

Exhibit A
Miro Way Improvement Escrow Account
Statement of Income and Expense (Cash Basis)(Adjusted for Gains/(Losses) on Investment Value

Submitted Date	Paid Date	Description/Vendor	Payee	Draw No.	City Fund #	Original Deposit	CalTrust Inv Income	FSB Inv Income	Realized (Gain)/Loss	Unrealized Gain/(Loss)	City Interest Sweep	All Expenses	Account Balance
06/05/15	06/30/15	Original Deposit from Development Impact Fees	City of Rialto			\$ 8,120,000.00							\$ 8,120,000.00
07/01/15	07/01/15	Investment Income for June, 2015				\$ 126.48	\$ 249.01	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,120,375.49
07/17/15	07/21/15	Traffic Control Plan for Miro Way/EOC	TJW Engineering	2015-001	300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,900.00)	\$ 8,118,475.49
07/17/15	07/21/15	Planchcek Fee/Streets	City of Rialto	2015-001	300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,250.00)	\$ 8,111,225.49
07/17/15	07/21/15	Planchcek Fee/Storm Drain	City of Rialto	2015-001	230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,500.00)	\$ 8,109,725.49
07/17/15	07/21/15	Planchcek Fee/Sewer	City of Rialto	2015-001	660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,858.80)	\$ 8,104,866.69
07/17/15	07/21/15	Permit Fee/Storm Drain	City of Rialto	2015-001	230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (76,758.00)	\$ 8,028,108.69
07/17/15	07/21/15	Permit Fee/Sewer	City of Rialto	2015-001	660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (35,108.99)	\$ 7,992,999.70
08/03/15	08/03/15	Investment Income for July, 2015	City of Rialto			\$ 802.27	\$ 0.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,993,801.99
09/01/15	09/01/15	Investment Income for Aug, 2015	City of Rialto			\$ 891.42	\$ 0.02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,994,693.43
09/24/15	09/25/15	Escrow Fees	FSB	2015-002	split	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,500.00)	\$ 7,987,193.43
09/24/15	09/25/15	Permit/Planchcek Fees	City of Rialto	2015-003	split	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (80,528.90)	\$ 7,906,664.53
10/01/15	10/01/15	Investment Income for Sept, 2015	City of Rialto			\$ 935.05	\$ 0.05	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,907,599.63
10/28/15	10/28/15	Supplemental Deposit from Airport Escrow	City of Rialto			\$ 5,551,780.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,459,379.63
11/10/2015	11/12/2015	Progress Payment #1	Lewis Hillwood Rialto LLC	2015-004	230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,698,804.94)	\$ 8,760,574.69
11/30/15	11/30/15	Investment Income for Oct, 2015	City of Rialto			\$ 1,079.79	\$ 0.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,761,654.51
12/31/15	12/31/15	Investment Income for Nov, 2015	City of Rialto			\$ 1,256.42	\$ 16.76	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,762,927.69
01/28/16	01/28/16	Permit/Planchcek Fees for Storm Drain	City of Rialto	2016-001	230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (950.00)	\$ 8,761,977.69
01/28/16	01/28/16	Miro Way Easement Planchcek Fees	City of Rialto	2016-001	300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,230.10)	\$ 8,759,747.59
01/28/16	01/28/16	Stockpile Plans	City of Rialto	2016-001	300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,634.30)	\$ 8,756,113.29
01/28/16	01/28/16	Alder and Miro Traffic Signal Planchcek Fees	City of Rialto	2016-001	250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,684.30)	\$ 8,753,428.99
01/31/16	01/31/16	Investment Income for Dec, 2015	City of Rialto			\$ 1,820.22	\$ 0.03	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,755,249.24
02/25/16	02/26/16	Miro Way Planchcek/Permit Fees	City of Rialto	2016-002	300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (750.00)	\$ 8,754,499.24
02/29/16	02/29/16	Investment Income for Jan, 2016	City of Rialto			\$ 2,765.96	\$ 0.06	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,757,265.26
03/31/16	03/31/16	Investment Income for Feb, 2016	City of Rialto			\$ 2,887.13	\$ 0.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,760,152.49
04/30/16	04/30/16	Investment Income for Mar, 2016	City of Rialto			\$ 3,194.99	\$ 0.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,763,347.57
05/02/16	5/3/2016	Permit and Planchcek Fees	City of Rialto	2016-003		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (3,000.00)	\$ 8,760,347.57
05/18/16	5/19/2016	Payment Request #2	Lewis Hillwood Rialto LLC	2016-004		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,727,402.79)	\$ 6,032,944.78
05/31/16	05/31/16	Investment Income for April, 2016	City of Rialto			\$ 3,102.93	\$ 0.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,036,047.80
06/30/16	06/30/16	Investment Income for May, 2016	City of Rialto			\$ 2,753.88	\$ 0.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,038,801.78
07/31/16	07/31/16	Investment Income for June, 2016	City of Rialto			\$ 2,096.51	\$ 0.09	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,040,898.38
08/08/16	08/09/16	Escrow Fees	FSB	2016-005		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,500.00)	\$ 6,033,398.38
08/31/16	08/31/16	Investment Income for July, 2016	City of Rialto			\$ 2,087.93	\$ 0.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,035,486.41
09/30/16	09/30/16	Investment Income for Aug, 2016	City of Rialto			\$ 2,026.34	\$ 0.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,037,512.85
10/03/16	10/04/16	Payment Request #3	LHR	2016-006		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (2,914,031.93)	\$ 3,123,480.92
10/31/16	10/31/16	Investment Income for Sept, 2016	City of Rialto			\$ 2,256.28	\$ 0.09	\$ 937.64	\$ -	\$ -	\$ -	\$ -	\$ 3,126,674.93
11/30/16	11/30/16	Investment Income for Oct, 2016	City of Rialto			\$ 1,201.62	\$ 0.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,127,876.65
12/31/16	12/31/16	Investment Income for Nov, 2016	City of Rialto			\$ 798.96	\$ 0.13	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,128,675.74
01/31/17	01/31/17	Investment Income for Dec, 2016	City of Rialto			\$ 993.55	\$ 0.07	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,129,669.36
02/28/17	02/28/17	Investment Income for Jan, 2017	City of Rialto			\$ 1,208.53	\$ 0.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,130,877.99
03/31/17	03/31/17	Investment Income for Feb, 2017	City of Rialto			\$ 1,142.71	\$ 0.10	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,132,020.80
04/30/17	04/30/17	Investment Income for Mar/Apr, 2017	City of Rialto			\$ 1,482.96	\$ 0.11	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,133,503.87
05/31/17	05/31/17	Investment Income for May, 2017	City of Rialto			\$ 1,707.26	\$ 0.14	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,135,211.27
06/12/17	06/12/17	Deposit of Miro Way Funds from PDC (I-210 II)	City of Rialto			\$ 538,174.08	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,673,385.35
06/30/17	06/30/17	Investment Income for Jun, 2017	City of Rialto			\$ 3,351.54	\$ 0.15	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,676,737.04
07/31/17	07/31/17	Investment Income for July, 2017	City of Rialto			\$ 997.09	\$ 10.33	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,677,744.46
8/10/2017	08/15/17	City of Rialto Interest Sweep for FY 17	City of Rialto	2017-001		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (42,238.37)	\$ -	\$ 3,635,506.09
8/10/2017	08/15/17	Escrow Fees	FSB	2017-002		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,500.00)	\$ 3,628,006.09
08/31/17	08/31/17	Investment Income for Aug, 2017	City of Rialto			\$ 7,410.34	\$ 0.20	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,635,416.63
09/07/17	09/07/17	Deposit of Miro Way Funds from PDC (I-210 III)	City of Rialto			\$ 415,408.22	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,050,824.85
09/13/17	09/18/17	Payment Request #4	LHR	2017-003		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (863,311.28)	\$ 2,772,105.35
09/30/17	09/30/17	Investment Income for Sept, 2017	City of Rialto			\$ 3,370.80	\$ 1.24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,775,477.39
10/31/17	10/31/17	Investment Income for Oct, 2017	City of Rialto			\$ 3,497.59	\$ 73.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,779,048.54
11/30/17	11/30/17	Investment Income for Nov, 2017	City of Rialto			\$ 3,350.46	\$ 0.27	\$ -	\$ (3,187.72)	\$ -	\$ -	\$ -	\$ 2,779,211.55
12/31/17	12/31/17	Investment Income for Dec, 2017	City of Rialto			\$ 3,363.77	\$ 0.27	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,782,575.59
01/31/18	01/31/18	Investment Income for Jan, 2018	City of Rialto			\$ 4,096.63	\$ 0.29	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,786,672.51
02/28/18	02/28/18	Investment Income for Feb, 2018	City of Rialto			\$ 3,796.46	\$ 0.36	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,790,469.33
03/31/18	03/31/18	Investment Income for March, 2018	City of Rialto			\$ 4,335.71	\$ 0.33	\$ -	\$ (3,202.32)	\$ -	\$ -	\$ -	\$ 2,791,603.05
04/30/18	04/30/18	Investment Income for April, 2018	City of Rialto			\$ 4,687.89	\$ 0.38	\$ -	\$ 3,206.66	\$ -	\$ -	\$ -	\$ 2,799,497.98
05/02/18	05/02/18	Deposit of Miro Way Funds from PDC (I-210)	City of Rialto			\$ 267,606.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,067,103.98
05/31/18	05/31/18	Investment Income for May, 2018	City of Rialto			\$ 5,632.41	\$ 0.45	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,072,736.84

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Submitted Date	Paid Date	Description/Vendor	Payee	Draw No.	City Fund #	Original Deposit	CalTrust Inv Income	FSB Inv Income	Realized (Gain)/Loss	Unrealized Gain/(Loss)	City Interest Sweep	All Expenses	Account Balance
06/30/18	06/30/18	Investment Income for June, 2018	City of Rialto			\$ 5,599.23	\$ 12.17	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,078,348.24
07/31/18	07/31/18	Investment Income for July, 2018	City of Rialto			\$ 6,387.88	\$ 0.49	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,084,736.61
08/16/18	08/16/18	Escrow Fees	FSB	2018-001		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (7,500.00)	\$ 3,077,236.61
08/14/18	08/16/18	City of Rialto Interest Sweep for FY 18	City of Rialto	2018-002		\$ -	\$ -	\$ -	\$ -	\$ -	\$ (47,992.49)	\$ -	\$ 3,029,244.12
08/31/18	08/31/18	Investment Income for Aug, 2018	City of Rialto			\$ 6,336.75	\$ 0.56	\$ -	\$ 3,440.84	\$ -	\$ -	\$ -	\$ 3,039,022.27
09/30/18	09/30/18	Investment Income for Sept, 2018	City of Rialto			\$ 5,798.45	\$ 0.57	\$ -	\$ (3,447.17)	\$ -	\$ -	\$ -	\$ 3,041,374.12
10/31/18	10/31/18	Investment Income for Oct, 2018	City of Rialto			\$ 7,095.63	\$ 0.56	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,048,470.31
11/30/18	11/30/18	Investment Income for Nov, 2018	City of Rialto			\$ 6,700.01	\$ 0.61	\$ -	\$ (3,460.05)	\$ -	\$ -	\$ -	\$ 3,051,710.88
12/31/18	12/31/18	Investment Income for Dec, 2018	City of Rialto			\$ 6,983.89	\$ 0.63	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,058,695.40
01/31/19	01/31/19	Investment Income for Jan, 2019	City of Rialto			\$ 7,329.30	\$ 0.66	\$ -	\$ 3,473.73	\$ -	\$ -	\$ -	\$ 3,069,499.09
02/28/19	02/28/19	Investment Income for Feb, 2019	City of Rialto			\$ 7,266.39	\$ 0.73	\$ -	\$ 3,481.06	\$ -	\$ -	\$ -	\$ 3,080,247.27
03/31/19	03/31/19	Investment Income for Feb, 2019	City of Rialto			\$ 7,080.31	\$ 0.66	\$ -	\$ 3,488.31	\$ -	\$ -	\$ -	\$ 3,090,816.55
04/30/19	04/30/19	Investment Income for Apr, 2019	City of Rialto			\$ 8,501.71	\$ 0.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,099,318.99
05/31/19	05/31/19	Investment Income for May, 2019	City of Rialto			\$ 7,579.51	\$ 0.72	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,106,899.22
													\$ 3,080,247.27

Totals						\$ 14,892,968.30	\$ 169,168.94	\$ 374.41	\$ 937.64	\$ 3,793.34	\$ (90,230.86)	\$ (11,454,704.33)	\$ 3,522,307.44
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Summary of Income/Expense		Date	Amounts	Portfolio Returns		
Total Required Expenditures			\$ 14,892,968.30			\$ -
Total Expenditures to Date		05/31/19	\$ (11,454,704.33)	Inv Income		\$ 169,543.35
Remaining Required Expenditures		05/31/19	\$ 3,438,263.97	Realized Gains/Losses		\$ 937.64
Available Funds in Escrow Account (NAV)		05/31/19	\$ 3,522,307.44	Unrealized Gains/Losses		\$ 3,793.34
Shortage of Funds due to Potential Investment Losses		05/31/19	\$ -	Total Gains/Losses		\$ 174,274.33

Summary of Investment Portfolio						Net Portfolio Returns	
Cash with FSB		05/31/19	374.41	\$ 1.00	\$ 374.41	GF Transfer	\$ (90,230.86)
CalTrust Money Market Portfolio		05/31/19	3,521,933.03	\$ 1.00	\$ 3,521,933.03	Balance of Inv Earnings	\$ 84,043.47
Total All Invested Funds					\$ 3,522,307.44		