TREASURY REPORT

City of Upland - Successor Agency - Public Financing Authority

For Period Ended
December 31, 2015

Investment Portfolio	Book Value	Market Value	% of Portfolio
State Local Agency Investment Fund	$ 27,157,563	$ 27,152,290	56.4%
Bank Accounts and Change Funds	10,716,942	10,716,942	22.3%
Certificates of Deposit	182,692	199,971	0.4%
ABS	719,492	717,437	1.5%
Government Securities	4,855,000	4,842,147	10.1%
Money Market Fund	95,824	95,824	0.2%
Corporate Bonds	2,070,000	2,067,454	4.3%
US Treasury	2,330,000	2,313,373	4.8%
Discounts (Premiums)	18,931	-	0.0%
Total Cash and Investments	$ 48,146,443	$ 48,105,438	100.0%

Weighted Average Days to Maturity	145.13

Blended Yield:	0.244%
Benchmarks:	
LAIF	0.400%
2yr U.S. Treasury	1.060%
5yr U.S. Treasury	1.760%

Restricted Funds with Fiscal Agent	Book Value	Market Value
Police Building Lease Revenue Refunding Bonds 2002	$ 268,609	$ 268,609
Water System Lease Revenue Refunding Bonds 2011	181,205	181,205
Colonies CFD Area #2 2015	1,334,798	1,334,798
Colonies CFD Area #1 2012	2,082,489	2,082,489
Upland 54 CFD 2004	126,791	126,791
Redevelopment Agency East West Bank	2,551,288	2,551,288
Multifamily Housing Revenue Bonds 1999	141,406	141,406
Successor Agency TAN 2006- Merged Project	113,865	113,865
Successor Agency 2007 Housing Revenue	10,187	10,187
Successor Agency TAN 2013- Merged Project	2,457,398	2,457,398
Total Restricted Funds	$ 9,268,036	$ 9,268,036

1. I hereby certify that the investments are in compliance with the investment policy adopted by the City Council in December 2014.

2. The City has the ability to meet its budgeted expenditures for the next six months.

3. The market values for funds held in banking institutions do not change. The amounts listed as market values for these items are the same as their book values.

4. The book value for the State Pool is the withdrawal value provided by the State Treasurer. The market value of funds held by the State Treasurer equates to the City's pro-rata share of the market value of the entire State Pool.

5. Sources for current market valuation are Account Statements and the Wall Street Journal GNMA Mortgage rates on the last trading day of the month.

6. This report meets the requirements of Government Code Section 53646.

Dan Morgan

City Treasurer

2/1/16

Date

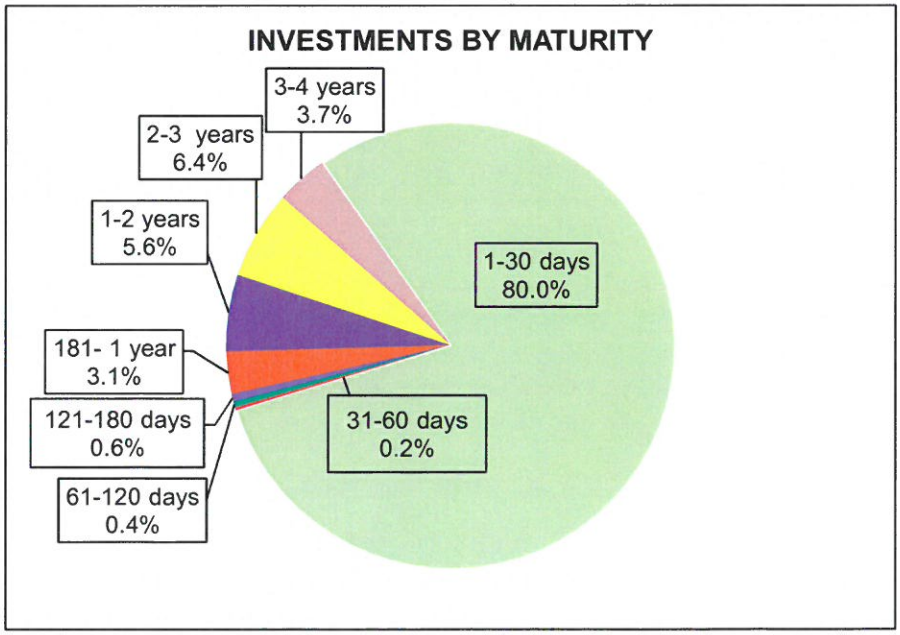
TREASURY REPORT

City of Upland - Successor Agency - Public Financing Authority

For Period Ended
December 31, 2015

Par Values Maturing by Date and Type
Maturities in Thousands of Dollars

Investment Portfolio	1 day to 30 days	31 days to 60 days	61 days to 120 days	121 days to 180 days	181 days to 1 year	1 year to 2 years	2 years to 3 years	3 years to 4 years
State Local Agency Investment Fund	27,152	-	-	-	-	-	-	-
Bank Accounts and Change Funds	10,717	-	-	-	-	-	-	-
Certificates of Deposit	200	-	-	-	-		-	-
ABS	-	-	-	-	-	179	329	209
Government Securities	200	100	200	-	626	1,307	1,809	395
Commercial Paper	-	-	-	-	-	-	-	-
Money Market Fund	96	-	-	-	-	-	-	-
Corporate Bonds	120	-	-	126	251	999	571	-
US Treasury	-	-	-	150	600	200	372	1,197
Total Cash and Investments	38,485	100	200	276	1,477	2,686	3,081	1,801
Percentage	80.0%	0.2%	0.4%	0.6%	3.1%	5.6%	6.4%	3.7%



TREASURY REPORT

City of Upland - Successor Agency - Public Financing Authority

State Local Agency Investment Fund

For Period Ended
December 31, 2015

Fund or Account		Account Balance	Market Value (See Note 4)
City	98-36-942	27,142,962	
Successor Agency	65-36-007	985	
Upland Public Financing Authority	40-36-004	13,616	
	Totals	**$ 27,157,563**	**$ 27,152,290**
Yield for Period Ended	**12/31/2015**	**0.400%**	

TREASURY REPORT

City of Upland - Successor Agency - Public Financing Authority

Bank Accounts and Change Funds

For Period Ended
December 31, 2015

Account Name	Institution	Insured Deposits	Collateralized Deposits	Total Deposits
Petty Cash City of Upland	City of Upland	$ -	$ 12,980	$ 12,980
City of Upland Payroll Zero Balance Account	Chase	-	-	-
City of Upland Checking Account	Chase	250,000	10,210,829	10,460,829
City of Upland Successor Agency	Chase	-	243,133	243,133
	Totals	**$ 250,000**	**$ 10,466,942**	**$ 10,716,942**

TREASURY REPORT

City of Upland - Successor Agency - Public Financing Authority

Certificates of Deposit
For Period Ended
December 31, 2015

Account Name	Institution	Cusip #	Insured Deposits	Collateralized Deposits	Total Deposits	Market Value	Maturity Date	Interest Rate
Certificate of Deposit	Fifth Third Bank	1046897A6	182,692	-	182,692	199,971	1/4/2016	1.90%
					Total FTN	**199,971**		
	Totals		**$ 182,692**	**$ -**	**$ 182,692**	**$ 199,971**		

TREASURY REPORT

City of Upland - Successor Agency - Public Financing Authority

For Period Ended

December 31, 2015

Investment	Purchased From	Cusip #	Book Value	Market Value	Stated Rate	Maturity Date
	ABS					
	Honda Auto Receivables 2014-	43813JAC9	93,396	93,228	0.670%	11/21/2017
	Toyota Auto Receivables Owne	89231MAC9	86,096	85,914	0.670%	12/15/2017
	Toyota Auto Receivables Owne	89231TAB6	60,000	59,909	0.920%	2/15/2018
	Honda Auto Receivables 2014-	43814HAC2	80,000	79,801	0.880%	6/15/2018
	Chase CHAIT Pool #2013-A8	161571GC2	100,000	99,911	1.010%	10/15/2018
	John Deere Owner Trust	477877AD6	90,000	89,581	1.070%	11/15/2018
	Toyota Auto Receivables Owne	89236WAC2	95,000	94,746	1.120%	2/15/2019
	Honda Auto Receivables 2015-	43813NAC0	115,000	114,348	1.040%	2/21/2019
		ABS Subtotal	719,492	717,437		
	Government Securities					
FFCB	Wells Fargo Sec LLC	3133EDDH2	200,000	200,017	0.400%	1/14/2016
FHLB	Wells Fargo Sec LLC	3130A0SD3	100,000	100,002	0.375%	2/19/2016
FHLMC	Wells Fargo Sec LLC	3134G4VH8	200,000	200,007	0.400%	3/15/2016
FFCB	Wells Fargo Sec LLC	3133EDE57	225,000	225,078	0.690%	9/23/2016
FFCB	Keybanc Capital Mkt Inc	3133EDKJ0	200,000	199,603	0.700%	11/1/2016
FNMA	Bnp Paribas Securities	3135G0ES8	200,000	200,929	1.375%	11/15/2016
FHLMC	Barclays Capital Inc	3137EADT3	200,000	199,896	0.875%	2/22/2017
FHLB	Goldman, Sachs & Co	3130A5EP0	200,000	199,064	0.625%	5/30/2017
FHLB	Wells Fargo Sec LLC	313379VE6	200,000	200,114	1.010%	6/19/2017
FNMA	Morgan Stanley & Co	3135G0MZ3	200,000	199,319	0.875%	8/28/2017
FHLMC	Deutsche Bank Sec Intl	3137EADL0	200,000	199,449	1.000%	9/29/2017
FFCB	Mlprfs Inc	3133EDXA5	200,000	200,122	1.150%	10/10/2017
FNMA	Deutsche Bank Sec Intl	3135G0RT2	110,000	109,472	0.875%	12/20/2017
FHLMC	Nomura Securities Intl	3137EADN6	200,000	198,390	0.750%	1/12/2018
FNMA	Nomura Securities Intl	3135G0TG8	200,000	198,688	0.875%	2/8/2018
FFCB	Stifel, Nicolaus & Co, Inc	3133EEQM5	210,000	209,519	1.110%	2/20/2018
FHLMC	Citigroup Global Mkt Inc	3137EADP1	200,000	198,597	0.875%	3/7/2018
FHLB	Morgan Stanley & Co	3130A4GJ5	200,000	199,479	1.125%	4/25/2018
FNMA	Citigroup Global Mkt Inc	3135G0WJ8	200,000	198,125	0.875%	5/21/2018
FNMA	Citigroup / Kebanc	3135G0E33	200,000	199,184	1.125%	7/20/2018
FNMA	Barclays Cptl & Morgan Stan	3135G0E58	200,000	198,725	1.125%	10/19/2018
FNMA	Deutsche Bank Sec Intl	3135G0G72	210,000	208,250	1.125%	12/14/2018
FHLMC	Bnp Paribas Securities	3137EADK2	200,000	197,776	1.250%	8/1/2019
FHLMC	Morgan Stanley & Co	3137EADM8	200,000	197,274	1.250%	10/2/2019
FHLB	Wells Fargo Sec LLC	3130A0JR2	200,000	205,068	2.375%	12/13/2019
		Government Securities Subtotal	4,855,000	4,842,147		
	Money Market Fund					
	City of Upland US Bank / Chandler Asset Mgmt	31846V203	95,824	95,824	0.01%	N/A
		Money Market Fund Subtotal	95,824	95,824		
	Corporate Bonds					
	Bank of New York Note	06406HBS7	120,000	120,062	2.500%	1/15/2016

TREASURY REPORT

City of Upland - Successor Agency - Public Financing Authority

For Period Ended

December 31, 2015

Investment	Purchased From	Cusip #	Book Value	Market Value	Stated Rate	Maturity Date
	General Electric Capital Corp N	36962G5C4	125,000	125,823	2.950%	5/9/2016
	John Deere Capital Corp Note	24422ERF8	125,000	125,695	1.850%	9/15/2016
	American Honda Finance Note	02665WAB7	125,000	125,100	1.125%	10/7/2016
	Cisco Systems Note	17275RAT9	125,000	125,105	1.100%	3/3/2017
	US Bancorp Callable Note Con	91159HHD5	125,000	125,378	1.650%	5/15/2017
	Berkshire Hathaway Note	084664BS9	125,000	125,818	1.600%	5/15/2017
	Pfizer Inc Note	717081DJ9	125,000	124,899	1.100%	5/15/2017
	Oracle Corp Note	68389XAN5	125,000	125,066	1.200%	10/15/2017
	Praxair Note	74005PBC7	125,000	123,889	1.050%	11/7/2017
	Chevron Corp Callable Note Co	166764AA8	125,000	124,141	1.104%	12/5/2017
	Intel Corp Note	458140AL4	125,000	125,166	1.350%	12/15/2017
	Wells Fargo Corp Note	94974BFG0	125,000	124,468	1.500%	1/16/2018
	IBM Corp Note	459200HZ7	125,000	124,163	1.125%	2/6/2018
	Apple Inc Note	037833AJ9	130,000	128,944	1.000%	5/3/2018
	Qualcom Inc Note	747525AG8	135,000	133,845	1.400%	5/18/2018
	Microsoft Corp	594918BF0	60,000	59,893	1.300%	11/3/2018
	Corporate Bonds Subtotal		2,070,000	2,067,454		
	US Treasury					
US T-note	Deutsche Bank Sec Inc	912828VG2	150,000	149,988	0.500%	6/15/2016
US T-note	Morgan Stanley	912828VL1	200,000	200,016	0.625%	7/15/2016
US T-note	Morgan Stanley	912828VR8	200,000	199,953	0.625%	8/15/2016
US T-note	Morgan Stanley	912828VW7	200,000	200,250	0.875%	9/15/2016
US T-note	Jefferies LLC	912828C32	200,000	199,711	0.750%	3/15/2017
US T-note	Morgan Stanley	912828UZ1	200,000	197,430	0.625%	4/30/2018
US T-note	Deutsche Bank Sec Inc	912828VE7	175,000	174,105	1.000%	5/31/2018
US T-note	Jefferies LLC	912828ST8	200,000	198,727	1.250%	4/30/2019
US T-note	Citigroup Global Mkt Inc	912828SX9	205,000	202,710	1.125%	5/31/2019
US T-note	Morgan Stanley	912828TH3	200,000	195,484	0.875%	7/31/2019
US T-note	Bmo Capital Mkt Corp	912828TR1	200,000	195,797	1.000%	9/30/2019
US T-note	Barclays Capital Inc	912828G61	200,000	199,203	1.500%	11/30/2019
	US Treasury Subtotal		2,330,000	2,313,373		
	Total Portfolio		**$ 10,070,317**	**$ 10,036,235**		

TREASURY REPORT

City of Upland - Successor Agency - Public Financing Authority

For Period Ended December 31, 2015	Market Value	Availability 12/31/15 01/01/16	No. of days until maturity	weight	Total by maturity	
Petty Cash	12,980	01/01/16	1	0.0%		
Checking Account	10,460,829	01/01/16	1	21.7%		
Successor Agency	243,133	01/01/16	1	0.5%	10,716,942	
Total Bank Accounts	**10,716,942**					
State Local Agency Investment Fund	**27,152,290**	01/01/16	1	56.4%	27,152,290	
US Bank / Chandler Asset Mgmt	95,824	01/01/16	1	0.2%	95,824	
Total Money Market Accounts	**95,824**					
Fifth Third Bank	199,971	01/04/16	4	0.4%	199,971	
CDs	**199,971**					
Wells Fargo Sec LLC	200,017	01/14/16	14	0.4%	200,017	
Government Securities	**200,017**					
Bank of New York Note	120,062	01/15/16	15	0.2%	120,062	
Corporate Bonds	**120,062**					
					38,485,106	**1 - 30 days**
Wells Fargo Sec LLC	100,002	02/19/16	50	0.2%	100,002	
Government Securities	**100,002**					
					100,002	**31 - 60 days**
Wells Fargo Sec LLC	200,007	03/15/16	75	0.4%	200,007	
Government Securities	**200,007**					
					200,007	**61 - 120 days**
General Electric Capital Corp Note	125,823	05/09/16	130	0.3%	125,823	
Corporate Bonds	**125,823**					
Deutsche Bank Sec Inc	149,988	06/15/16	167	0.3%	149,988	
US Treasury	**149,988**					
					275,811	**121 - 180 days**
Keybanc Capital Mkt Inc	199,603	11/01/16	306	0.4%		
Bnp Paribas Securities	200,929	11/15/16	320	0.4%		
Wells Fargo Sec LLC	225,078	09/23/16	267	0.5%	625,610	
Government Securities	**625,610**					
John Deere Capital Corp Note	125,695	09/15/16	259	0.3%		
American Honda Finance Note	125,100	10/07/16	281	0.3%	250,795	
Corporate Bonds	**250,795**					
Morgan Stanley	200,016	07/15/16	197	0.4%		
Morgan Stanley	199,953	08/15/16	228	0.4%		
Morgan Stanley	200,250	09/15/16	259	0.4%	600,218	
US Treasury	**600,218**					
					1,476,623	**181 - 1 year**
Honda Auto Receivables 2014-1 A3	93,227	11/21/17	691	0.2%		

TREASURY REPORT

City of Upland - Successor Agency - Public Financing Authority

For Period Ended December 31, 2015	Market Value	Availability 12/31/15 01/01/16	No. of days until maturity	weight	Total by maturity	
Toyota Auto Receivables Owner 2014-A	85,914	12/15/17	715	0.2%	179,142	
ABS	**179,142**					
Barclays Capital Inc	199,896	02/22/17	419	0.4%		
Goldman, Sachs & Co	199,064	05/30/17	516	0.4%		
Wells Fargo Sec LLC	200,114	06/19/17	536	0.4%		
Morgan Stanley & Co	199,319	08/28/17	606	0.4%		
Deutsche Bank Sec Intl	199,449	09/29/17	638	0.4%		
Mlprfs Inc	200,122	10/10/17	649	0.4%		
Deutsche Bank Sec Intl	109,472	12/20/17	720	0.2%	1,307,437	
Government Securities	**1,307,437**					
Cisco Systems Note	125,105	03/03/17	428	0.3%		
US Bancorp Callable Note Cont	125,378	05/15/17	501	0.3%		
Berkshire Hathaway Note	125,818	05/15/17	501	0.3%		
Pfizer Inc Note	124,899	05/15/17	501	0.3%		
Oracle Corp Note	125,066	10/15/17	654	0.3%		
Praxair Note	123,889	11/07/17	677	0.3%		
Chevron Corp Callable Note Cont	124,141	12/05/17	705	0.3%		
Intel Corp Note	125,165	12/15/17	715	0.3%	999,460	
Corporate Bonds	**999,460**					
Jefferies LLC	199,711	03/15/17	440	0.4%	199,711	
US Treasury	**199,711**					
					2,685,750	**1- 2 years**
Toyota Auto Receivables Owner 2015-C	59,909	02/15/18	777	0.1%		
Honda Auto Receivables 2014-3 A3	79,801	06/15/18	897	0.2%		
Chase CHAIT Pool #2013-A8	99,910	10/15/18	1,019	0.2%		
John Deere Owner Trust	89,581	11/15/18	1,050	0.2%	329,201	
ABS	**329,201**					
Nomura Securities Intl	198,390	01/12/18	743	0.4%		
Nomura Securities Intl	198,688	02/08/18	770	0.4%		
Stifel, Nicolaus & Co, Inc	209,519	02/20/18	782	0.4%		
Citigroup Global Mkt Inc	198,597	03/07/18	797	0.4%		
Morgan Stanley & Co	199,479	04/25/18	846	0.4%		
Citigroup Global Mkt Inc	198,125	05/21/18	872	0.4%		
Citigroup / Kebanc	199,184	07/20/18	932	0.4%		
Barclays Cptl & Morgan Stan	198,725	10/19/18	1,023	0.4%		
Deutsche Bank Sec Intl	208,250	12/14/18	1,079	0.4%	1,808,958	
Government Securities	**1,808,958**					
Wells Fargo Corp Note	124,468	01/16/18	747	0.3%		
IBM Corp Note	124,163	02/06/18	768	0.3%		
Apple Inc Note	128,944	05/03/18	854	0.3%		
Qualcom Inc Note	133,845	05/18/18	869	0.3%		
Microsoft Corp	59,893	11/03/18	1,038	0.1%	571,315	
Corporate Bonds	**571,315**					
Morgan Stanley	197,430	04/30/18	851	0.4%		
Deutsche Bank Sec Inc	174,105	05/31/18	882	0.4%	371,534	
US Treasury	**371,534**					
					3,081,008	**2- 3 years**

TREASURY REPORT

City of Upland - Successor Agency - Public Financing Authority

For Period Ended December 31, 2015	Market Value	Availability 12/31/15 01/01/16	No. of days until maturity	weight	Total by maturity	
Toyota Auto Receivables Owner 2015-A	94,746	02/15/19	1,142	0.2%		
Honda Auto Receivables 2015-2 A3	114,348	02/21/19	1,148	0.2%	209,093	
ABS	**209,093**					
Bnp Paribas Securities	197,776	08/01/19	1,309	0.4%		
Morgan Stanley & Co	197,274	10/02/19	1,371	0.4%	395,049	
Government Securities	**395,049**					
Jefferies LLC	198,727	04/30/19	1,216	0.4%		
Citigroup Global Mkt Inc	202,710	05/31/19	1,247	0.4%		
Morgan Stanley	195,484	07/31/19	1,308	0.4%		
Bmo Capital Mkt Corp	195,797	09/30/19	1,369	0.4%		
Barclays Capital Inc	199,203	11/30/19	1,430	0.4%		
Wells Fargo Sec LLC	205,068	12/13/19	1,443	0.4%	1,196,989	
US Treasury	**1,196,989**					
					1,801,131	**3- 4 years**
Total Investments	**$ 48,105,438**			100.00%	**$ 48,105,438**	

Average Maturity in Days	145.13
Average Maturity in Years:	0.398

LAIF Amortized Cost	$ 65,591,480,755
LAIF Fair Value	$ 65,578,744,744
Check:	0.999805828