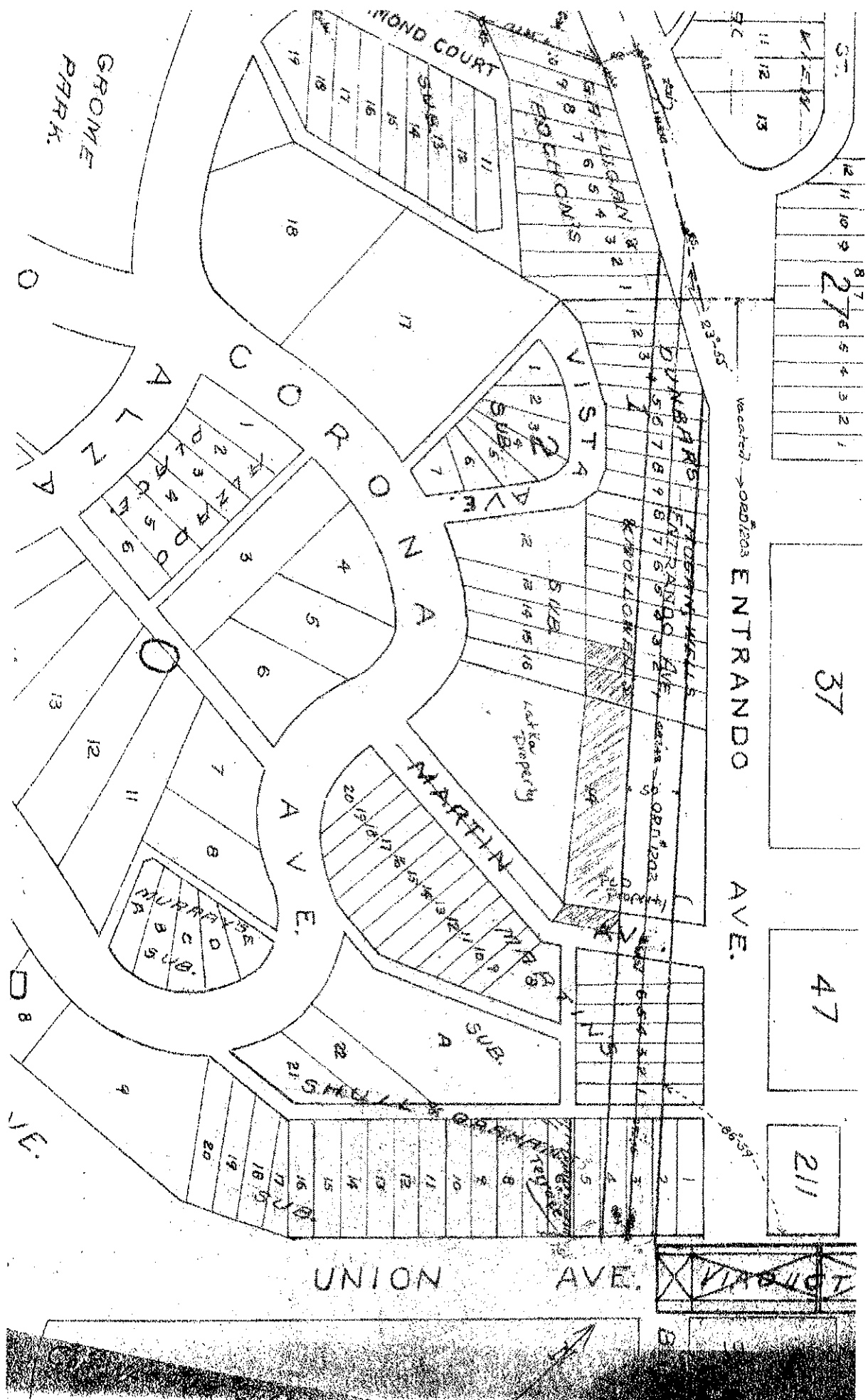
3'

LOT



vacated Entrando Ave.





THE PUEBLO CONSERVANCY DISTRICT

P.O. BOX 234, PUEBLO, CO 81002

To Property Owners of property within the Pueblo Conservancy District:

The Pueblo Conservancy District was established by the Colorado legislature as a result of the devastating flood in 1921. The District was authorized to levy assessments for construction and maintenance of the Arkansas River Levee that runs through the City of Pueblo and protects lands from flooding. The District, through the Pueblo County Treasurer, collected assessments on all lands in the District through 1955, at which time the Directors of the District believed no more assessments were necessary to carry out the work of the District.

Due to the need to continue to maintain the levee and the anticipated need to attempt to certify the levee to insure that the property in the district is not designated a flood plain, the Directors of the District have found it necessary once again to assess properties within the District for annual maintenance costs. You will note on this year's tax notice a Maintenance Fund Assessment for the Pueblo Conservancy District (PCD).

Questions concerning this assessment should only be made in writing to the Pueblo Conservancy District, P.O. Box 234, Pueblo, CO 81002. Questions should NOT be directed to the Pueblo County Treasurer's office.

The Court Order approving this Assessment may be found recorded September 25, 2007 under Reception No: 1743058 in the office of the Recorder of Pueblo County.

Gus Sandstrom, President of Pueblo
Conservancy District Board of Directors

531AEB

37004
0536137004
0536137004

Legal Description

West 9-2/5' of 5, All s 6 - 8
West 9-2/5' of 5, All s 6 - 8
West 9-2/5' of 5, All of lots 6 - 8
West 9-2/5' of 5, All of lots 6 - 8

Subdivision

Pueblo Addition

Lot

6 - 8
6
7
8

Block

30
30

Appraisal Benefit

\$65,800.00

File No.	Parcel #	Split %	Entity	Legal Description	Subdivision	Lot	Block	1923 Appraised	Parcel Area	2008 Appraised	Maintenance Fund Assessment @
531A	0536137004		Private	W 9-2/5' of Lot 5, all lot 6 to 8	Pueblo		30	\$1,193.70	sqft	\$1,193.70	
531B	0536137004		Private	W 9-2/5' of Lot 5, all lot 6 to 8	Pueblo		30	\$3,996.30		\$3,996.30	
TOTAL	0536137004									\$5,190.00	\$181.65

KIDD ENGINEERING AND CONSTRUCTION
MANAGEMENT SERVICES, INC.

FACSIMILE TRANSMITTAL SHEET

TO:	Ed Fisher	FROM:	Rick Kidd
COMPANY:	Edward – James Surveying	DATE:	2/5/2009
FAX NUMBER:	545-6247	TOTAL NO. OF PAGES INCLUDING COVER:	4
PHONE NUMBER:	545-6240	SENDER'S REFERENCE NUMBER:	
RE:	Latka	YOUR REFERENCE NUMBER:	

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☒ AS REQUESTED

NOTES/COMMENTS:

Ed,

Here is the legal description that we felt was adequate for conveying the property. We went ahead (out of normal processes) and developed it due to Latka's predicament of having construction already on our property. This gave what they needed to go to the City and Regional Building so that they could continue with their work.

A condition of the sale is that they have a licensed surveyor establish the property corners. If it is not done within 12 months the property is to revert back to the Conservancy District. One of the difficult parts will be to establish the "new" Corona / Entrando alignment from City Ordinance No. 1202.

The maps that I have are the old ones like I made copies of for you for Mikal's project. These do not have Entrando at the current Corona location. I am sending you our reference sketch from our map.



Legal Description

A parcel of land situated in a portion of the southwest quarter of Section 36, Township 20 South, Range 65 West of the 6th P.M. in Pueblo County, Colorado, more particularly described as follows:

All that portion of land described as Parcel No. 149 recorded November 12, 1924 in Book 608 at Page 76 in the Pueblo County Clerk and Recorder's of Pueblo, Colorado lying southwesterly of Corona Ave. (Entrando Ave.) described in City of Pueblo Ordinance No. 1202.

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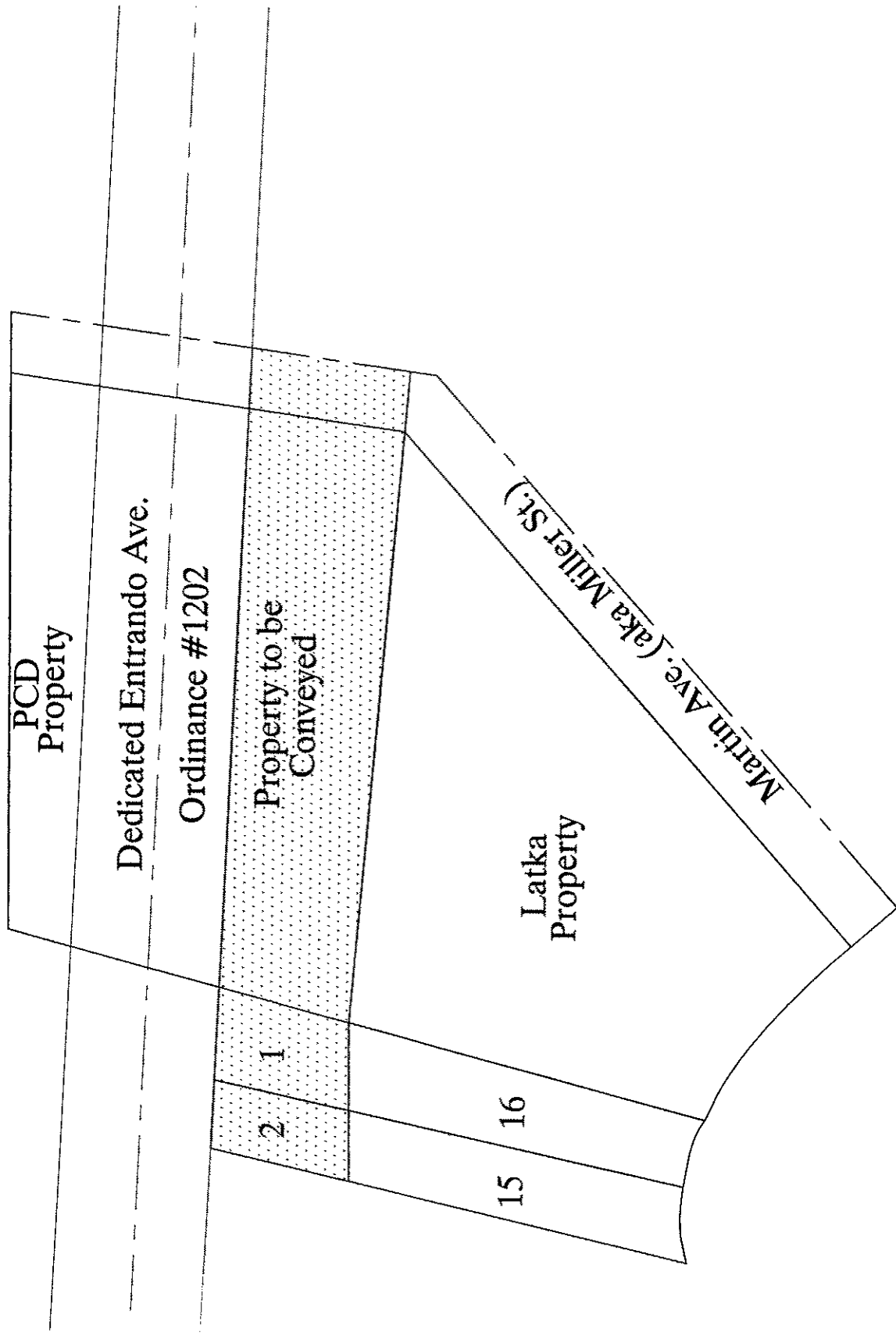
And

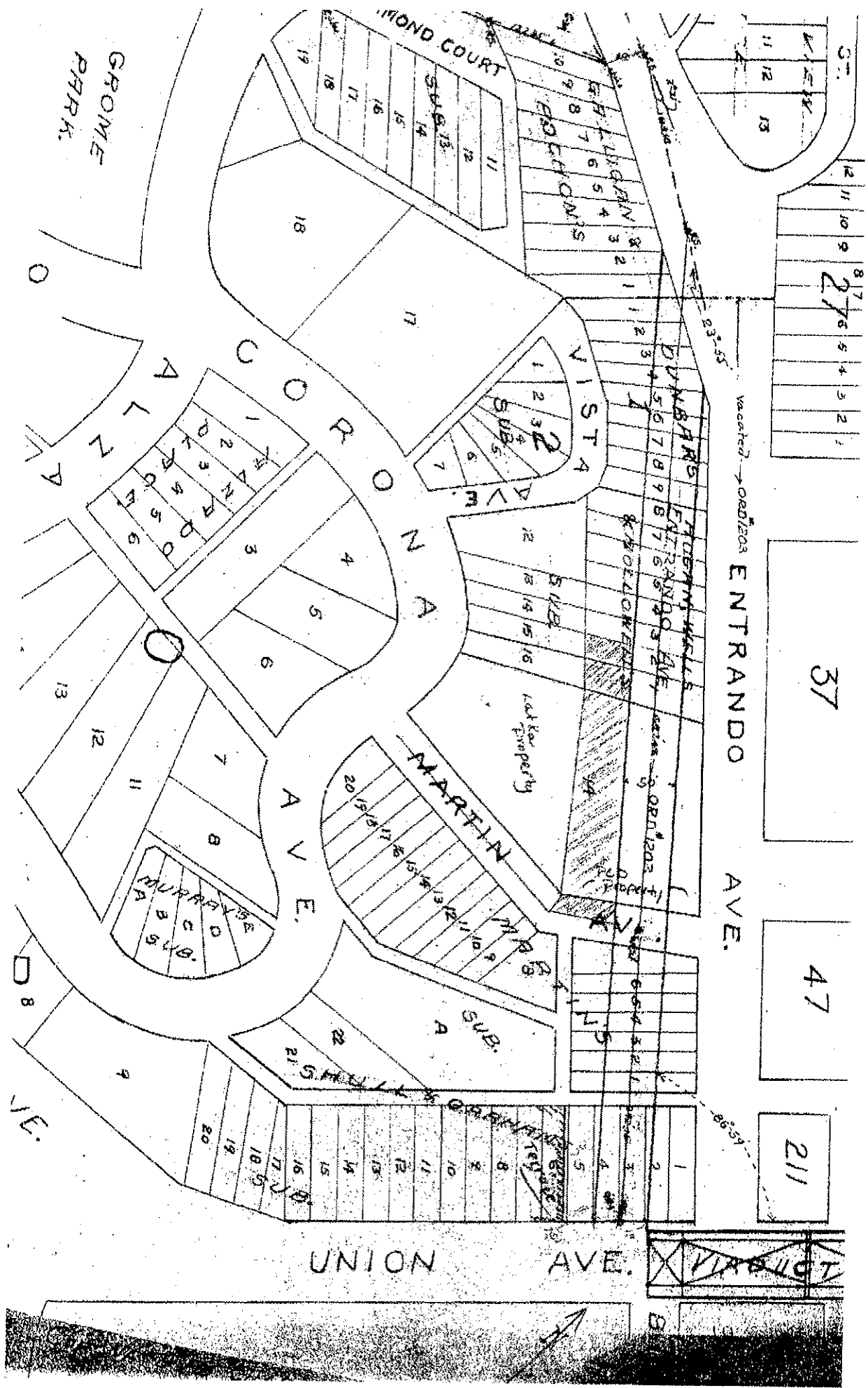
All that portion of the northwesterly half of Miller Street (Martin Ave) vacated by the City of Pueblo by Ordinance No. 4983 and recorded July 7, 1982 in Book 2120 at Page 734 of Pueblo County records, lying adjacent to the above described Parcel No. 149 and south of Corona Ave. (Entrando Ave.) as created by Ordinance No. 1202 of the City of Pueblo.

Subject to any existing easements or rights of way.

The above described parcel of land contains 17,423.93 sq. ft. more or less.

vacated Entrando Ave.





37

47

211