

Investment Performance Review  
Period Ending June 30, 2021

# City of Key West General Employees' Pension Fund

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## **2nd Quarter 2021 Market Environment**



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## The Economy

- The US economy continues to recover as widespread vaccine distribution has resulted in the reopening of many state and local economies.
- The recent rise in demand for goods and services has resulted in strong inflationary pressures. The annual rate of inflation increased to 5.0% in May, up from 4.2% in April.
- The US labor market continues to recover as evidenced by the decline in the unemployment rate. Recently, several states have moved to reduce or eliminate additional unemployment benefits to incentivize people to return to work. Overall, wage growth has shown signs of accelerating as employers struggle to fill job openings.
- Despite leaving interest rates unchanged at their most recent meeting, the Fed did change the language of its statement suggesting that interest rates may rise sooner rather than later.

## Equity (Domestic and International)

- US equities rose to all-time highs during the second quarter, primarily due to the optimism related to increased control over the pandemic. Reversing performance from recent quarters, growth outpaced value and large companies resumed market leadership relative to smaller peers.
- International equities performed well during the 2nd quarter, albeit at a less frenetic pace than their domestic counterparts. Also similar to the US, growth outperformed value and emerging countries underperformed developed ones.

## Fixed Income

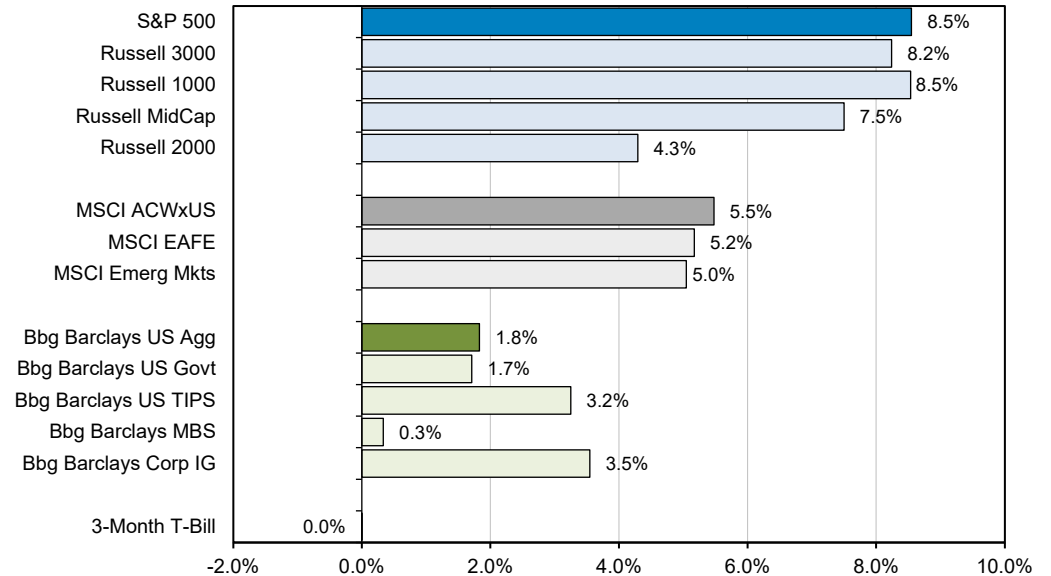
- Despite the continued global economic recovery and rising inflation concerns, US interest rates dipped during the quarter as the US 10-Year Treasury bond fell 27 basis points to close at 1.47%.
- Performance across all bond markets sectors was positive during the quarter, led by investment grade corporate bonds. The combination of lower gross issuance levels, in conjunction with a longer maturity profile relative to high yield bonds, were the primary catalysts of performance during the period.
- Within investment grade credit, Lower quality issues outperformed higher quality sectors during the quarter. Consistent with the economic recovery theme, as investors' expectations of future growth improves, those credits should perform well as earnings growth accelerates.

## Market Themes

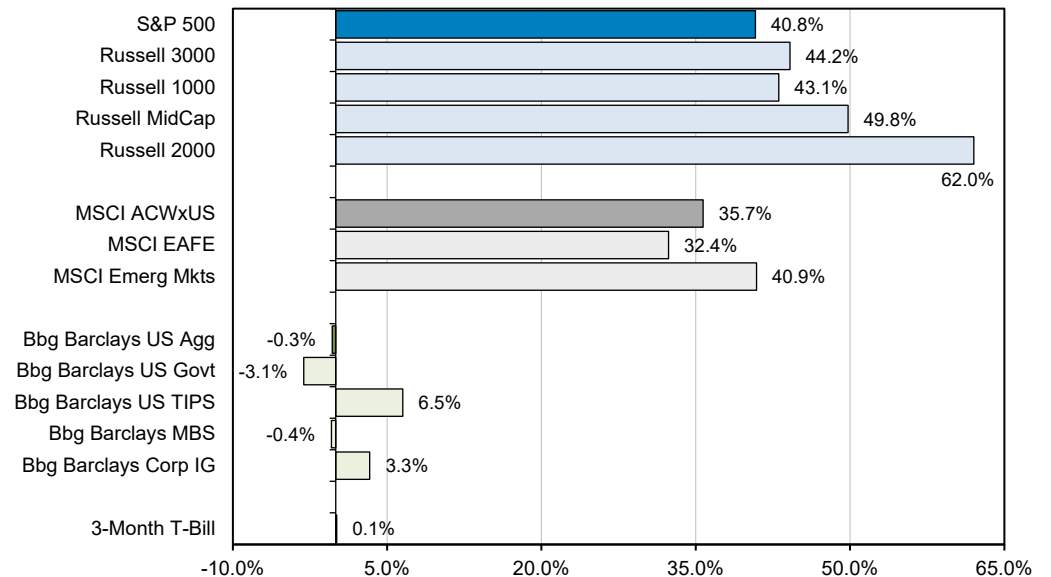
- Global central monetary policy remains largely intact and accommodative. Both the Fed and the European Central Bank remain committed to their repurchase programs. Given these conditions, barring a socioeconomic or geopolitical shock, it is reasonable to expect risk assets to continue experiencing solid returns.
- US interest rates are likely to remain low for the remainder of 2021. As a result, credit should continue to outperform both higher quality Treasury and government bonds.
- Finally, low interest rates have historically been a tailwind for growth equities. Given that the Fed has committed to keeping rates unchanged in the near-term, growth-oriented companies could continue to lead the market.

- Broad US equity markets experienced strong returns during the 2nd quarter of 2021. The primary catalyst during the period was the continued reopening of state and local economies resulting from the ongoing distribution of vaccines. Importantly, US interest rates also fell during the period which resulted in large, growth-oriented companies resuming market leadership. For the period, large cap companies returned 8.5%, compared to 7.5% for mid-caps and 4.3% for small company stocks.
- Similar to domestic markets, broad international equity markets also posted positive returns for the 2nd quarter. The re-opening of global economies, particularly Europe, were key drivers of performance. During the period, the MSCI EAFE Index return of 5.2% modestly outperformed the MSCI Emerging Markets Index return of 5.0%
- For the quarter, bond market returns were generally positive as interest rates declined. The Bloomberg Barclays (BB) US Aggregate Index returned 1.8%, trailing both US TIPS and Investment Grade Corporate bonds which returned 3.2% and 3.5% respectively.
- The trailing 1-year chart details the market's dramatic reversal following the onset of the pandemic last year. All broad US equity market indexes have recovered and are trading at near-record levels. Most notably, domestic small cap stocks have led the market higher by returning 62.0% compared to US large caps which returned 43.1% over the trailing 1-year period.
- Over the trailing 1-year period the MSCI EAFE Index return of 32.4% fell short of the MSCI Emerging Markets Index return of 40.9%. Higher growth benefits areas like emerging markets which are more sensitive to changes in economic activity. As a result, as global markets continue to recover, economically sensitive emerging countries may recover at a faster rate.
- Bond market returns over the trailing 1-year period were relatively muted compared to equities. US TIPS led the way as investors remain concerned about the potential for rising inflation. The TIPS Index returned 6.5% for the period while investment grade corporate bonds returned 3.3%. Higher quality, lower coupon bonds generally struggled to perform during the period as US interest rates generally moved higher.

### Quarter Performance



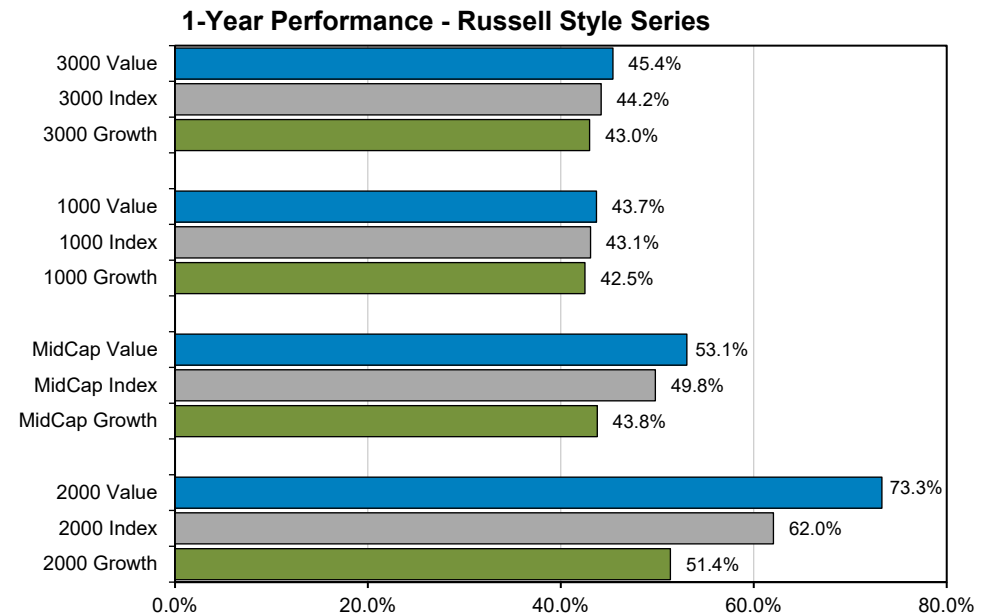
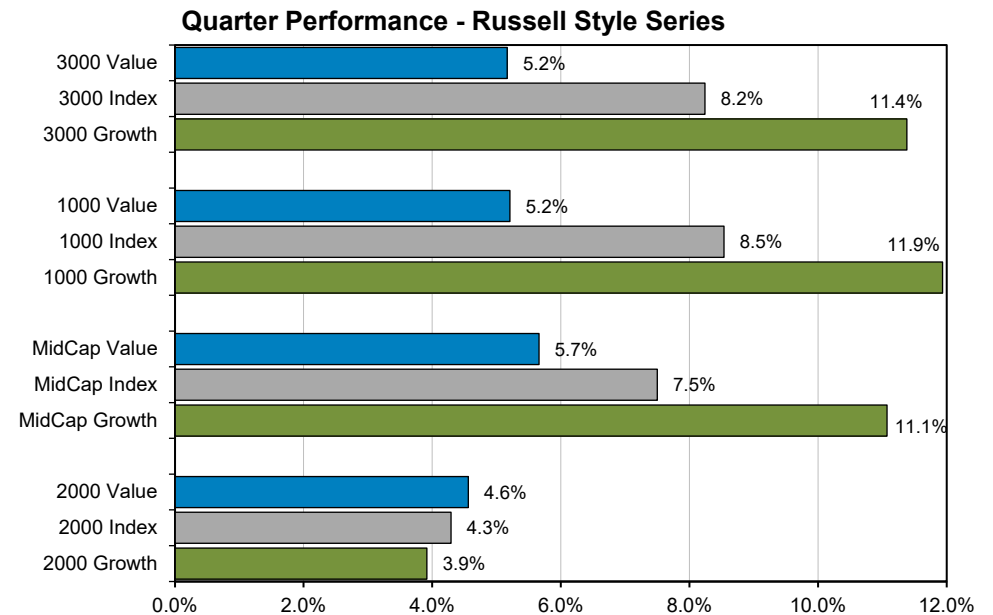
### 1-Year Performance



Source: Investment Metrics



- The market's strong momentum continued during the quarter as all broad US equity benchmarks posted their 5th straight quarter of positive returns across both the style and market capitalization spectrums. However, we did see a reversal during the period as large cap stocks resumed leadership followed by mid and small caps. The Russell 1000 Index returned a strong 8.5% compared to 7.5% for the Russell Mid Cap Index and 4.3% for the Russell 2000 Index.
- Growth stocks outpaced value stocks for the first time in two quarters. The Russell 1000 Growth Index was the best performing style index for the quarter, posting a return of 11.9%. Mid cap growth stock performance was not far behind, returning 11.1%. However, in small cap stocks, value outpaced growth for the quarter with the Russell 2000 Value Index returning 4.6% compared to 3.9% for the Russell 2000 Growth Index.
- Performance across all market capitalizations and styles was very strong over the trailing 1-year period.
- Despite the recent gains made by growth stocks, value stocks outpaced growth issues across all market capitalizations over the trailing 1-year period. Given the strong economic recovery, it is not surprising that small cap value stocks performed the best with the Russell 2000 Value Index returning 73.3%. While the dispersion between value and growth was widest in small cap stocks, it narrowed significantly moving up the market capitalization spectrum.

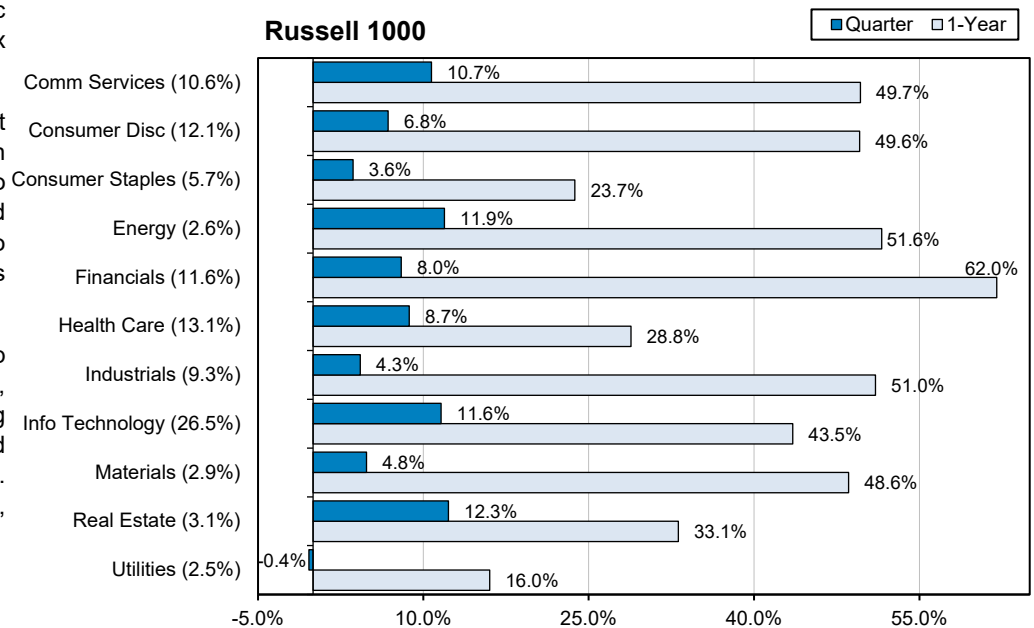


Source: Investment Metrics

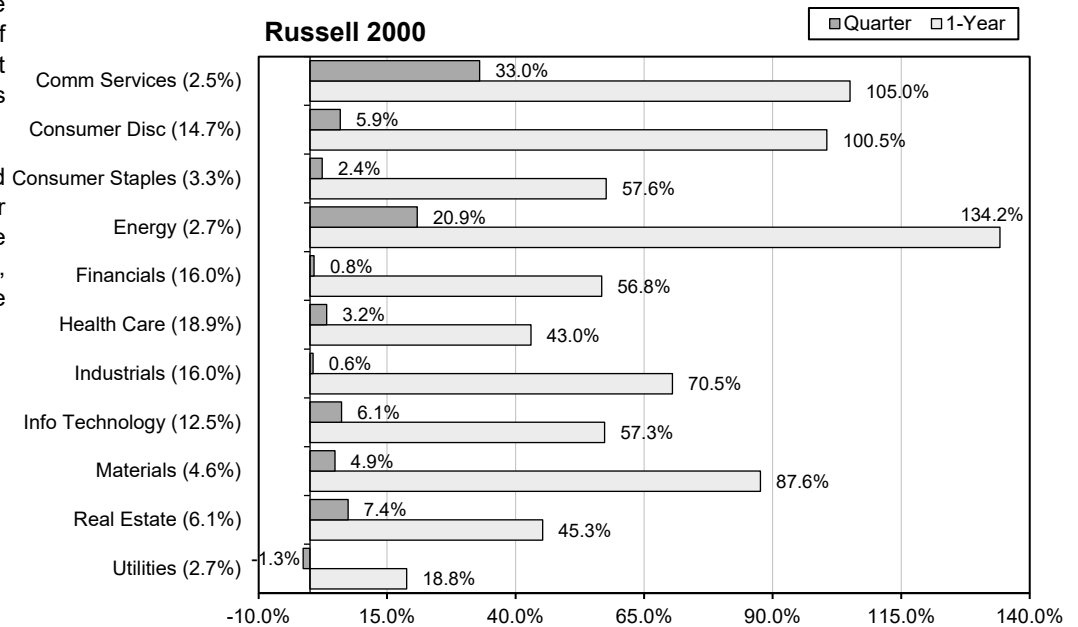


- Sector performance was positive across ten of the eleven large cap economic sectors for the 2<sup>nd</sup> quarter. Five sectors outpaced the return of the broad index during the period.
- Inflation-sensitive sectors like real estate and energy were the two best performing sectors for the quarter, returning 12.3% and 11.9% respectively. In general, companies in sectors with the ability to pass along rising costs to consumers experienced the strongest returns. The technology sector benefited from falling interest rates during the period, which acted as a tailwind to earnings. While nearly all sectors experienced positive results, the utilities sector (-0.4%) lagged its peers and the broad index results.
- For the full year, seven sectors exceeded the return of the broad large cap benchmark: communication services, consumer discretionary, energy, financials, industrials, information technology, and materials. Over the trailing 1-year period, financials (62.0%), energy (51.6%), industrials (51.0%), and communication services (49.7%) were the best performing economic sectors. The weakest economic sector in the Russell 1000 for the trailing year, utilities, still managed to produce a strong return of 16.0%.
- Similar to large cap stocks, ten of the eleven small cap sectors posted positive performance for the quarter and six of them managed to outpace the return of the broad Russell 2000 Index. Communication services was the best performing sector during the quarter, returning a robust 33.0%. Energy stocks also performed well during the period with a return of 20.9%.
- For the full 1-year period, five of the eleven sectors outperformed the broad benchmark: energy (134.2%), communication services (105.0%), consumer discretionary (100.5%), materials (87.6%), and industrials (70.5%). The combination of rapidly improving economic conditions, rising energy prices, and increased inflationary pressures were the primary catalysts for the exceptional performance.

**Russell 1000**



**Russell 2000**



Source: Morningstar Direct  
 As a result of the GICS classification changes on 9/28/2018 and certain associated reporting limitations, sector performance represents backward looking performance for the prior year of each sector's current constituency, post creation of the Communication Services sector.



**The Market Environment**  
**Top 10 Index Weights & Quarterly Performance for the Russell 1000 & 2000**  
As of June 30, 2021

Top 10 Weighted Stocks				
Russell 1000	Weight	1-Qtr Return	1-Year Return	Sector
Apple Inc	5.22%	12.3%	51.2%	Information Technology
Microsoft Corp	4.96%	15.2%	34.4%	Information Technology
Amazon.com Inc	3.62%	11.2%	24.7%	Consumer Discretionary
Facebook Inc A	2.02%	18.1%	53.1%	Communication Services
Alphabet Inc A	1.78%	18.4%	72.2%	Communication Services
Alphabet Inc Class C	1.73%	21.2%	77.3%	Communication Services
Tesla Inc	1.28%	1.8%	214.7%	Consumer Discretionary
Berkshire Hathaway Inc Class B	1.27%	8.8%	55.7%	Financials
NVIDIA Corp	1.16%	49.9%	110.8%	Information Technology
JPMorgan Chase & Co	1.14%	2.8%	70.7%	Financials

Top 10 Performing Stocks (by Quarter)				
Russell 1000	Weight	1-Qtr Return	1-Year Return	Sector
Moderna Inc	0.19%	79.4%	266.0%	Health Care
NovoCure Ltd	0.06%	67.8%	274.1%	Health Care
Hayward Holdings Inc	0.00%	54.1%	N/A	Consumer Discretionary
Cloudflare Inc	0.06%	50.6%	194.4%	Information Technology
Virgin Galactic Holdings Inc Shs A	0.02%	50.2%	181.5%	Industrials
NVIDIA Corp	1.16%	49.9%	110.8%	Information Technology
Continental Resources Inc	0.01%	47.5%	117.7%	Energy
Nutanix Inc A	0.02%	43.9%	61.2%	Information Technology
Roku Inc Class A	0.13%	41.0%	294.1%	Communication Services
Targa Resources Corp	0.02%	40.4%	125.5%	Energy

Bottom 10 Performing Stocks (by Quarter)				
Russell 1000	Weight	1-Qtr Return	1-Year Return	Sector
QuantumScape Corp Ord Shares A	0.01%	-34.6%	N/A	Consumer Discretionary
Discovery Inc Class A	0.01%	-29.4%	45.4%	Communication Services
Penn National Gaming Inc	0.03%	-27.0%	150.5%	Consumer Discretionary
TripAdvisor Inc	0.01%	-25.1%	112.0%	Communication Services
Sage Therapeutics Inc	0.01%	-24.1%	36.6%	Health Care
Discovery Inc C	0.02%	-21.4%	50.5%	Communication Services
The Scotts Miracle Gro Co A	0.02%	-21.4%	49.0%	Materials
CureVac NV Ordinary Shares	0.01%	-19.7%	N/A	Health Care
Exelixis Inc	0.01%	-19.3%	-23.3%	Health Care
Guardant Health Inc	0.03%	-18.6%	53.1%	Health Care

Top 10 Weighted Stocks				
Russell 2000	Weight	1-Qtr Return	1-Year Return	Sector
AMC Entmt Holdings Inc Class A	0.76%	455.1%	1221.2%	Communication Services
Intellia Therapeutics Inc	0.34%	101.7%	670.3%	Health Care
Arrowhead Pharmaceuticals Inc	0.28%	24.9%	91.8%	Health Care
Ovintiv Inc	0.27%	32.7%	240.7%	Energy
Lattice Semiconductor Corp	0.25%	24.8%	97.9%	Information Technology
II-VI Inc	0.25%	6.2%	53.7%	Information Technology
Crocs Inc	0.25%	44.8%	216.5%	Consumer Discretionary
Scientific Games Corp Ordinary Shares	0.25%	101.0%	400.9%	Consumer Discretionary
Staar Surgical Co	0.24%	44.7%	147.8%	Health Care
Denali Therapeutics Inc	0.24%	37.4%	224.4%	Health Care

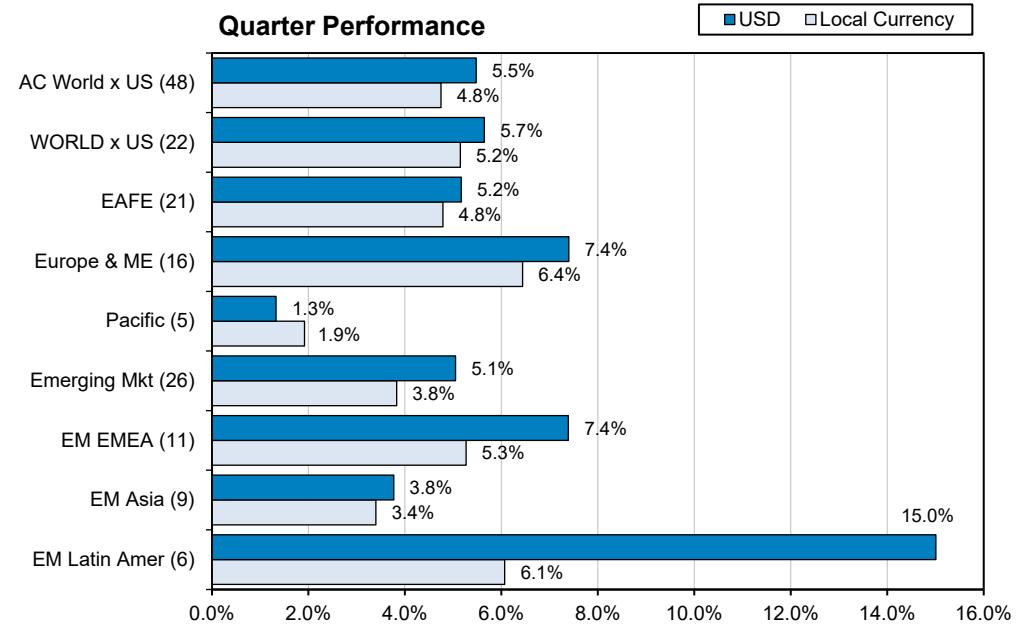
Top 10 Performing Stocks (by Quarter)				
Russell 2000	Weight	1-Qtr Return	1-Year Return	Sector
AMC Entmt Holdings Inc Class A	0.76%	455.1%	1221.2%	Communication Services
Brooklyn ImmunoTherap Inc Ord Shrs	0.01%	384.1%	N/A	Health Care
Laredo Petroleum Inc	0.04%	208.7%	569.5%	Energy
Atossa Therapeutics Inc	0.02%	199.5%	66.3%	Health Care
Peabody Energy Corp	0.02%	159.2%	175.3%	Energy
Apollo Medical Holdings Inc	0.08%	131.9%	280.7%	Health Care
Asana Inc Ordinary Shares - Class A	0.15%	117.0%	N/A	Information Technology
Agilix Inc Ordinary Shares	0.02%	116.5%	1338.8%	Health Care
HyreCar Inc	0.01%	113.5%	614.0%	Industrials
Prothena Corp PLC	0.06%	104.7%	391.5%	Health Care

Bottom 10 Performing Stocks (by Quarter)				
Russell 2000	Weight	1-Qtr Return	1-Year Return	Sector
ChemoCentryx Inc	0.02%	-73.9%	-76.7%	Health Care
Atea Pharmaceuticals Inc Ord Shares	0.05%	-65.2%	N/A	Health Care
Adverum Biotechnologies Inc	0.01%	-64.5%	-83.2%	Health Care
Vor Biopharma Inc Ordinary Shares	0.01%	-56.7%	N/A	Health Care
Aemetis Inc	0.01%	-54.4%	1282.9%	Energy
Bolt Biotherapeutics Inc Ord Shares	0.01%	-53.0%	N/A	Health Care
Gemini Therapeutics Inc Ord Shares	0.00%	-52.3%	N/A	Health Care
iRhythm Technologies Inc	0.06%	-52.2%	-42.7%	Health Care
Sigilon Therapeutics Inc Ord Shares	0.00%	-52.0%	N/A	Health Care
Aterian Inc	0.01%	-50.4%	166.5%	Consumer Discretionary

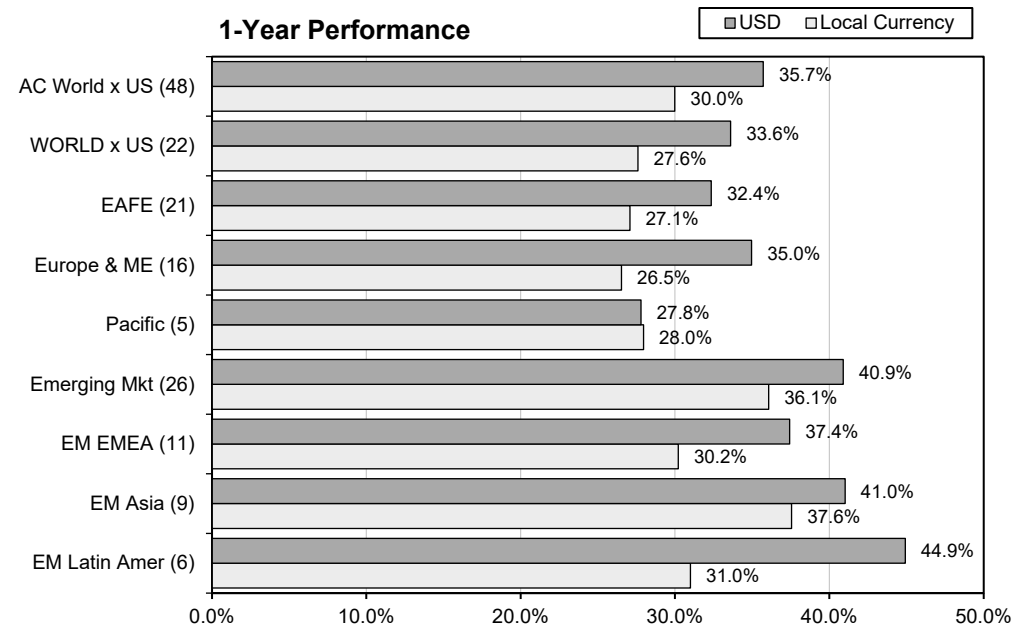
Source: Morningstar Direct



- All broad international equity indexes tracked in the chart posted positive returns in both US dollar (USD) and local currency terms for the 2nd quarter. For the period, developed markets outperformed emerging markets in both USD and local currency. The MSCI EAFE Index returned 5.2% in USD and 4.8% in local currency terms for the period while the MSCI Emerging Markets Index returned a slightly lower 5.1% in USD and 3.8% in local currency terms.



- The trailing 1-year results for international developed and emerging markets were positive across all regions and currencies. The MSCI EAFE Index returned 32.4% in USD and 27.1% in local currency terms, while the MSCI Emerging Markets Index returned 40.9% in USD and 36.1% in local currency terms. Performance within the emerging markets regions was led by Latin America with the EM Latin America Index returning 44.9% in USD and 31.0% in local terms.



Source: MSCI Global Index Monitor (Returns are Net)





**The Market Environment**  
**US Dollar International Index Attribution & Country Detail**  
As of June 30, 2021

MSCI - EAFE	Sector Weight	Quarter Return	1-Year Return
Communication Services	4.9%	0.3%	26.1%
Consumer Discretionary	13.0%	5.5%	49.8%
Consumer Staples	10.5%	8.5%	17.9%
Energy	3.2%	2.7%	29.1%
Financials	17.0%	3.2%	40.2%
Health Care	12.4%	9.3%	12.3%
Industrials	15.5%	3.6%	39.6%
Information Technology	9.1%	8.3%	40.2%
Materials	7.9%	5.1%	47.2%
Real Estate	3.0%	5.3%	27.6%
Utilities	3.4%	-1.1%	12.7%
<b>Total</b>	<b>100.0%</b>	<b>5.2%</b>	<b>32.4%</b>

MSCI - ACWixUS	Sector Weight	Quarter Return	1-Year Return
Communication Services	6.7%	1.5%	24.9%
Consumer Discretionary	13.8%	4.8%	44.6%
Consumer Staples	8.5%	7.7%	19.1%
Energy	4.5%	8.2%	34.2%
Financials	18.6%	4.3%	40.7%
Health Care	9.3%	9.9%	15.2%
Industrials	11.8%	4.4%	40.3%
Information Technology	12.9%	7.0%	56.6%
Materials	8.3%	6.5%	49.5%
Real Estate	2.6%	2.5%	22.3%
Utilities	3.0%	-0.3%	14.9%
<b>Total</b>	<b>100.0%</b>	<b>5.5%</b>	<b>35.7%</b>

MSCI - Emerging Mkt	Sector Weight	Quarter Return	1-Year Return
Communication Services	11.3%	1.9%	23.0%
Consumer Discretionary	17.6%	3.6%	36.8%
Consumer Staples	5.6%	4.5%	23.7%
Energy	5.0%	12.1%	31.8%
Financials	17.8%	4.2%	33.0%
Health Care	5.0%	14.1%	32.3%
Industrials	4.9%	13.2%	45.2%
Information Technology	20.4%	3.8%	75.8%
Materials	8.4%	8.4%	71.4%
Real Estate	2.0%	-6.0%	6.6%
Utilities	1.9%	2.0%	20.3%
<b>Total</b>	<b>100.0%</b>	<b>5.1%</b>	<b>40.9%</b>

Country	MSCI-EAFE Weight	MSCI-ACWixUS Weight	Quarter Return	1-Year Return
Japan	23.2%	14.3%	-0.3%	24.8%
United Kingdom	14.4%	8.9%	6.0%	31.3%
France	11.5%	7.1%	9.1%	40.9%
Switzerland	9.8%	6.0%	11.5%	24.3%
Germany	9.4%	5.8%	4.7%	31.8%
Australia	7.2%	4.4%	6.9%	39.6%
Netherlands	4.4%	2.7%	7.3%	49.6%
Sweden	3.8%	2.3%	5.5%	53.9%
Hong Kong	3.3%	2.0%	2.5%	29.0%
Denmark	2.6%	1.6%	13.1%	44.2%
Italy	2.5%	1.5%	3.6%	36.6%
Spain	2.5%	1.5%	5.3%	30.7%
Singapore	1.1%	0.7%	0.5%	28.7%
Finland	1.1%	0.7%	10.8%	34.7%
Belgium	1.0%	0.6%	9.2%	28.5%
Ireland	0.7%	0.4%	2.4%	39.6%
Norway	0.6%	0.4%	4.9%	49.6%
Israel	0.6%	0.4%	5.1%	22.5%
New Zealand	0.2%	0.2%	-5.1%	-5.0%
Austria	0.2%	0.1%	11.5%	70.9%
Portugal	0.2%	0.1%	-0.9%	11.4%
<b>Total EAFE Countries</b>	<b>100.0%</b>	<b>61.7%</b>	<b>5.2%</b>	<b>32.4%</b>
Canada		7.0%	10.0%	45.8%
<b>Total Developed Countries</b>		<b>68.7%</b>	<b>5.7%</b>	<b>33.6%</b>
China		11.7%	2.3%	27.4%
Taiwan		4.4%	7.1%	70.5%
Korea		4.1%	4.8%	66.2%
India		3.1%	6.9%	56.4%
Brazil		1.6%	22.9%	46.6%
South Africa		1.1%	-1.5%	39.9%
Russia		1.1%	14.0%	38.6%
Saudi Arabia		0.9%	10.0%	49.3%
Mexico		0.6%	9.1%	55.9%
Thailand		0.5%	-4.9%	7.0%
Malaysia		0.4%	-2.5%	3.8%
Indonesia		0.4%	-5.1%	7.6%
Poland		0.2%	18.7%	26.7%
United Arab Emirates		0.2%	11.2%	50.4%
Qatar		0.2%	2.2%	15.1%
Philippines		0.2%	7.6%	14.3%
Chile		0.1%	-14.2%	23.4%
Hungary		0.1%	14.8%	46.1%
Turkey		0.1%	-0.5%	-13.0%
Peru		0.1%	-8.8%	9.6%
Colombia		0.1%	-2.9%	18.0%
Argentina		0.0%	5.8%	28.6%
Greece		0.0%	8.2%	32.0%
Czech Republic		0.0%	14.6%	52.1%
Egypt		0.0%	-9.2%	-13.4%
Pakistan		0.0%	-6.7%	13.2%
<b>Total Emerging Countries</b>		<b>31.2%</b>	<b>5.1%</b>	<b>40.9%</b>
<b>Total ACWixUS Countries</b>		<b>100.0%</b>	<b>5.5%</b>	<b>35.7%</b>

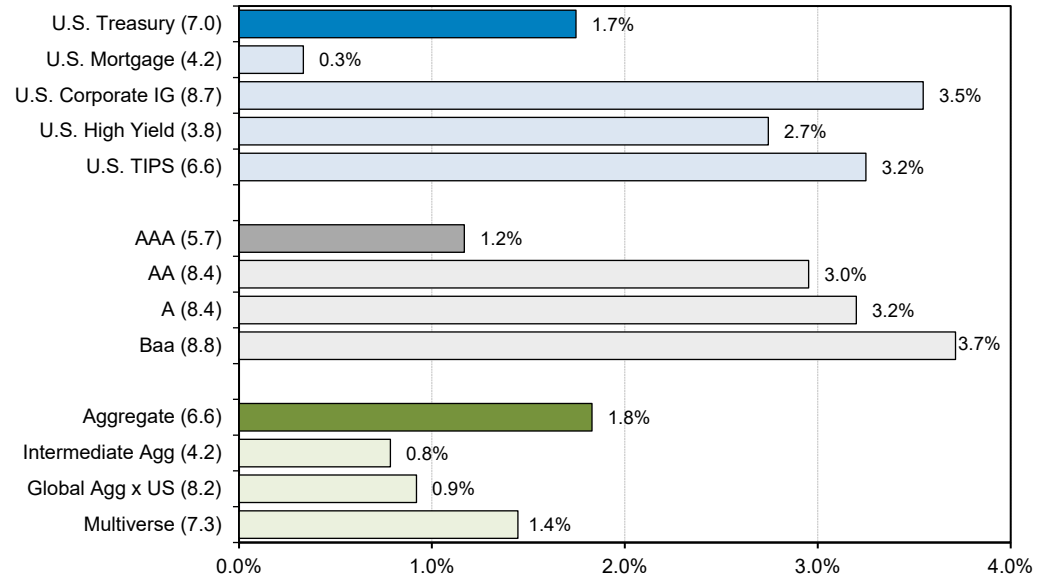
Source: Morningstar Direct, MSCI Global Index Monitor (Returns are Net in USD)  
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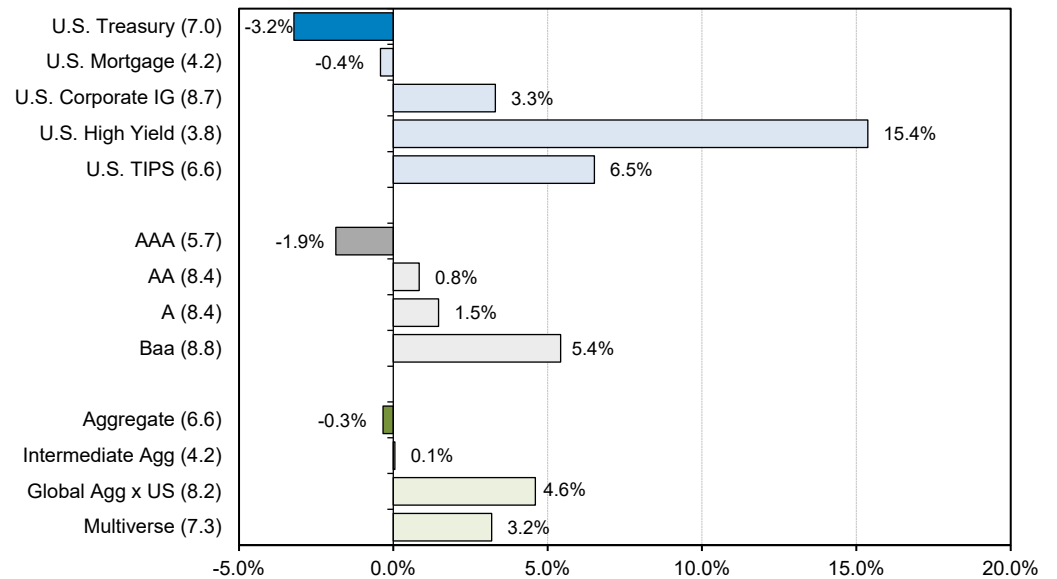
- Fixed income markets performed well during the 2nd quarter primarily due to falling US interest rates which acted as general tailwind for bond benchmark performance. The Bloomberg Barclays (BB) US Aggregate Bond Index returned a solid 1.8% for the period.
- Digging deeper into the investment grade index's segments, while each component exhibited positive performance, the US Corporate Investment Grade (3.5%) and US TIPS (3.2%) benchmark segments drove results. Although yields on issues of less than 2-years remained stable during the quarter, yields on longer-dated issues declined substantially over concerns of future economic growth.
- Outside of domestic markets, the BB Global Aggregate ex US Index posted a 0.9% return for the quarter. Like international stocks, global bonds were negatively impacted by the strengthening USD.

- Over the trailing 1-year period, domestic bond performance was slightly negative while global bonds posted solid, positive results. The BB Global Aggregate ex US Index return of 4.6% easily outpaced the domestic BB US Aggregate Index's return of -0.3%. A steepening yield curve, combined with a falling USD, were the primary contributors to the relative outperformance of global bonds for the year.
- The dispersion of returns for the year within bond market segments was significant and was led by the US High Yield Index's return of 15.4%. The combination of a lower average duration and a greater sensitivity to equity market movements were the primary performance catalysts. US TIPS also performed well for the year with the index returning 6.5%. Persistent concerns about rising inflation acted like a tailwind for TIPS issues.

**Quarter Performance**



**1-Year Performance**

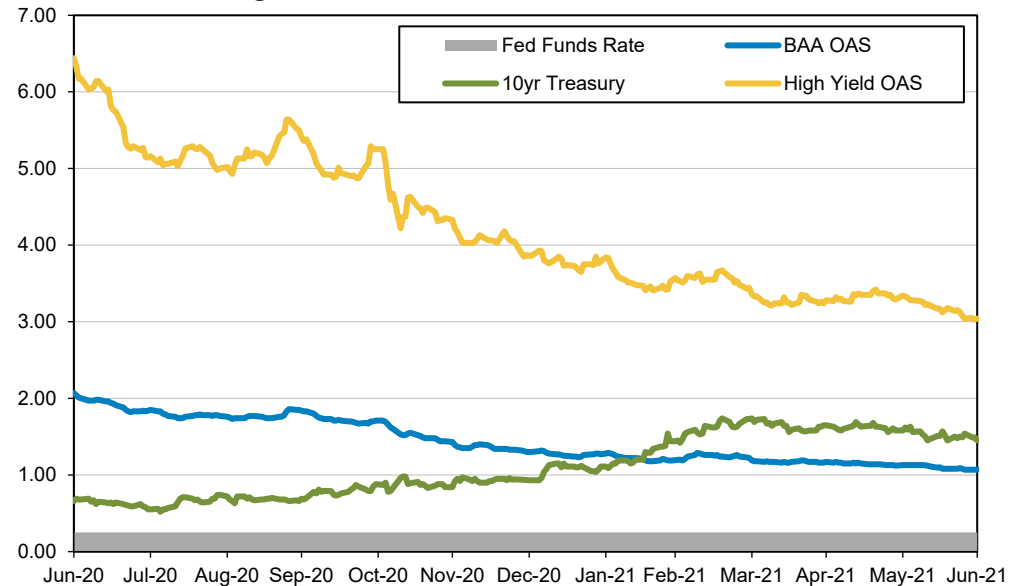


Source: Bloomberg

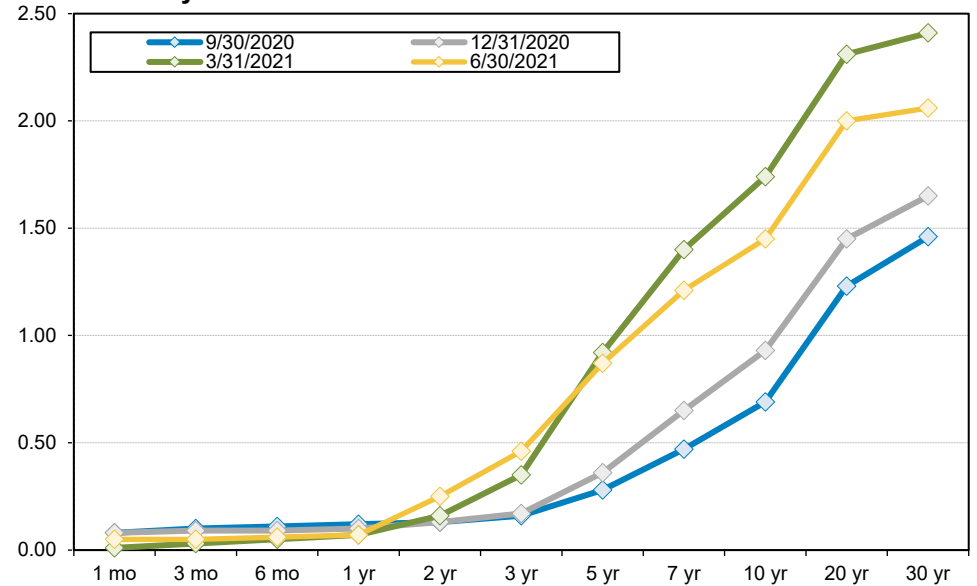


- The gray band across the graph illustrates the range of the Fed Funds Rate. Over the past year, the Fed's target rate range has remained unchanged at 0.00% to 0.25%. During its June meeting, the Federal Open Market Committee (FOMC) reiterated its commitment to keeping interest rates near zero while also maintaining its asset purchase program aimed at supplying the market with ample liquidity.
- The yield on the US 10-year Treasury (green line) began increasing rapidly as the economy slowly began to open earlier this year. After reaching a high of 1.74% during the 1st quarter of 2021, interest rates in the US began to fall as concerns about future economic growth increased.
- The blue line illustrates changes in the BAA OAS (Option Adjusted Spread). This measure quantifies the additional yield premium that investors require to purchase and hold non-Treasury investment grade issues. The narrowing spread the line illustrates indicates investors remain comfortable owning credit as the probability of corporate defaults remains low. While nearly triple the BAA OAS, the High Yield OAS shows a similar willingness by investors to hold non-Treasury debt.
- The lower graph provides a snapshot of the US Treasury yield curve at the end of each of the last four quarters. Beginning in the 3rd quarter of 2020, longer-term interest rates began to move higher as investors' optimism improved. This trend continued through the 1st quarter as economic growth surprised to the upside. Since then, longer-term US interest rates have fallen.

1-Year Trailing Market Rates



Treasury Yield Curve



Source: US Department of Treasury, FRED (Federal Reserve of St. Louis)

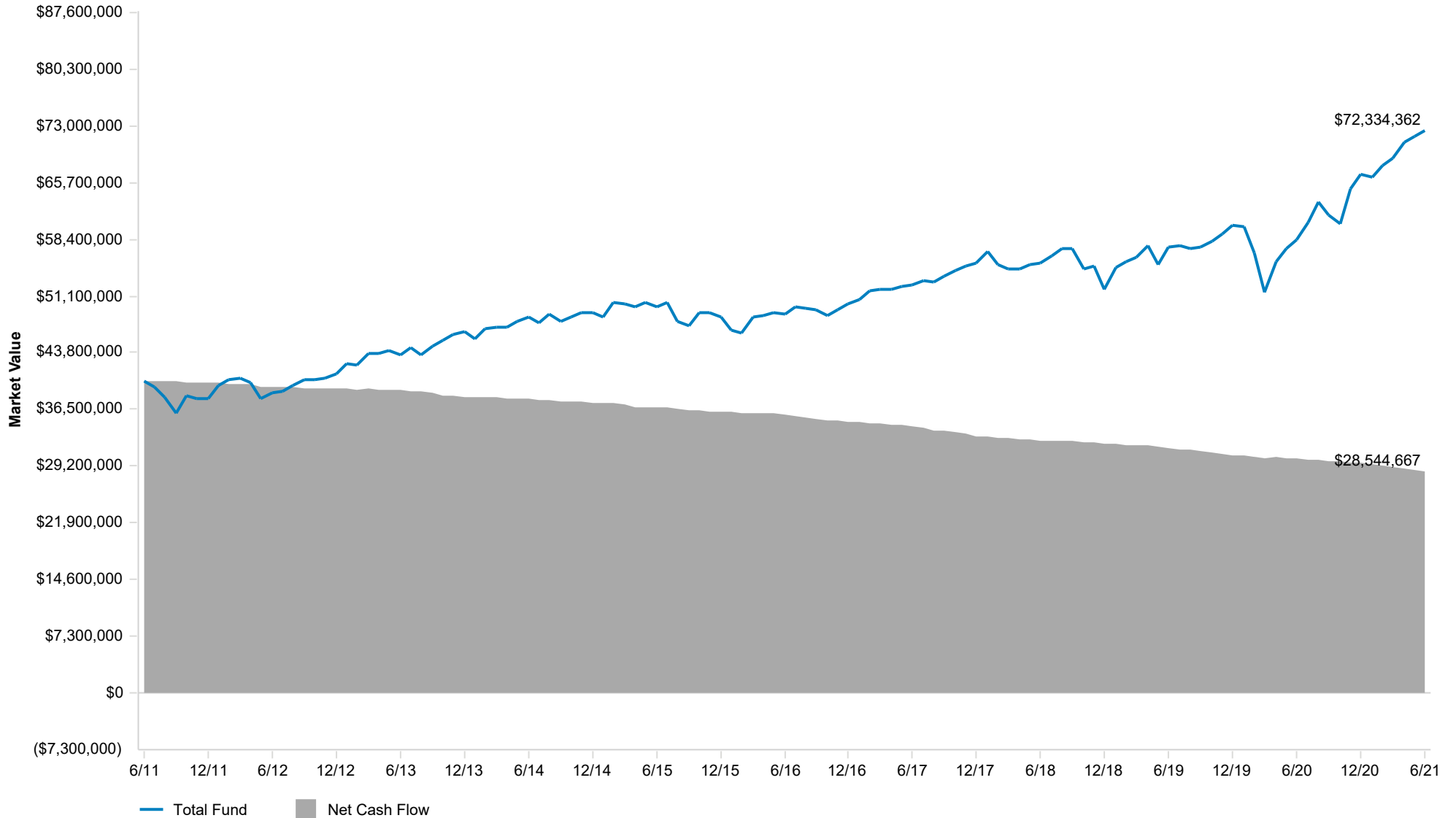


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**Schedule of Investable Assets**  
**Total Fund**  
**10 Years Ending June 30, 2021**

**Schedule of Investable Assets**

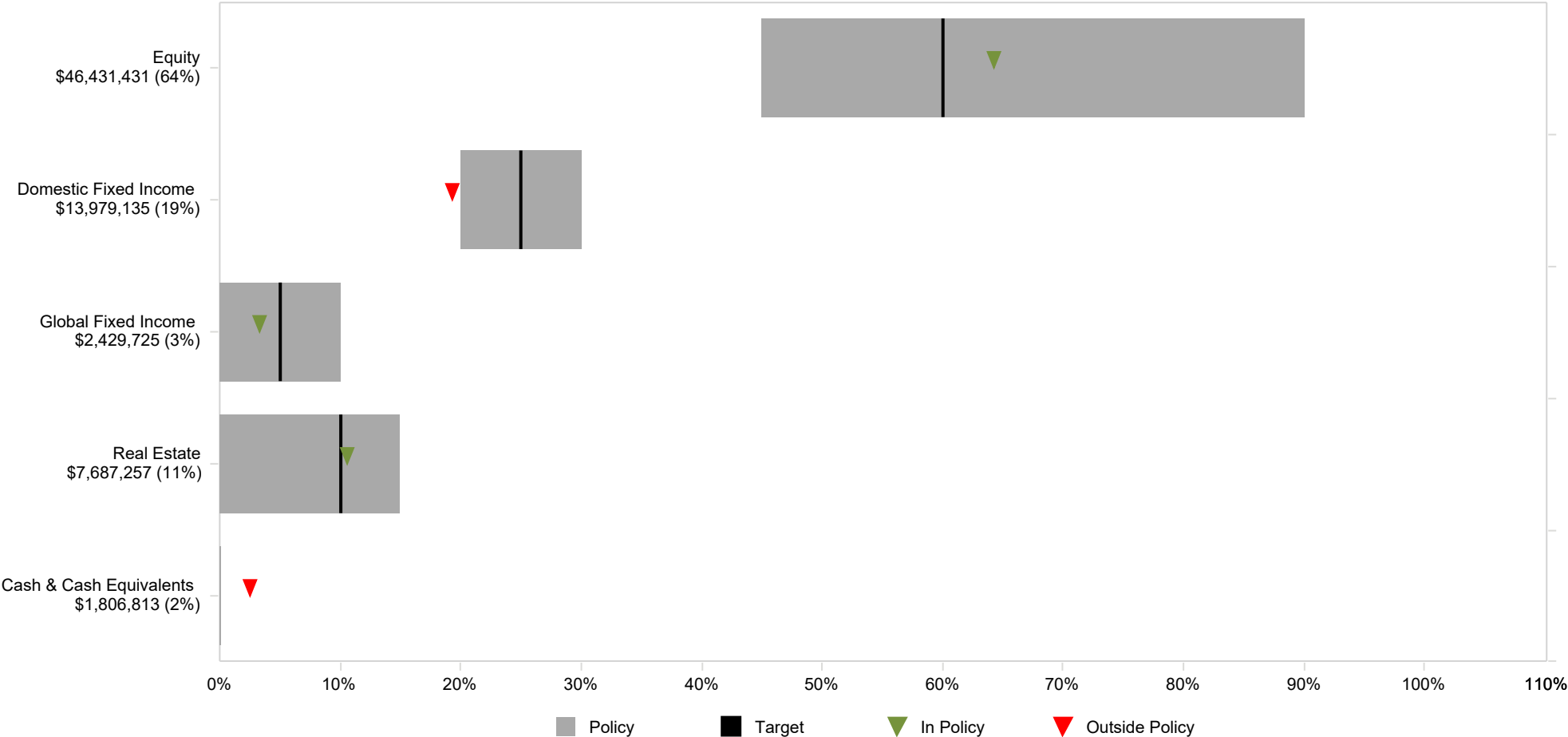


**Schedule of Investable Assets**

Periods Ending	Beginning Market Value \$	Net Cash Flow \$	Gain/Loss \$	Ending Market Value \$	%Return (Net)
10 YR	40,105,980	-11,561,313	43,789,694	72,334,362	8.80



**Executive Summary**



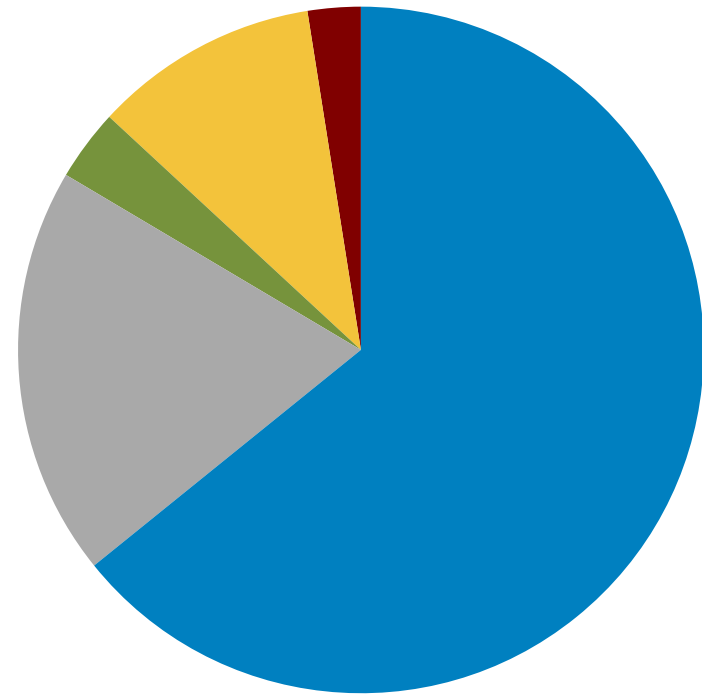
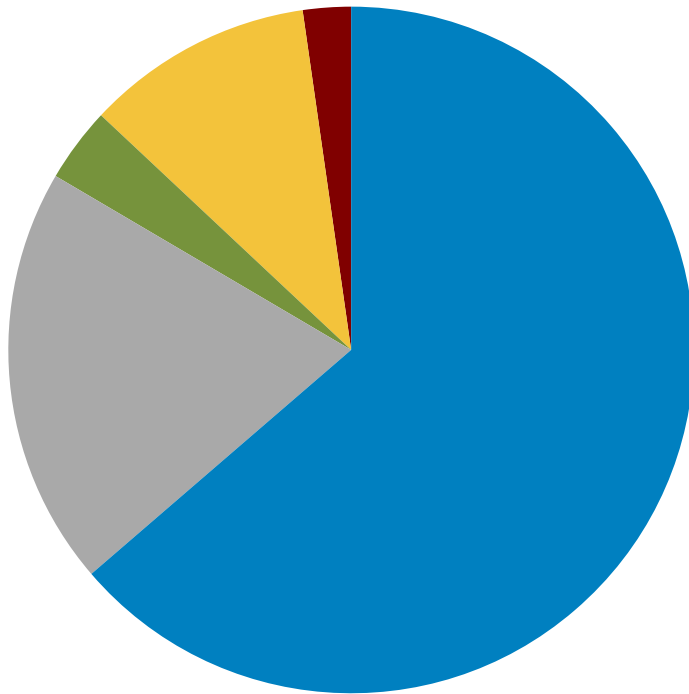
**Asset Allocation Compliance**

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Min. Rebal.	Target Rebal.	Max. Rebal.
Equity	46,431,431	64.2	45.0	60.0	90.0	-13,880,968	-3,030,814	18,669,494
Domestic Fixed Income	13,979,135	19.3	20.0	25.0	30.0	487,737	4,104,455	7,721,173
Global Fixed Income	2,429,725	3.4	0.0	5.0	10.0	-2,429,725	1,186,993	4,803,711
Real Estate	7,687,257	10.6	0.0	10.0	15.0	-7,687,257	-453,821	3,162,898
Cash & Cash Equivalents	1,806,813	2.5	0.0	0.0	0.0	-1,806,813	-1,806,813	-1,806,813
<b>Total Fund</b>	<b>72,334,362</b>	<b>100.0</b>	<b>N/A</b>	<b>100.0</b>	<b>N/A</b>	<b>-</b>	<b>-</b>	<b>-</b>



Asset Allocation By Segment as of  
 March 31, 2021 : \$68,903,369

Asset Allocation By Segment as of  
 June 30, 2021 : \$72,334,362

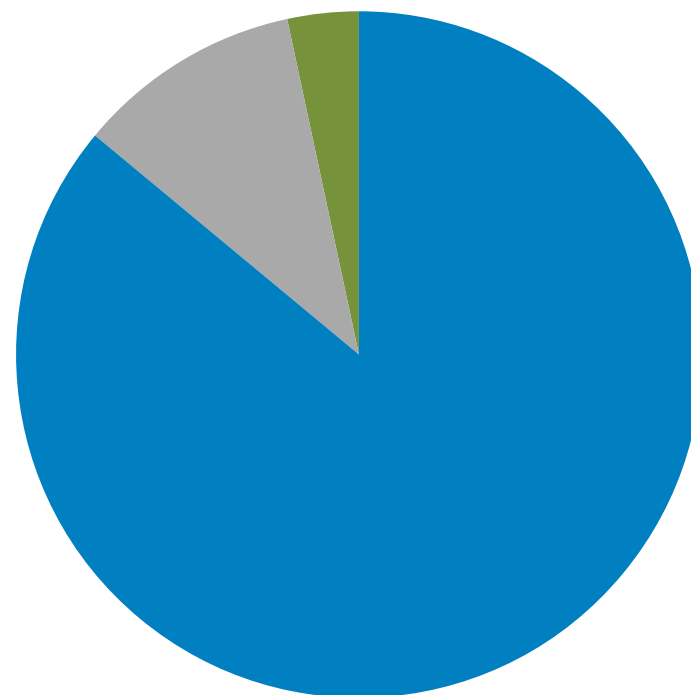
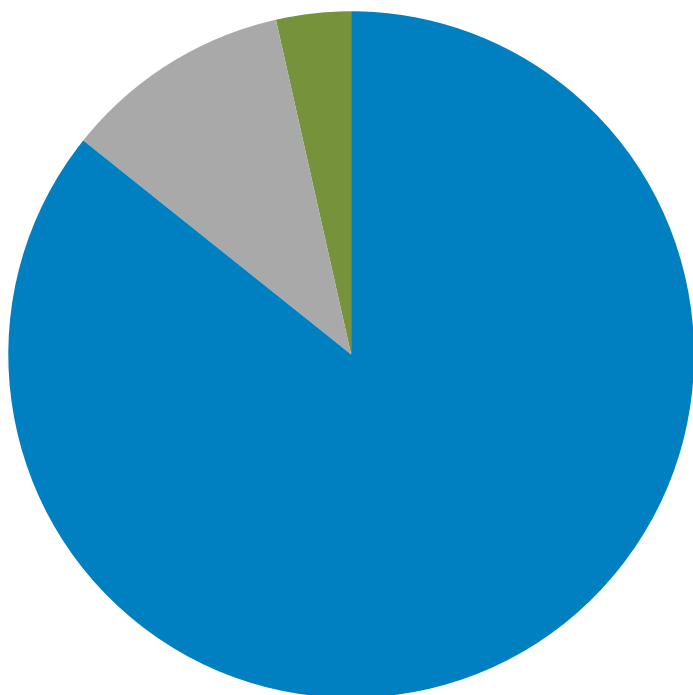


Allocation			Allocation		
Segments	Market Value	Allocation	Segments	Market Value	Allocation
Equity	43,883,074	63.7	Equity	46,431,431	64.2
Domestic Fixed Income	13,619,547	19.8	Domestic Fixed Income	13,979,135	19.3
Global Fixed Income	2,428,148	3.5	Global Fixed Income	2,429,725	3.4
Real Estate	7,409,787	10.8	Real Estate	7,687,257	10.6
Cash Equivalent	1,562,814	2.3	Cash Equivalent	1,806,813	2.5



Asset Allocation By Manager as of  
 March 31, 2021 : \$68,903,369

Asset Allocation By Manager as of  
 June 30, 2021 : \$72,334,362



Allocation			Allocation		
	Market Value	Allocation		Market Value	Allocation
Highland Capital	59,065,434	85.7	Highland Capital	62,217,380	86.0
ARA Core Property Fund	7,409,787	10.8	ARA Core Property Fund	7,687,257	10.6
Pimco Global Bond Opp (Hedged) (PGBIX)	2,428,148	3.5	Pimco Global Bond Opp (Hedged) (PGBIX)	2,429,725	3.4
Mutual Fund Cash	-	0.0	Mutual Fund Cash	-	0.0

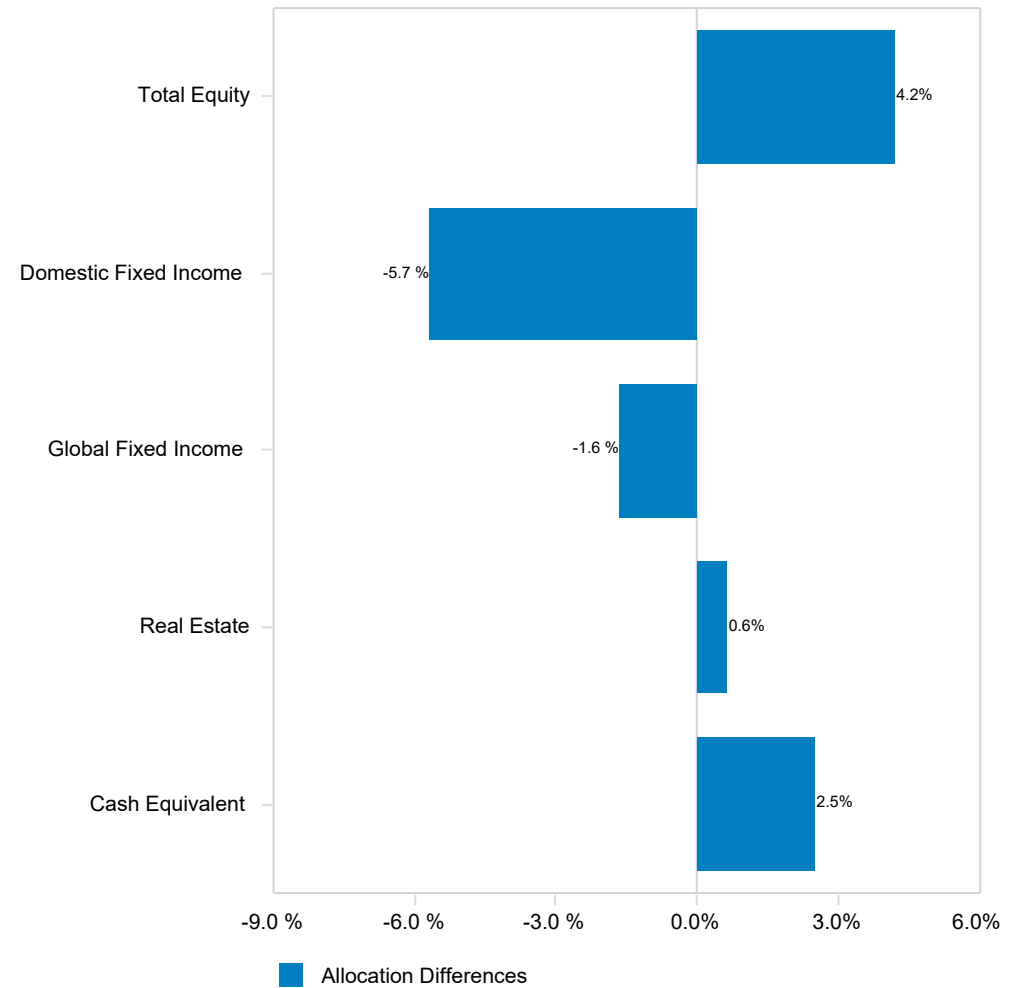
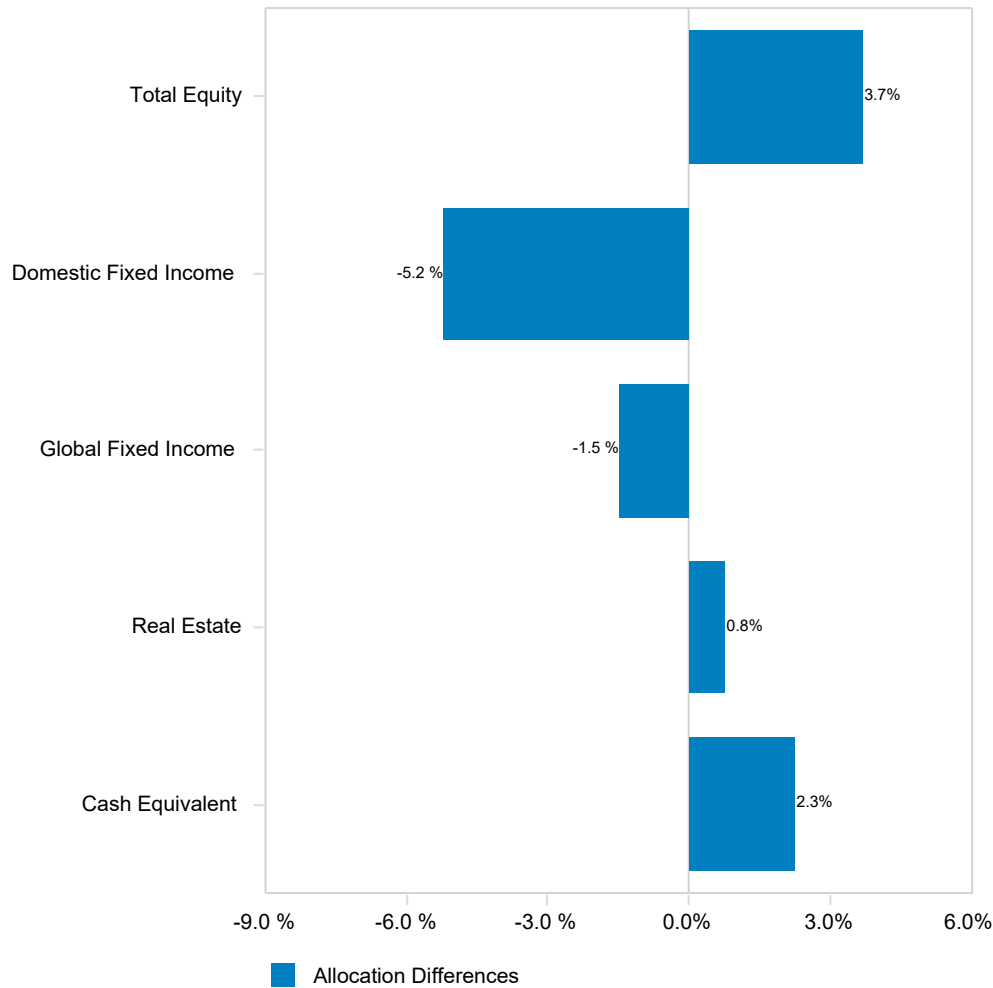




**Asset Allocation vs. Target Allocation**

**Total Fund**

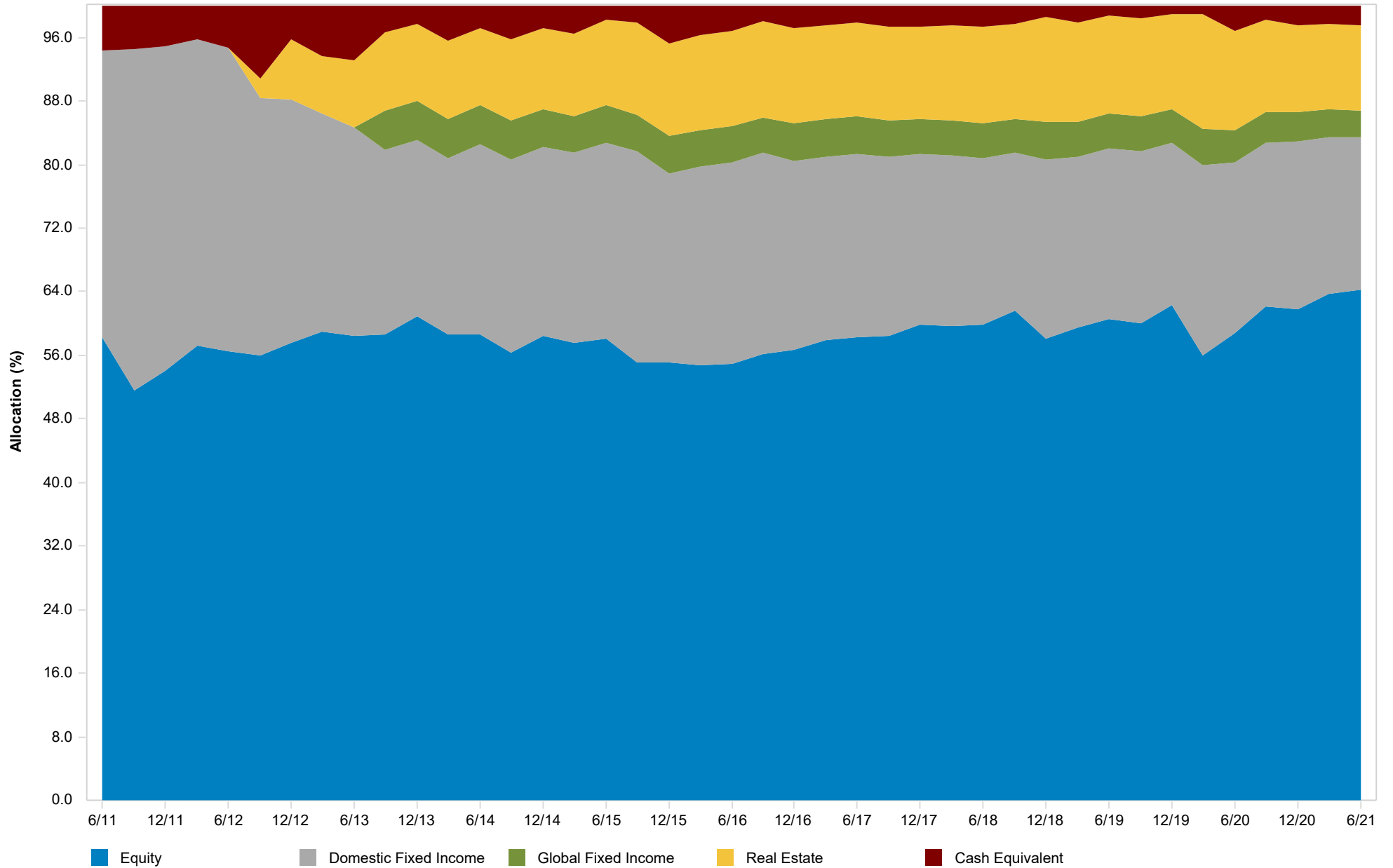
As of June 30, 2021



	As of March 31, 2021			As of June 30, 2021		
	Market Value \$	Allocation (%)	Target (%)	Market Value \$	Allocation (%)	Target (%)
Total Equity	43,883,074	63.7	60.0	46,431,431	64.2	60.0
Domestic Fixed Income	13,619,547	19.8	25.0	13,979,135	19.3	25.0
Global Fixed Income	2,428,148	3.5	5.0	2,429,725	3.4	5.0
Real Estate	7,409,787	10.8	10.0	7,687,257	10.6	10.0
Cash Equivalent	1,562,814	2.3	0.0	1,806,813	2.5	0.0
Total Fund	68,903,369	100.0	100.0	72,334,362	100.0	100.0



Historical Asset Allocation by Segment



<b>Financial Reconciliation Quarter to Date</b>									
	<b>Market Value 04/01/2021</b>	<b>Net Transfers</b>	<b>Contributions</b>	<b>Distributions</b>	<b>Management Fees</b>	<b>Other Expenses</b>	<b>Income</b>	<b>Apprec./ Deprec.</b>	<b>Market Value 06/30/2021</b>
Highland Capital	59,065,434	-	414,626	-869,912	-59,039	-23,298	270,765	3,418,804	62,217,380
Pimco Global Bond Opp (Hedged) (PGBIX)	2,428,148	-	-	-	-	-	8,415	-6,838	2,429,725
ARA Core Property Fund	7,409,787	-	-	-	-21,171	-	52,927	245,713	7,687,257
Mutual Fund Cash	-	-	-	-	-	-	-	-	-
<b>Total Fund</b>	<b>68,903,369</b>	<b>-</b>	<b>414,626</b>	<b>-869,912</b>	<b>-80,210</b>	<b>-23,298</b>	<b>332,107</b>	<b>3,657,679</b>	<b>72,334,362</b>

<b>Financial Reconciliation Fiscal Year to Date</b>									
	<b>Market Value 10/01/2020</b>	<b>Net Transfers</b>	<b>Contributions</b>	<b>Distributions</b>	<b>Management Fees</b>	<b>Other Expenses</b>	<b>Income</b>	<b>Apprec./ Deprec.</b>	<b>Market Value 06/30/2021</b>
Highland Capital	51,991,591	-	1,344,654	-2,645,830	-167,928	-71,954	795,676	10,971,171	62,217,380
Pimco Global Bond Opp (Hedged) (PGBIX)	2,371,823	-1	-	-	-	-	34,329	23,575	2,429,725
ARA Core Property Fund	7,211,940	-	-	-	-61,718	-	157,441	379,594	7,687,257
Mutual Fund Cash	-	1	-	-	-	-	-	-1	-
<b>Total Fund</b>	<b>61,575,354</b>	<b>-</b>	<b>1,344,654</b>	<b>-2,645,830</b>	<b>-229,646</b>	<b>-71,954</b>	<b>987,445</b>	<b>11,374,339</b>	<b>72,334,362</b>



## Comparative Performance Trailing Returns

	QTR	FYTD	1 YR	3 YR	5 YR	10 YR	Inception	Inception Date
<b>Total Fund (Net)</b>	<b>5.70</b>	<b>19.91</b>	<b>27.23</b>	<b>12.10</b>	<b>11.35</b>	<b>8.80</b>	<b>7.48</b>	<b>01/01/1998</b>
Total Fund Policy	5.50	18.42	24.92	12.39	11.50	9.62	7.29	
<b>Total Fund (Gross)</b>	<b>5.82 (23)</b>	<b>20.32 (49)</b>	<b>27.82 (33)</b>	<b>12.65 (19)</b>	<b>11.88 (22)</b>	<b>9.30 (26)</b>	<b>7.90 (13)</b>	<b>01/01/1998</b>
Total Fund Policy	5.50 (40)	18.42 (74)	24.92 (69)	12.39 (24)	11.50 (32)	9.62 (15)	7.29 (45)	
All Public Plans-Total Fund Median	5.29	20.25	26.67	11.44	10.88	8.61	7.19	
<b>Highland Capital Equity (Gross)</b>	<b>7.46 (48)</b>	<b>32.68 (58)</b>	<b>46.18 (40)</b>	<b>17.95 (56)</b>	<b>17.56 (47)</b>	<b>12.49 (81)</b>	<b>9.69 (N/A)</b>	<b>01/01/1998</b>
Total Equity Policy	7.61 (46)	31.07 (60)	42.21 (60)	16.51 (71)	16.34 (64)	12.94 (78)	7.91 (N/A)	
IM U.S. All Cap Core Equity (SA+CF) Median	7.37	33.74	43.86	18.57	17.50	14.47	N/A	
<b>Highland Capital Fixed (Gross)</b>	<b>3.08 (2)</b>	<b>1.63 (14)</b>	<b>2.91 (15)</b>	<b>5.98 (55)</b>	<b>3.64 (54)</b>	<b>3.94 (52)</b>	<b>4.76 (98)</b>	<b>01/01/1998</b>
Total Fixed Policy	1.83 (85)	-0.95 (86)	-0.34 (86)	5.34 (94)	3.03 (92)	3.38 (96)	4.90 (90)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	1.97	-0.08	1.05	6.07	3.67	3.96	5.27	
<b>Pimco Global Bond Opp (Hedged) (PGBIX) (Net)</b>	<b>0.06 (89)</b>	<b>2.29 (32)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>2.63 (25)</b>	<b>09/01/2020</b>
Bloomberg Barclays Global Agg Index (Hedged)	0.98 (76)	-0.65 (92)	0.07 (97)	4.59 (54)	2.98 (53)	3.87 (14)	-0.29 (89)	
IM Global Fixed Income (MF) Median	1.33	1.38	4.25	4.68	3.01	2.64	1.22	
<b>American Core Realty Fund (Gross)</b>	<b>4.03 (53)</b>	<b>7.47 (63)</b>	<b>7.33 (74)</b>	<b>6.03 (64)</b>	<b>6.74 (62)</b>	<b>N/A</b>	<b>9.11 (78)</b>	<b>07/01/2012</b>
NCREIF Fund Index-Open End Diversified Core (EW)	4.39 (38)	8.22 (47)	8.84 (45)	6.07 (63)	6.98 (58)	9.79 (64)	9.49 (64)	
IM U.S. Open End Private Real Estate (SA+CF) Median	4.05	7.93	8.54	6.48	7.25	10.08	9.78	

Returns for periods greater than one year are annualized.  
Returns are expressed as percentages. Fiscal year ends September 30th.

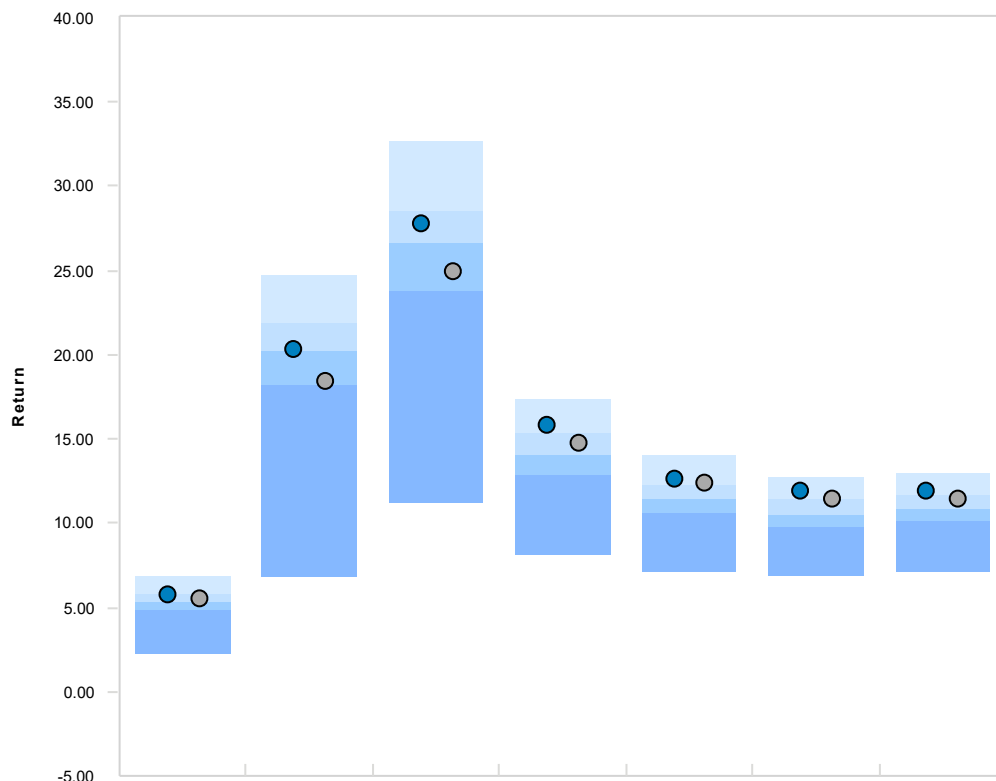


Comparative Performance Fiscal Year Returns										
	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018	Oct-2016 To Sep-2017	Oct-2015 To Sep-2016	Oct-2014 To Sep-2015	Oct-2013 To Sep-2014	Oct-2012 To Sep-2013	Oct-2011 To Sep-2012	
<b>Total Fund (Net)</b>	<b>9.83</b>	<b>2.83</b>	<b>9.71</b>	<b>12.52</b>	<b>7.49</b>	<b>1.11</b>	<b>10.06</b>	<b>12.76</b>	<b>14.76</b>	
Total Fund Policy	10.16	5.20	8.58	11.87	11.23	0.03	11.18	10.98	18.44	
<b>Total Fund (Gross)</b>	<b>10.34 (16)</b>	<b>3.31 (76)</b>	<b>10.22 (7)</b>	<b>13.13 (27)</b>	<b>7.99 (88)</b>	<b>1.48 (8)</b>	<b>10.65 (34)</b>	<b>13.18 (38)</b>	<b>15.22 (83)</b>	
Total Fund Policy	10.16 (18)	5.20 (24)	8.58 (30)	11.87 (51)	11.23 (11)	0.03 (29)	11.18 (22)	10.98 (75)	18.44 (33)	
All Public Plans-Total Fund Median	7.61	4.27	7.65	11.95	9.75	-0.80	9.89	12.46	17.62	
<b>Highland Capital Equity (Gross)</b>	<b>15.40 (36)</b>	<b>0.72 (69)</b>	<b>16.31 (58)</b>	<b>20.57 (27)</b>	<b>9.30 (73)</b>	<b>-0.41 (49)</b>	<b>14.17 (72)</b>	<b>23.16 (62)</b>	<b>23.08 (78)</b>	
Total Equity Policy	12.06 (49)	2.04 (62)	13.62 (79)	19.14 (45)	13.68 (38)	-3.37 (81)	15.61 (63)	20.14 (84)	27.76 (47)	
IM U.S. All Cap Core Equity (SA+CF) Median	11.64	2.78	16.71	18.74	11.94	-0.51	16.48	24.50	26.95	
<b>Highland Capital Fixed (Gross)</b>	<b>6.56 (87)</b>	<b>9.68 (90)</b>	<b>-1.07 (73)</b>	<b>0.85 (39)</b>	<b>7.00 (9)</b>	<b>2.18 (89)</b>	<b>3.95 (81)</b>	<b>-2.75 (100)</b>	<b>7.18 (39)</b>	
Total Fixed Policy	6.98 (77)	10.30 (69)	-1.22 (88)	0.07 (84)	5.19 (80)	2.94 (62)	3.85 (88)	-1.86 (89)	5.28 (86)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	7.53	10.43	-0.74	0.63	5.66	3.02	4.49	-1.25	6.61	
<b>Pimco Global Bond Opp (Hedged) (PGBIX) (Net)</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	
Bloomberg Barclays Global Agg Index (Hedged)	4.14 (65)	10.65 (13)	0.83 (12)	-0.17 (72)	6.54 (64)	3.14 (1)	5.50 (24)	0.54 (20)	5.69 (79)	
IM Global Fixed Income (MF) Median	5.39	7.65	-1.29	1.02	7.42	-3.85	3.37	-1.81	7.17	
<b>American Core Realty Fund (Gross)</b>	<b>1.62 (63)</b>	<b>6.81 (52)</b>	<b>8.50 (65)</b>	<b>7.52 (63)</b>	<b>9.04 (94)</b>	<b>13.98 (68)</b>	<b>12.49 (64)</b>	<b>12.27 (72)</b>	<b>N/A</b>	
NCREIF Fund Index-Open End Diversified Core (EW)	1.74 (55)	6.17 (72)	8.82 (59)	7.81 (56)	10.62 (68)	14.71 (61)	12.39 (67)	12.47 (69)	11.77 (64)	
IM U.S. Open End Private Real Estate (SA+CF) Median	1.78	6.89	9.04	8.05	11.32	15.45	12.78	13.28	12.89	

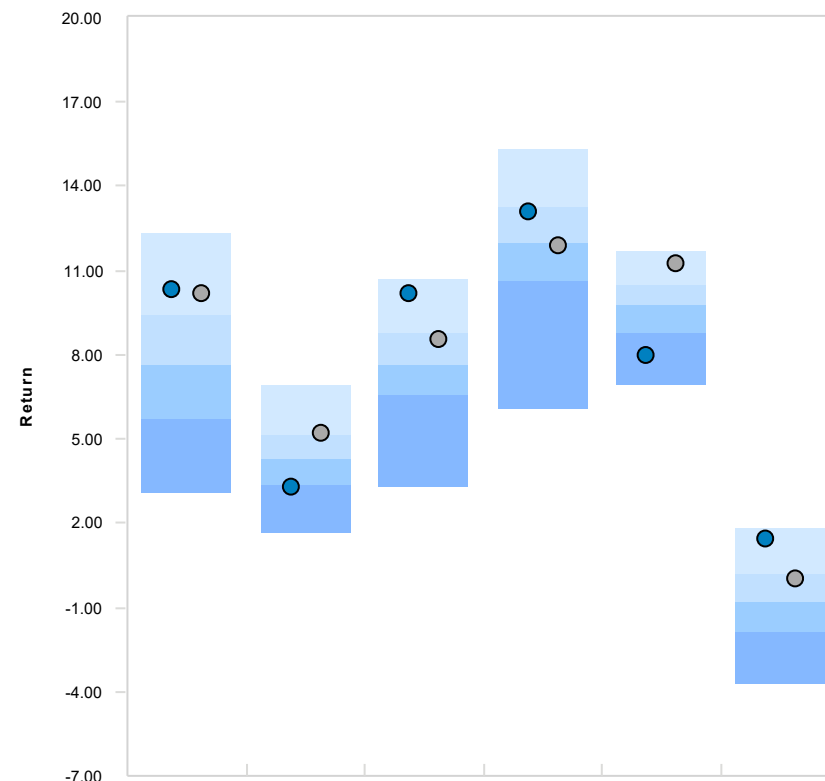
Returns for periods greater than one year are annualized.  
Returns are expressed as percentages. Fiscal year ends September 30th.



Plan Sponsor Peer Group Analysis - All Public Plans-Total Fund



	QTR	FYTD	1 YR	2 YR	3 YR	4 YR	5 YR
● Total Fund	5.82 (23)	20.32 (49)	27.82 (33)	15.82 (20)	12.65 (19)	11.90 (17)	11.88 (22)
● Fund Policy	5.50 (40)	18.42 (74)	24.92 (69)	14.82 (35)	12.39 (24)	11.44 (26)	11.50 (32)
Median	5.29	20.25	26.67	14.07	11.44	10.56	10.88



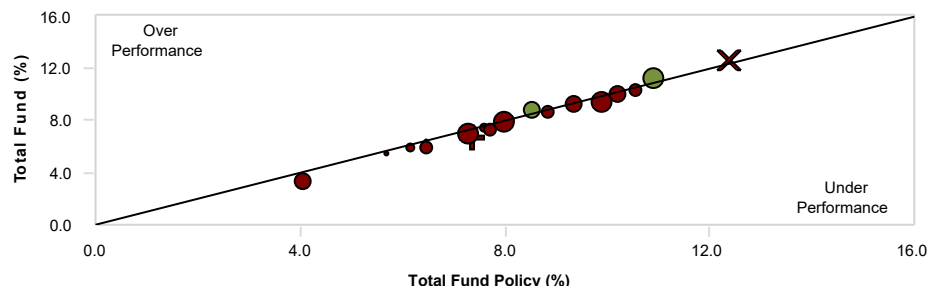
	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018	Oct-2016 To Sep-2017	Oct-2015 To Sep-2016	Oct-2014 To Sep-2015
● Total Fund	10.34 (16)	3.31 (76)	10.22 (7)	13.13 (27)	7.99 (88)	1.48 (8)
● Fund Policy	10.16 (18)	5.20 (24)	8.58 (30)	11.87 (51)	11.23 (11)	0.03 (29)
Median	7.61	4.27	7.65	11.95	9.75	-0.80

Comparative Performance

	1 Qtr Ending Mar-2021	1 Qtr Ending Dec-2020	1 Qtr Ending Sep-2020	1 Qtr Ending Jun-2020	1 Qtr Ending Mar-2020	1 Qtr Ending Dec-2019
Total Fund	4.39 (14)	8.92 (82)	6.23 (11)	13.69 (28)	-13.77 (60)	5.95 (20)
Total Fund Policy	2.45 (76)	9.57 (68)	5.49 (40)	12.84 (40)	-12.34 (36)	5.57 (35)
All Public Plans-Total Fund Median	3.21	10.27	5.24	12.24	-13.16	5.23

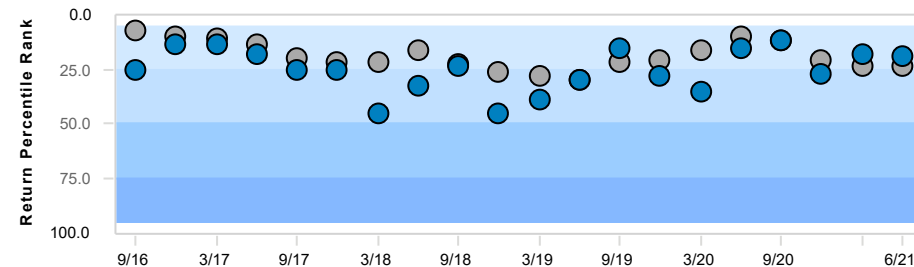


3 Yr Rolling Under/Over Performance - 5 Years



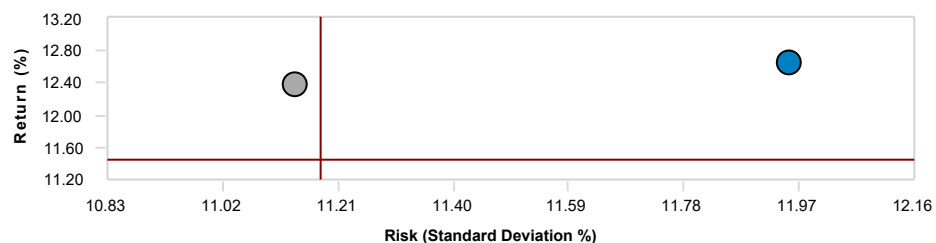
- Over Performance
- Under Performance
- + Earliest Date
- X Latest Date

3 Yr Rolling Percentile Ranking - 5 Years



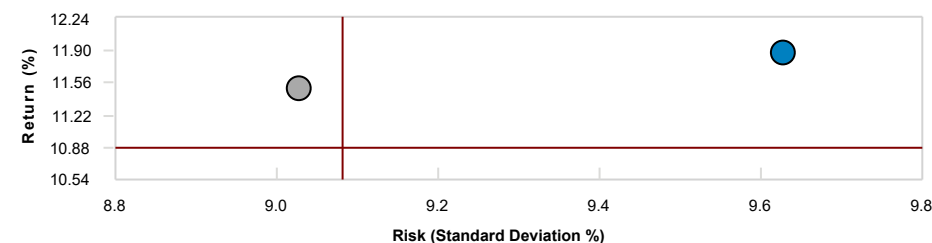
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
<span style="color: blue;">●</span> Total Fund	20	12 (60%)	8 (40%)	0 (0%)	0 (0%)
<span style="color: grey;">●</span> Fund Policy	20	17 (85%)	3 (15%)	0 (0%)	0 (0%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
<span style="color: blue;">●</span> Total Fund	12.65	11.95
<span style="color: grey;">●</span> Fund Policy	12.39	11.14
<span style="color: red;">—</span> Median	11.44	11.18

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
<span style="color: blue;">●</span> Total Fund	11.88	9.63
<span style="color: grey;">●</span> Fund Policy	11.50	9.03
<span style="color: red;">—</span> Median	10.87	9.08

Historical Statistics - 3 Years

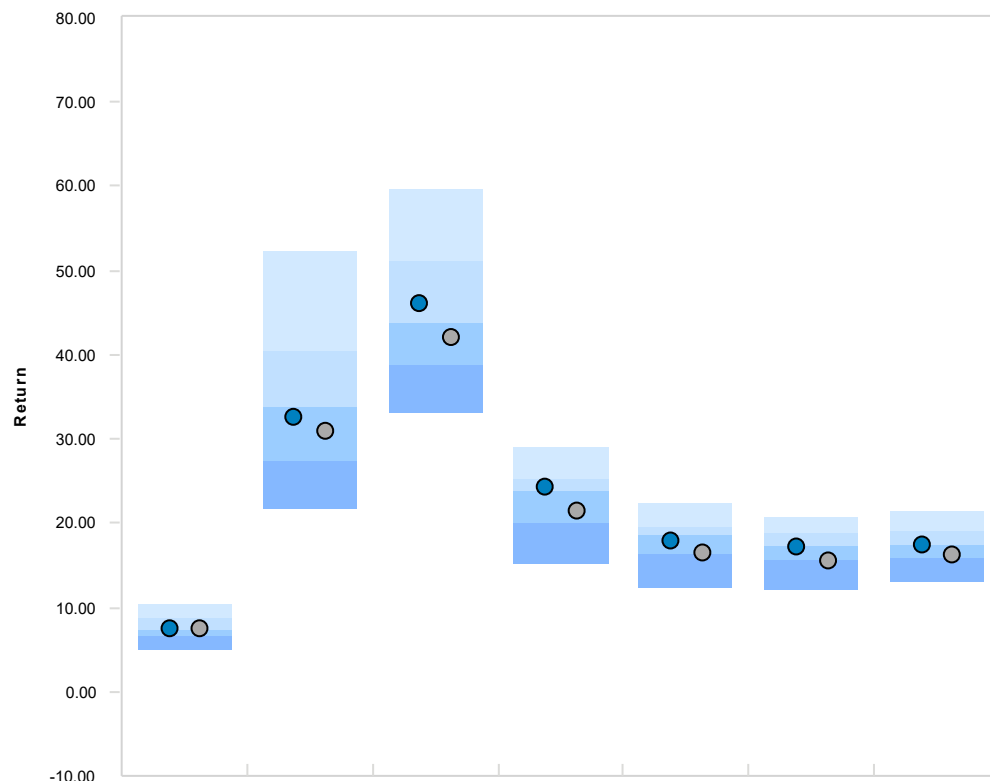
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Total Fund	1.66	107.25	113.00	-0.46	0.20	0.94	1.06	7.75
Fund Policy	0.00	100.00	100.00	0.00	N/A	0.98	1.00	6.99

Historical Statistics - 5 Years

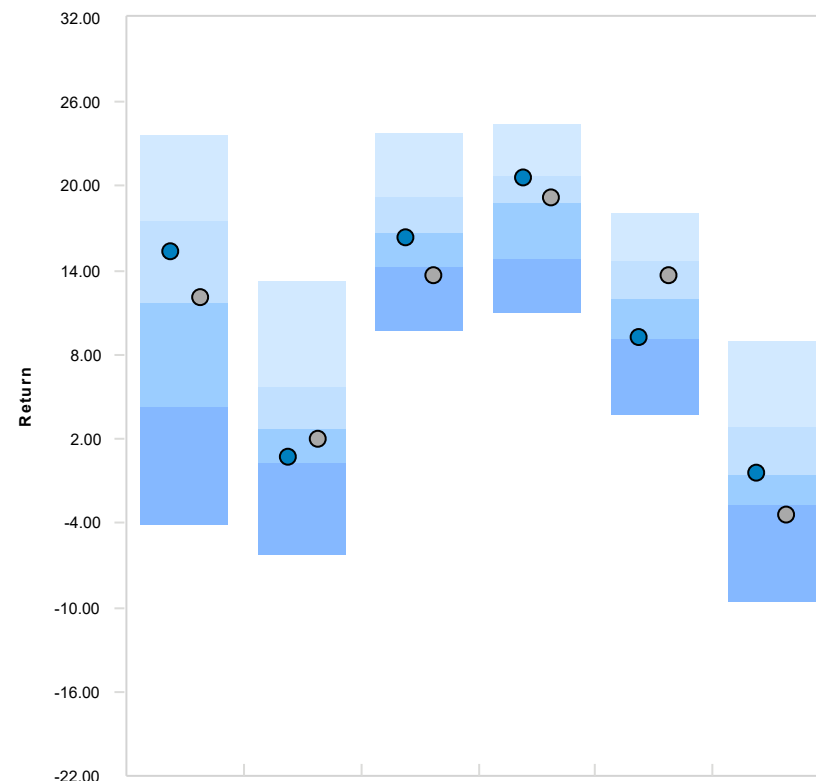
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Total Fund	1.48	106.18	110.51	-0.22	0.27	1.09	1.06	6.16
Total Fund Policy	0.00	100.00	100.00	0.00	N/A	1.12	1.00	5.59



Peer Group Analysis - IM U.S. All Cap Core Equity (SA+CF)



	QTR	FYTD	1 YR	2 YR	3 YR	4 YR	5 YR
● Highland Eq	7.46 (48)	32.68 (58)	46.18 (40)	24.30 (42)	17.95 (56)	17.29 (50)	17.56 (47)
● Equity Policy	7.61 (46)	31.07 (60)	42.21 (60)	21.46 (67)	16.51 (71)	15.63 (74)	16.34 (64)
Median	7.37	33.74	43.86	23.78	18.57	17.26	17.50



	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018	Oct-2016 To Sep-2017	Oct-2015 To Sep-2016	Oct-2014 To Sep-2015
● Highland Eq	15.40 (36)	0.72 (69)	16.31 (58)	20.57 (27)	9.30 (73)	-0.41 (49)
● Equity Policy	12.06 (49)	2.04 (62)	13.62 (79)	19.14 (45)	13.68 (38)	-3.37 (81)
Median	11.64	2.78	16.71	18.74	11.94	-0.51

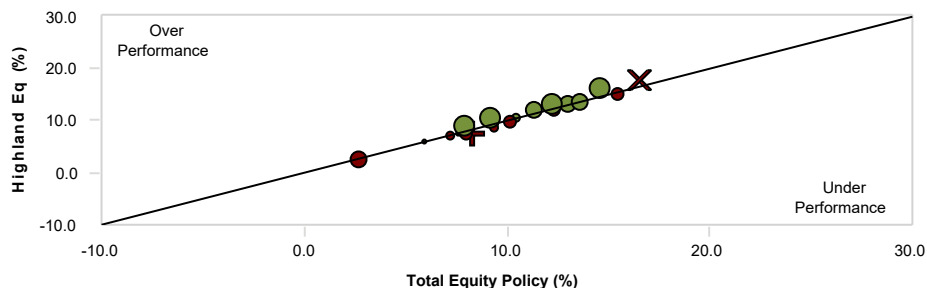
Comparative Performance

	1 Qtr Ending Mar-2021	1 Qtr Ending Dec-2020	1 Qtr Ending Sep-2020	1 Qtr Ending Jun-2020	1 Qtr Ending Mar-2020	1 Qtr Ending Dec-2019
Highland Eq	7.51 (44)	14.85 (44)	10.17 (12)	23.16 (32)	-22.24 (62)	9.37 (19)
Total Equity Policy	5.66 (70)	15.28 (39)	8.50 (40)	20.61 (59)	-21.49 (54)	9.08 (25)
IM U.S. All Cap Core Equity (SA+CF) Median	7.02	14.59	7.82	21.20	-21.03	7.71



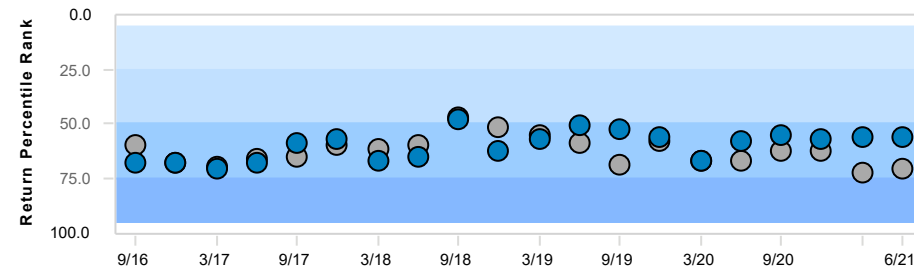


### 3 Yr Rolling Under/Over Performance - 5 Years



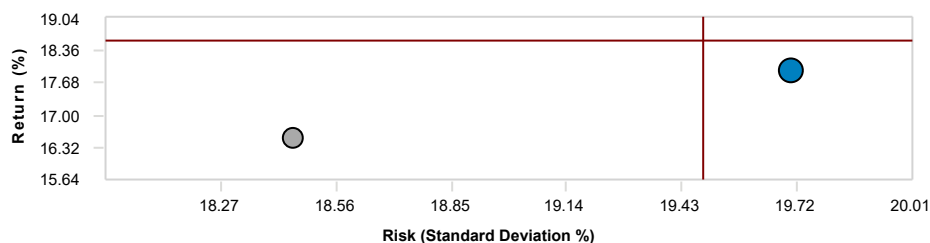
- Over Performance
- Under Performance
- + Earliest Date
- X Latest Date

### 3 Yr Rolling Percentile Ranking - 5 Years



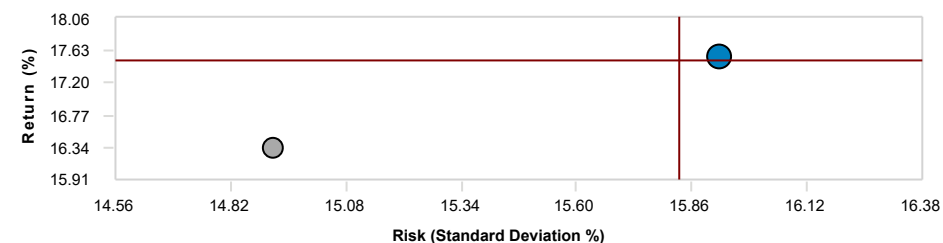
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
● Highland Eq	20	0 (0%)	1 (5%)	19 (95%)	0 (0%)
● Equity Policy	20	0 (0%)	1 (5%)	19 (95%)	0 (0%)

### Peer Group Scattergram - 3 Years



	Return	Standard Deviation
● Highland Eq	17.95	19.71
● Equity Policy	16.51	18.45
— Median	18.57	19.48

### Peer Group Scattergram - 5 Years



	Return	Standard Deviation
● Highland Eq	17.56	15.92
● Equity Policy	16.34	14.91
— Median	17.50	15.83

### Historical Statistics - 3 Years

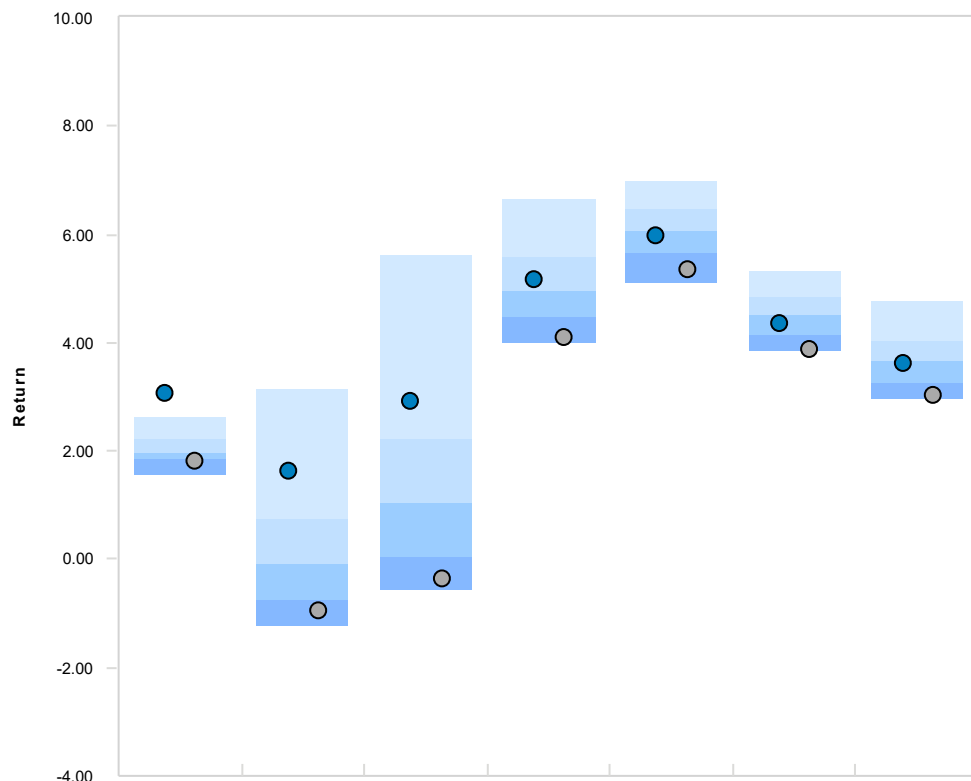
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Eq	2.21	107.99	107.36	0.40	0.67	0.87	1.06	12.82
Equity Policy	0.00	100.00	100.00	0.00	N/A	0.85	1.00	12.14

### Historical Statistics - 5 Years

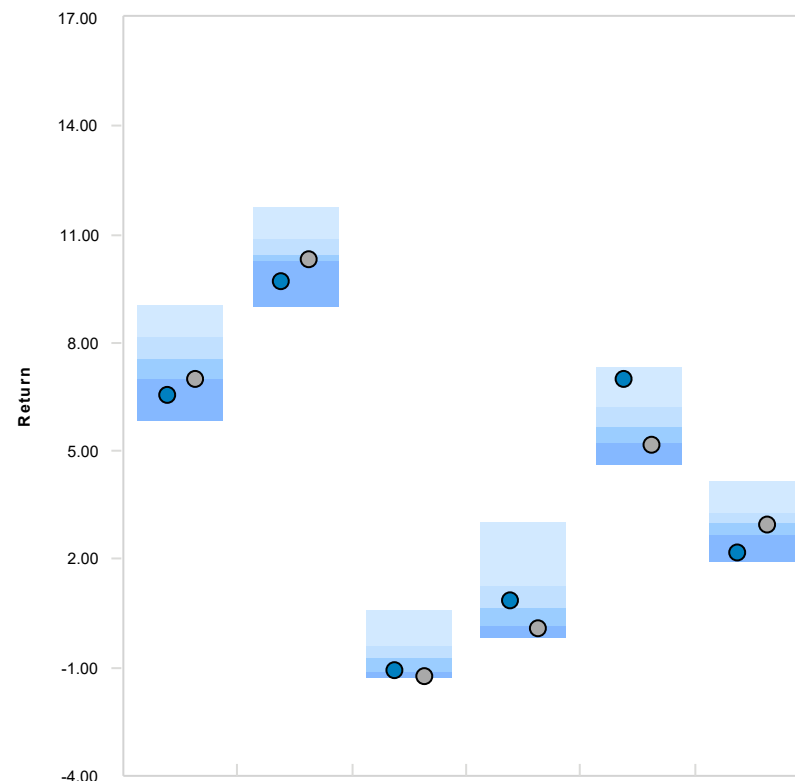
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Eq	1.99	107.16	106.80	0.22	0.61	1.02	1.06	10.17
Equity Policy	0.00	100.00	100.00	0.00	N/A	1.01	1.00	9.64



Peer Group Analysis - IM U.S. Broad Market Core Fixed Income (SA+CF)



	QTR	FYTD	1 YR	2 YR	3 YR	4 YR	5 YR
● Highland Fixed	3.08 (2)	1.63 (14)	2.91 (15)	5.16 (41)	5.98 (55)	4.37 (60)	3.64 (54)
● Fixed Policy	1.83 (85)	-0.95 (86)	-0.34 (86)	4.10 (93)	5.34 (94)	3.88 (94)	3.03 (92)
Median	1.98	-0.08	1.06	4.97	6.07	4.53	3.67



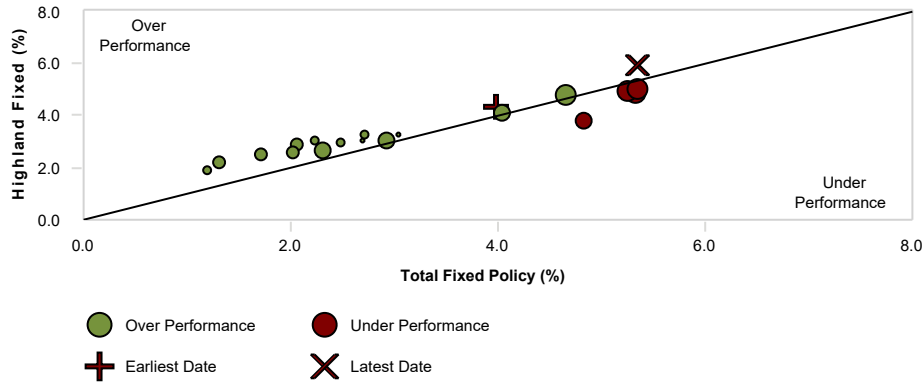
	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018	Oct-2016 To Sep-2017	Oct-2015 To Sep-2016	Oct-2014 To Sep-2015
● Highland Fixed	6.56 (87)	9.68 (90)	-1.07 (73)	0.85 (39)	7.00 (9)	2.18 (89)
● Fixed Policy	6.98 (77)	10.30 (69)	-1.22 (88)	0.07 (84)	5.19 (80)	2.94 (62)
Median	7.53	10.43	-0.74	0.63	5.66	3.02

Comparative Performance

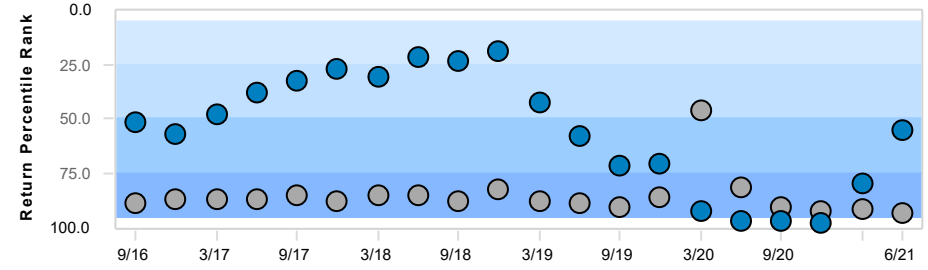
	1 Qtr Ending Mar-2021	1 Qtr Ending Dec-2020	1 Qtr Ending Sep-2020	1 Qtr Ending Jun-2020	1 Qtr Ending Mar-2020	1 Qtr Ending Dec-2019
Highland Fixed	-2.08 (9)	0.68 (82)	1.26 (33)	4.86 (33)	0.06 (84)	0.30 (33)
Total Fixed Policy	-3.38 (68)	0.67 (84)	0.62 (85)	2.90 (89)	3.15 (24)	0.18 (58)
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	-3.18	1.11	1.10	4.36	1.95	0.22



**3 Yr Rolling Under/Over Performance - 5 Years**

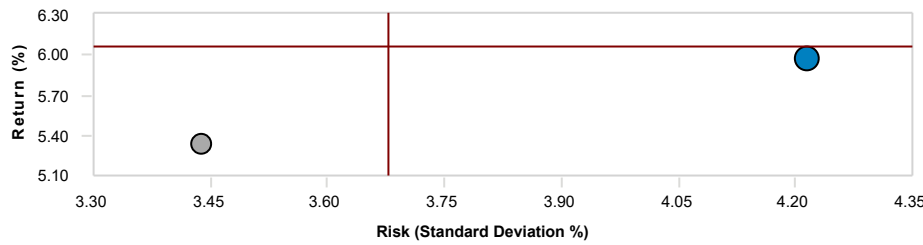


**3 Yr Rolling Percentile Ranking - 5 Years**



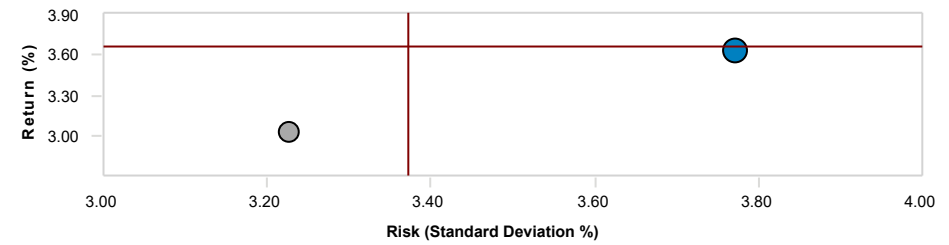
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
● Highland Fixed	20	3 (15%)	6 (30%)	6 (30%)	5 (25%)
● Fixed Policy	20	0 (0%)	1 (5%)	0 (0%)	19 (95%)

**Peer Group Scattergram - 3 Years**



	Return	Standard Deviation
● Highland Fixed	5.98	4.22
● Fixed Policy	5.34	3.44
— Median	6.07	3.68

**Peer Group Scattergram - 5 Years**



	Return	Standard Deviation
● Highland Fixed	3.64	3.77
● Fixed Policy	3.03	3.23
— Median	3.67	3.37

**Historical Statistics - 3 Years**

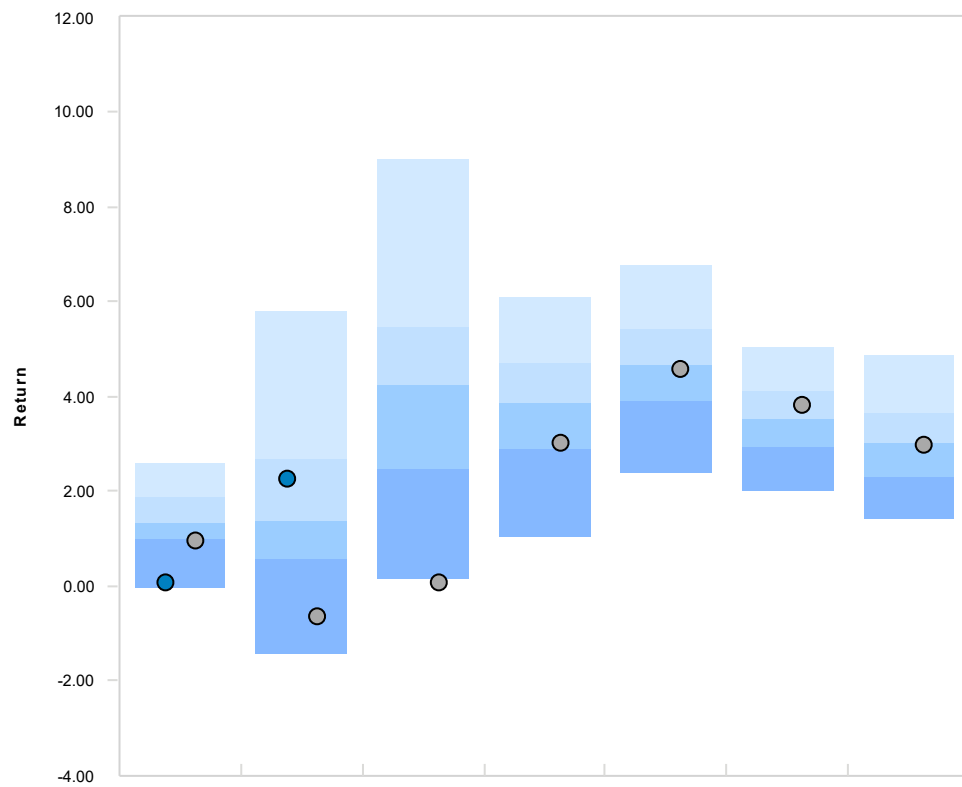
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Fixed	2.44	110.09	106.07	0.64	0.26	1.08	1.00	2.25
Fixed Policy	0.00	100.00	100.00	0.00	N/A	1.17	1.00	1.49

**Historical Statistics - 5 Years**

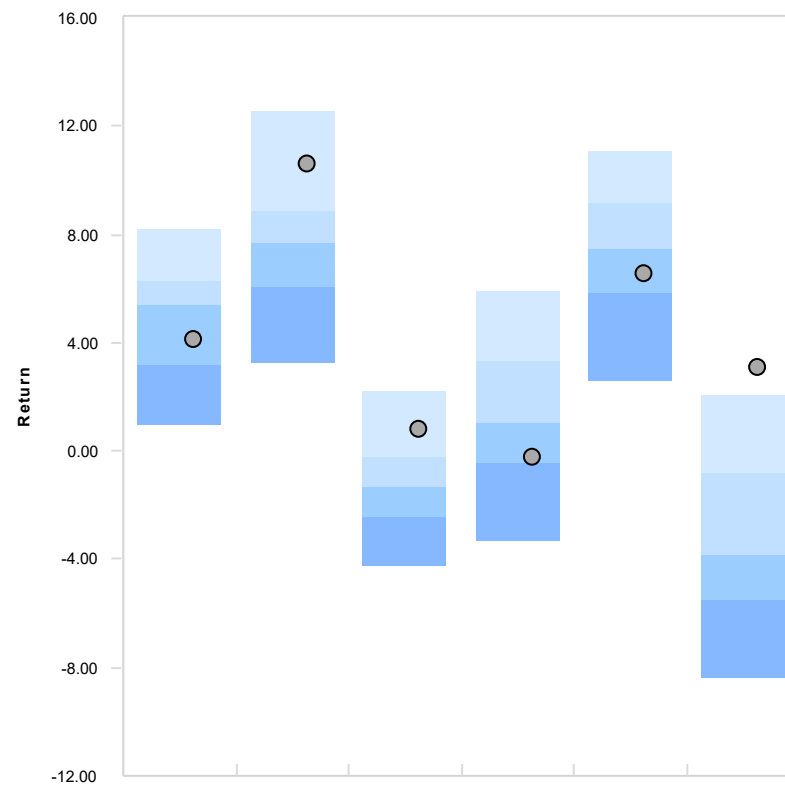
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Fixed	1.91	111.61	102.52	0.59	0.32	0.66	1.01	2.20
Fixed Policy	0.00	100.00	100.00	0.00	N/A	0.59	1.00	1.79



Plan Sponsor Peer Group Analysis - IM Global Fixed Income (MF)



	QTR	FYTD	1 YR	2 YR	3 YR	4 YR	5 YR
● Pimco GB Opp	0.06 (89)	2.29 (32)	N/A	N/A	N/A	N/A	N/A
● BBg Global Agg	0.98 (76)	-0.65 (92)	0.07 (97)	3.03 (73)	4.59 (54)	3.85 (40)	2.98 (53)
Median	1.33	1.38	4.25	3.87	4.68	3.55	3.01



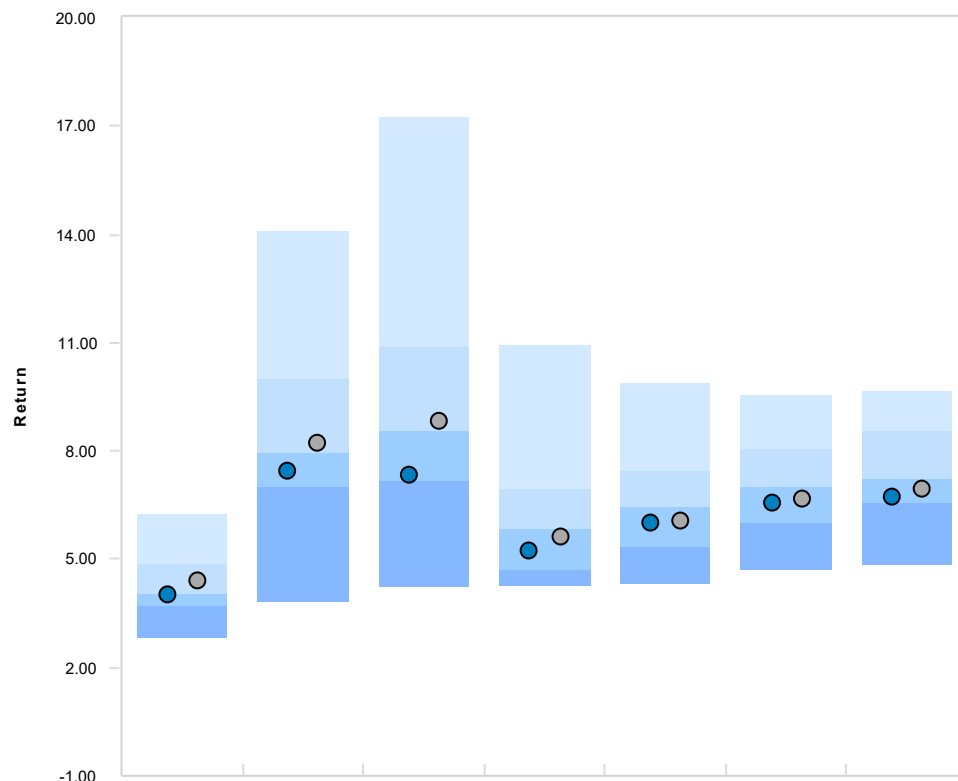
	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018	Oct-2016 To Sep-2017	Oct-2015 To Sep-2016	Oct-2014 To Sep-2015
● Pimco GB Opp	N/A	N/A	N/A	N/A	N/A	N/A
● BBg Global Agg	4.14 (65)	10.65 (13)	0.83 (12)	-0.17 (72)	6.54 (64)	3.14 (1)
Median	5.39	7.65	-1.29	1.02	7.42	-3.85

Comparative Performance

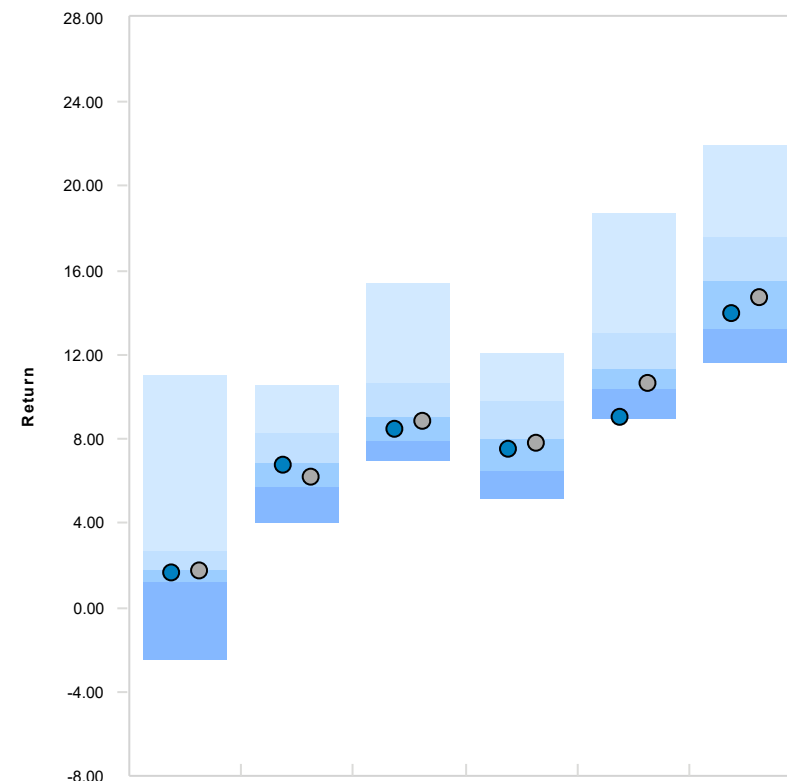
	1 Qtr Ending Mar-2021	1 Qtr Ending Dec-2020	1 Qtr Ending Sep-2020	1 Qtr Ending Jun-2020	1 Qtr Ending Mar-2020	1 Qtr Ending Dec-2019
Pimco GB Opp	-0.24 (9)	2.46 (71)	N/A	N/A	N/A	N/A
Bloomberg Barclays Global Agg Index (Hedged)	-2.47 (41)	0.89 (90)	0.73 (97)	2.42 (93)	1.45 (4)	-0.49 (90)
IM Global Fixed Income (MF) Median	-3.20	3.63	2.41	5.53	-3.19	0.73



Plan Sponsor Peer Group Analysis - IM U.S. Open End Private Real Estate (SA+CF)



	QTR	FYTD	1 YR	2 YR	3 YR	4 YR	5 YR
● American Realty	4.03 (53)	7.47 (63)	7.33 (74)	5.26 (64)	6.03 (64)	6.56 (64)	6.74 (62)
● NCREIF ODCE	4.39 (38)	8.22 (47)	8.84 (45)	5.65 (60)	6.07 (63)	6.70 (62)	6.98 (58)
Median	4.05	7.93	8.54	5.83	6.48	7.01	7.25



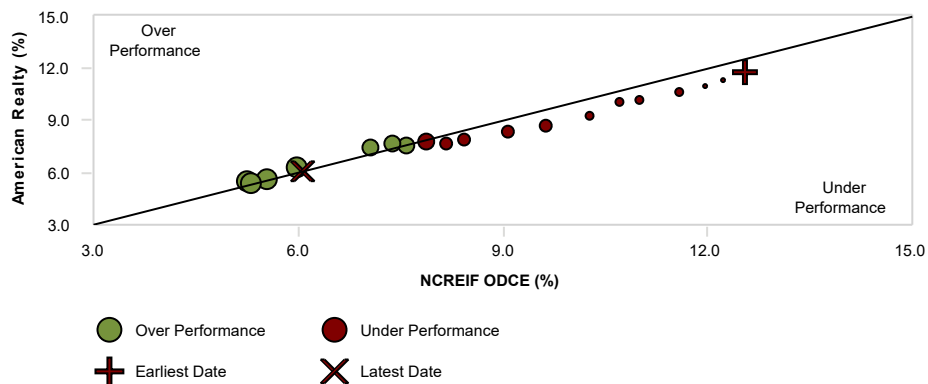
	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018	Oct-2016 To Sep-2017	Oct-2015 To Sep-2016	Oct-2014 To Sep-2015
● American Realty	1.62 (63)	6.81 (52)	8.50 (65)	7.52 (63)	9.04 (94)	13.98 (68)
● NCREIF ODCE	1.74 (55)	6.17 (72)	8.82 (59)	7.81 (56)	10.62 (68)	14.71 (61)
Median	1.78	6.89	9.04	8.05	11.32	15.45

Comparative Performance

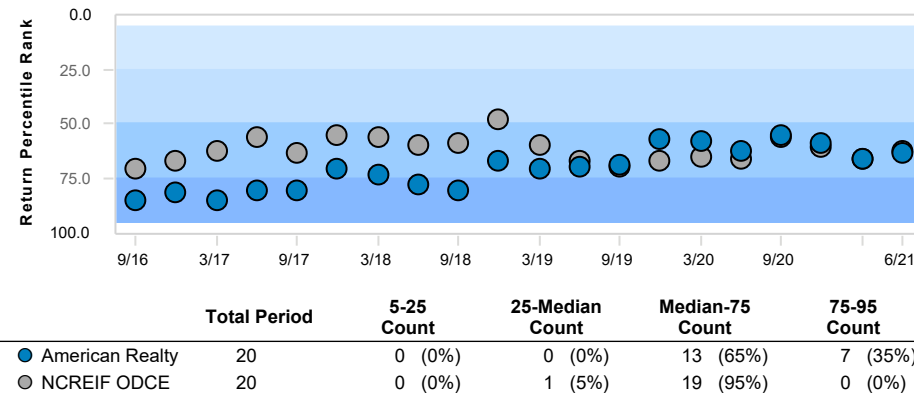
	1 Qtr Ending Mar-2021	1 Qtr Ending Dec-2020	1 Qtr Ending Sep-2020	1 Qtr Ending Jun-2020	1 Qtr Ending Mar-2020	1 Qtr Ending Dec-2019
American Realty	1.87 (57)	1.42 (59)	-0.14 (84)	-1.23 (55)	1.54 (31)	1.46 (66)
NCREIF ODCE	2.28 (39)	1.36 (60)	0.57 (48)	-1.27 (59)	0.92 (67)	1.53 (58)
IM U.S. Open End Private Real Estate (SA+CF) Median	2.10	1.63	0.49	-1.22	1.31	1.61



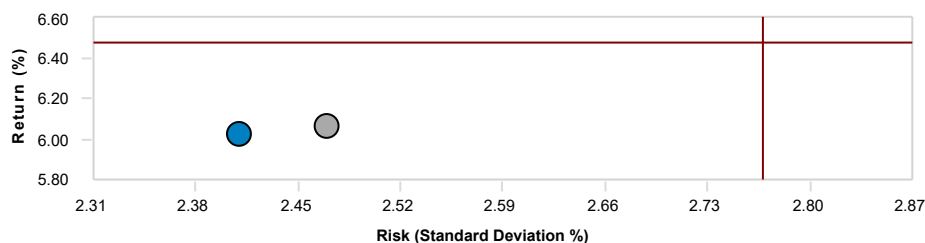
### 3 Yr Rolling Under/Over Performance - 5 Years



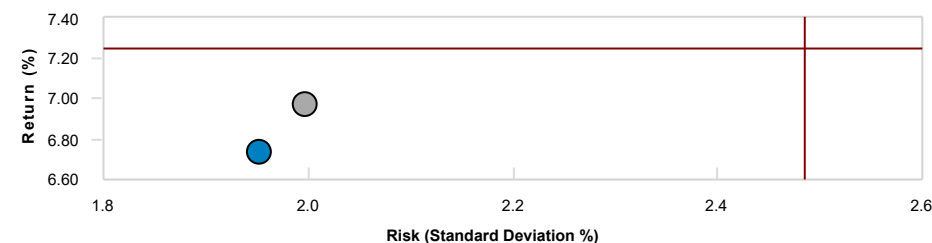
### 3 Yr Rolling Percentile Ranking - 5 Years



### Peer Group Scattergram - 3 Years



### Peer Group Scattergram - 5 Years



### Historical Statistics - 3 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
American Realty	0.67	99.21	96.65	0.17	-0.05	1.35	0.97	0.72
NCREIF ODCE	0.00	100.00	100.00	0.00	N/A	1.33	1.00	0.74

### Historical Statistics - 5 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
American Realty	0.75	96.67	96.65	0.14	-0.30	1.64	0.95	0.55
NCREIF ODCE	0.00	100.00	100.00	0.00	N/A	1.65	1.00	0.57



Total Fund Compliance		YES	NO										
The total plan gross return equaled or exceeded the total plan benchmark over the trailing three year period.		X											
The total plan gross return equaled or exceeded the total plan benchmark over the trailing five year period.		X											
The total plan gross return ranked within the top 40th percentile of its peer group over the trailing three year period.		X											
The total plan gross return ranked within the top 40th percentile of its peer group over the trailing five year period.		X											
The total plan gross return equaled or exceeded the 7.4% actuarial earnings assumption over the trailing three year period.		X											
The total plan gross return equaled or exceeded the 7.4% actuarial earnings assumption over the trailing five year period.		X											
Equity Compliance		YES	NO										
The total equity returns meet or exceed the benchmark over the trailing three year period.		X											
The total equity returns meet or exceed the benchmark over the trailing five year period.		X											
The total equity returns ranked within the top 40th percentile of its peer group over the trailing three year period.			X										
The total equity returns ranked within the top 40th percentile of its peer group over the trailing five year period.			X										
The total equity allocation was less than 70% of the total plan assets at market.		X											
The total foreign equity was less than 25% of the total plan assets at market.		X											
Fixed Income Compliance		YES	NO										
The total domestic fixed income returns meet or exceed the benchmark over the trailing three year period.		X											
The total domestic fixed income returns meet or exceed the benchmark over the trailing five year period.		X											
The total domestic fixed income returns ranked within the top 40th percentile of its peer group over the trailing three year period.			X										
The total domestic fixed income returns ranked within the top 40th percentile of its peer group over the trailing five year period.			X										
The average weight of the fixed income portfolio was "AA" or better.		X											
Manager Compliance		Highland - Equity			Highland - Fixed			Pimco Global			American Realty		
		YES	NO	N/A	YES	NO	N/A	YES	NO	N/A	YES	NO	N/A
Manager outperformed the index over the trailing three and five year periods.		X			X				X			X	
Manager ranked within the top 40th percentile over trailing three and five year periods.			X			X			X			X	
Less than four consecutive quarters of under performance relative to the benchmark.		X			X				X		X		
Three and five year down-market capture ratio less than the index.			X			X			X				X



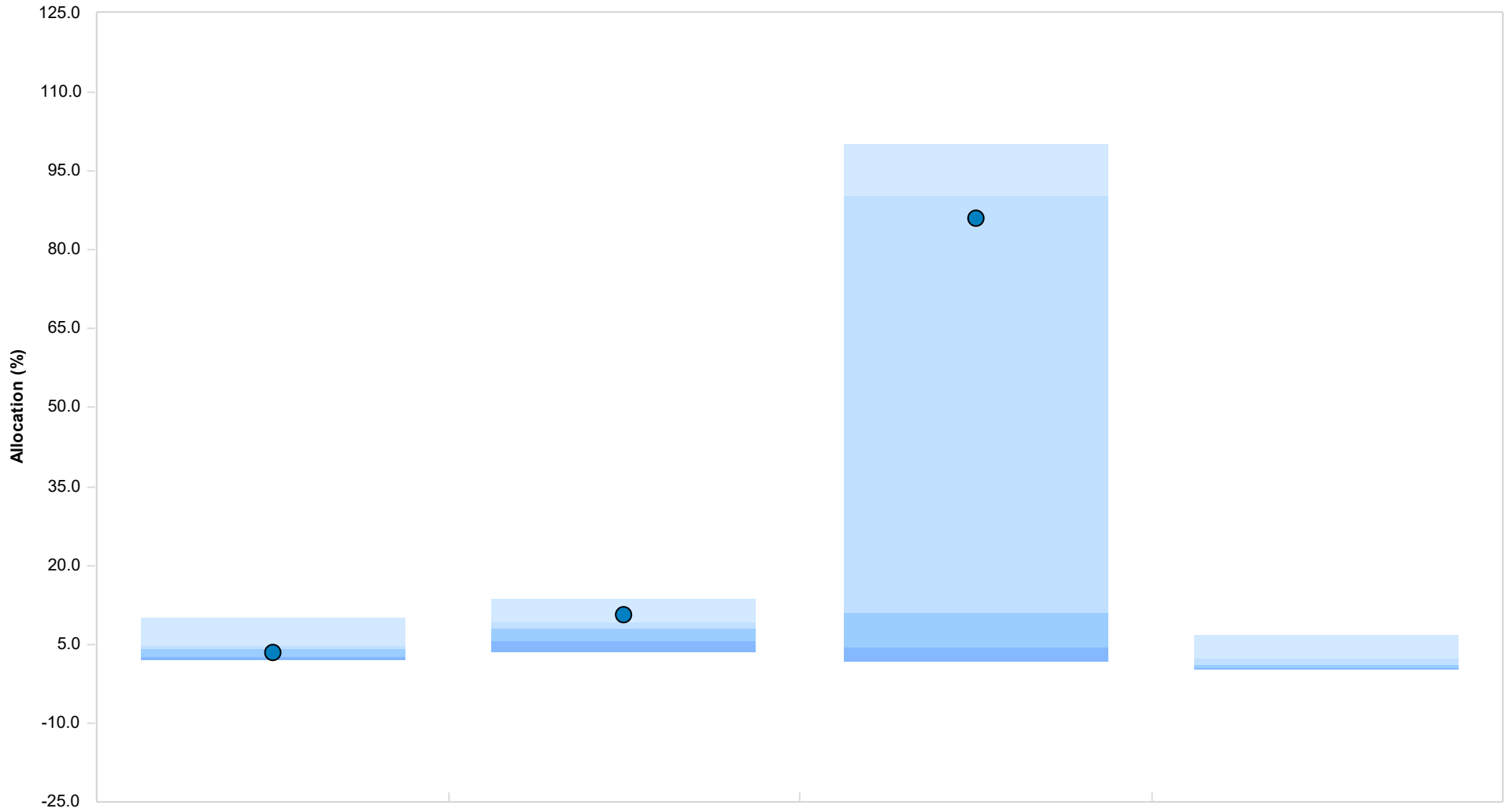
**Key West General Employees Pension Fund**  
**Fee Analysis**  
As of June 30, 2021

	Estimated Annual Fee (%)	Market Value (\$)	Estimated Annual Fee (\$)	Fee Schedule
Total Fund	0.48	72,334,362	346,793	
Highland Capital	0.40	62,217,380	248,870	0.40 % of Assets
American Core Realty	1.10	7,687,257	84,560	1.10 % of Assets
Pimco Global Bond Opp	0.55	2,429,725	13,363	0.55 % of Assets
Mutual Fund Cash		-	-	





Plan Sponsor TF Asset Allocation vs. All Public Plans-Total Fund



	Global Fixed Income	Real Estate - Private	Balanced	Cash & Equivalents
● Total Fund	3.36 (67)	10.63 (14)	86.01 (27)	N/A
5th Percentile	10.00	13.63	100.00	6.82
1st Quartile	4.69	9.15	90.23	2.14
Median	3.91	7.84	10.82	1.06
3rd Quartile	2.62	5.67	4.39	0.53
95th Percentile	1.88	3.37	1.76	0.06

Parentheses contain percentile rankings.  
 Calculation based on <Periodicity> periodicity.



<b>Total Fund Policy</b>	
<b>Allocation Mandate</b>	<b>Weight (%)</b>
<b>Dec-1975</b>	
S&P 500 Index	50.00
ICE BofAML Govt/ Corp Master	50.00
<b>Oct-2004</b>	
S&P 500 Index	50.00
ICE BofAML US Domestic Master	40.00
MSCI EAFE Index	10.00
<b>Jan-2014</b>	
Russell 3000 Index	45.00
MSCI AC World ex USA	15.00
Blmbg. Barc. U.S. Aggregate Index	25.00
FTSE World Government Bond Index	5.00
NCREIF Fund Index-Open End Diversified Core (EW)	10.00

<b>Total Fixed Income Policy</b>	
<b>Allocation Mandate</b>	<b>Weight (%)</b>
<b>Jan-1998</b>	
ICE BofAML Govt/ Corp Master	100.00
<b>Oct-2004</b>	
ICE BofAML US Domestic Master	100.00
<b>Jan-2014</b>	
Blmbg. Barc. U.S. Aggregate Index	100.00

<b>Total Equity Policy</b>	
<b>Allocation Mandate</b>	<b>Weight (%)</b>
<b>Jan-1998</b>	
S&P 500 Index	100.00
<b>Oct-2004</b>	
S&P 500 Index	85.00
MSCI EAFE Index	15.00
<b>Jan-2014</b>	
Russell 3000 Index	75.00
MSCI AC World ex USA	25.00



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<b>Active Return</b>	- Arithmetic difference between the manager's performance and the designated benchmark return over a specified time period.
<b>Alpha</b>	- A measure of the difference between a portfolio's actual performance and its expected return based on its level of risk as determined by beta. It determines the portfolio's non-systemic return, or its historical performance not explained by movements of the market.
<b>Beta</b>	- A measure of the sensitivity of a portfolio to the movements in the market. It is a measure of the portfolio's systematic risk.
<b>Consistency</b>	- The percentage of quarters that a product achieved a rate of return higher than that of its benchmark. Higher consistency indicates the manager has contributed more to the product's performance.
<b>Distributed to Paid In (DPI)</b>	- The ratio of money distributed to Limited Partners by the fund, relative to contributions. It is calculated by dividing cumulative distributions by paid in capital. This multiple shows the investor how much money they got back. It is a good measure for evaluating a fund later in its life because there are more distributions to measure against.
<b>Down Market Capture</b>	- The ratio of average portfolio performance over the designated benchmark during periods of negative returns. A lower value indicates better product performance
<b>Downside Risk</b>	- A measure similar to standard deviation that utilizes only the negative movements of the return series. It is calculated by taking the standard deviation of the negative quarterly set of returns. A higher factor is indicative of a riskier product.
<b>Excess Return</b>	- Arithmetic difference between the manager's performance and the risk-free return over a specified time period.
<b>Excess Risk</b>	- A measure of the standard deviation of a portfolio's performance relative to the risk free return.
<b>Information Ratio</b>	- This calculates the value-added contribution of the manager and is derived by dividing the active rate of return of the portfolio by the tracking error. The higher the Information Ratio, the more the manager has added value to the portfolio.
<b>Public Market Equivalent (PME)</b>	- Designs a set of analyses used in the Private Equity Industry to evaluate the performance of a Private Equity Fund against a public benchmark or index.
<b>R-Squared</b>	- The percentage of a portfolio's performance that can be explained by the behavior of the appropriate benchmark. A high R-Squared means the portfolio's performance has historically moved in the same direction as the appropriate benchmark.
<b>Return</b>	- Compounded rate of return for the period.
<b>Sharpe Ratio</b>	- Represents the excess rate of return over the risk free return divided by the standard deviation of the excess return. The result is an absolute rate of return per unit of risk. A higher value demonstrates better historical risk-adjusted performance.
<b>Standard Deviation</b>	- A statistical measure of the range of a portfolio's performance. It represents the variability of returns around the average return over a specified time period.
<b>Total Value to Paid In (TVPI)</b>	- The ratio of the current value of remaining investments within a fund, plus the total value of all distributions to date, relative to the total amount of capital paid into the fund to date. It is a good measure of performance before the end of a fund's life
<b>Tracking Error</b>	- This is a measure of the standard deviation of a portfolio's returns in relation to the performance of its designated market benchmark.
<b>Treynor Ratio</b>	- Similar to Sharpe ratio but utilizes beta rather than excess risk as determined by standard deviation. It is calculated by taking the excess rate of return above the risk free rate divided by beta to derive the absolute rate of return per unit of risk. A higher value indicates a product has achieved better historical risk-adjusted performance.
<b>Up Market Capture</b>	- The ratio of average portfolio performance over the designated benchmark during periods of positive returns. A higher value indicates better product performance.



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