

Investment Performance Review
Period Ending September 30, 2023

City of Key West General Employees' Pension Fund



3rd Quarter 2023 Market Environment



The Economy

- The US Federal Reserve Bank (the Fed) continued to increase interest rates during the quarter with an additional 0.25% increase in the Fed Funds rate in late July, followed by a pause at the September Federal Open Market Committee (FOMC) meeting. The Fed continues to prioritize fighting high inflation with the press release from the July meeting detailing the FOMC's commitment to returning inflation to its 2% target rate. In addition, the committee members have agreed to continue reducing the Fed's balance sheet by reducing holdings in Treasuries, agency debt and agency mortgage-backed securities.
- The US labor market continues to show signs of weakening. Private payroll growth for the month of September showed growth well below estimates, coming in at just 89,000 new jobs for the month.
- Capital market yields have risen to their highest levels in over a decade as market participants are demanding a greater premium on long-term Treasury securities. The 30-year Treasury yield jumped 0.88% during the quarter signaling that market participants are anticipating higher levels of both inflation and policy interest rates.
- The Atlanta Fed's GDPNow model's projected third-quarter GDP growth has been revised upward from the original estimates of 3.5% in July to 4.9% at the end of September. The main drivers of the upward revisions came in August upon the release of personal consumption and private domestic investment data from the US Bureau of Labor and Statistics.

Equity (Domestic and International)

- US equities moved broadly lower during the third quarter. The selloff was agnostic to size and style as all major domestic equity benchmarks finished the quarter with losses in the mid to high single-digit territory. After its encouraging performance in the second quarter, the large-cap S&P 500 benchmark fell by -3.3% for the third quarter. Small-cap stocks faced a deeper drawdown over the period with the Russell 2000 returning -5.1%. Contributing factors to this quarter's performance were, unsurprisingly, related to interest rates and the overall level of inflation in the economy.
- International stocks also came under pressure during the third quarter, reversing their positive results from last quarter. China continues to show signs of weakness as the cost of debt increases globally. Given China's large weight in the MSCI Emerging Market Index and its economic influence in the region, future prospects of growth for southeast Asia will be largely dependent on the strength of future growth for the country.

Fixed Income

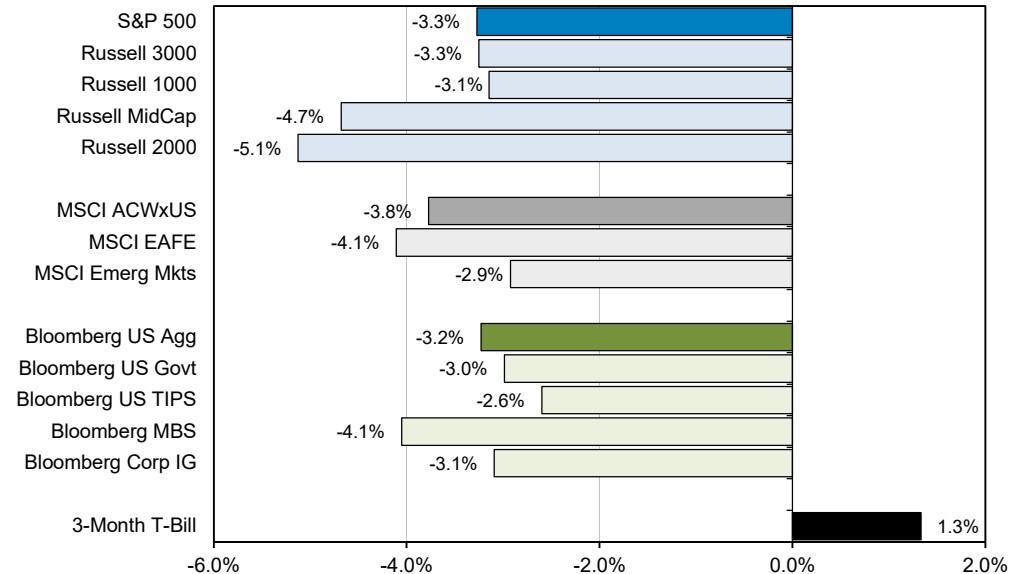
- While the US economy continues to see signs of disinflation, many of the Fed's preferred gauges continue to show inflation above their long-term target. During the quarter, the Fed maintained its inflation-fighting policy stance, increasing interest rates by 0.25% in July but opting to pause in September. The additional rate hike in July along with the possibility that additional rate hikes could occur later in the year, drove capital market yields sharply higher during the quarter.
- The mortgage-backed sector was the worst-performing sector during the quarter as the 10-year Treasury yield hit its highest level in 16 years. US Government securities were the worst-performing sector during the previous 12 months. US Treasuries have lagged corporate and securitized sectors as yields at longer maturities rose significantly and credit availability has tightened since last year.
- High-yield corporate bonds have held up better than higher-quality issues, aided by narrowing credit spreads, higher coupons, and generally shorter maturities. High-yield bonds were the best-performing segment of the domestic bond market during the quarter and on a trailing 12-month basis.

Market Themes

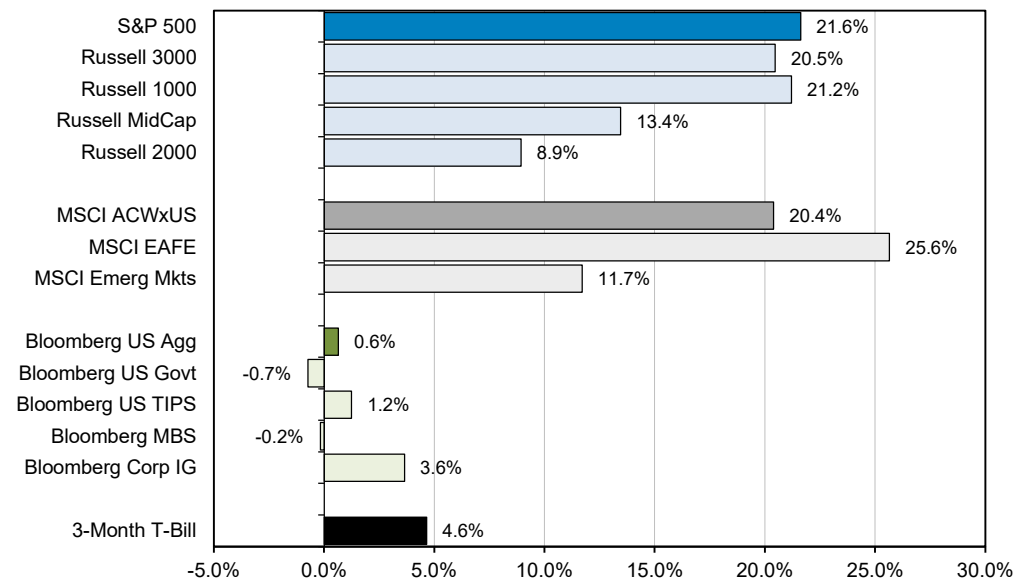
- Economies around the globe continue to struggle with taming inflation. Markets are beginning to experience pressures brought on by higher costs of debt and pricing in expectations of higher interest rates for longer than originally anticipated. US Treasury yields on the long end of the par curve have risen sharply which threatens to undercut the economy by markedly raising borrowing costs.
- While energy costs have subsided from the initial shock of the Russian invasion in 2022, oil prices have been driven higher in recent months due to cuts in global production. This was soon followed by consumer-led demand destruction and expectations are that prices could soon subside.
- Despite concerns about slowing economic growth, lower-quality corporate bonds continue to outperform the government sector.
- US and international equity markets have struggled to maintain their recovery after last year's disappointment. Expectations that inflation would continue to moderate and central banks would slow the pace of their monetary tightening cycles have not taken shape as quickly as originally anticipated, leaving the consumer disadvantaged by higher price levels, higher interest rates, and weak availability of credit.

- Domestic equity markets struggled in the third quarter, reverting from the performance posted in the first half of 2023. Strong performance from domestic equities markets earlier in the year was enough to overshadow the third quarter's negative returns, leading to positive results for most domestic equity benchmarks on a trailing one-year basis. Macroeconomic challenges faced by the US economy for the past several quarters finally weighed on market participants, leading to dismal market returns. For the period, the Russell 1000 large-cap benchmark returned -3.1% versus -4.7% for the Russell Mid Cap Index and -5.1% for the Russell 2000 small-cap index.
- International developed and emerging market equities also delivered disappointing results, in line with their domestic counterparts. Europe continues to face geopolitical risks related to the conflict in Ukraine and rising interest rates. However, inflation has eased somewhat due to higher rates and more manageable energy prices. The developed-market MSCI EAFE Index returned -4.1% for the quarter and the MSCI Emerging Markets Index fell by -2.9%.
- The domestic bond market continued its decline during the quarter due to the Fed's decision to hike policy rates an additional 0.25% and a re-shaping of the Treasury yield curve. The Bloomberg US Aggregate Index returned -3.2% for the quarter and investment-grade corporate bonds returned a similar -3.1%.
- Over the one-year trailing period, US equity markets were positive as the disappointing performance from much of 2022 rolled off. The S&P 500 Index climbed 21.6% for the trailing 12 months. The weakest relative performance for the year was the Russell 2000 Index, which still rose 8.9% over the last 12 months.
- International markets also shook off their poor 2022 performance. Over the trailing one-year period, the MSCI EAFE Index was the best-performing equity benchmark, returning 25.6% while the MSCI Emerging Markets Index posted a more modest 11.7%.
- Bond markets were generally flat over the previous 12 months. Investment-grade corporate bonds were the best-performing sector, posting a return of 3.6%. Meanwhile, Treasuries were negative, returning -0.7% over the previous 12 months. The bellwether fixed-income benchmark, the Bloomberg US Aggregate Index, returned a small, positive 0.6%.

Quarter Performance



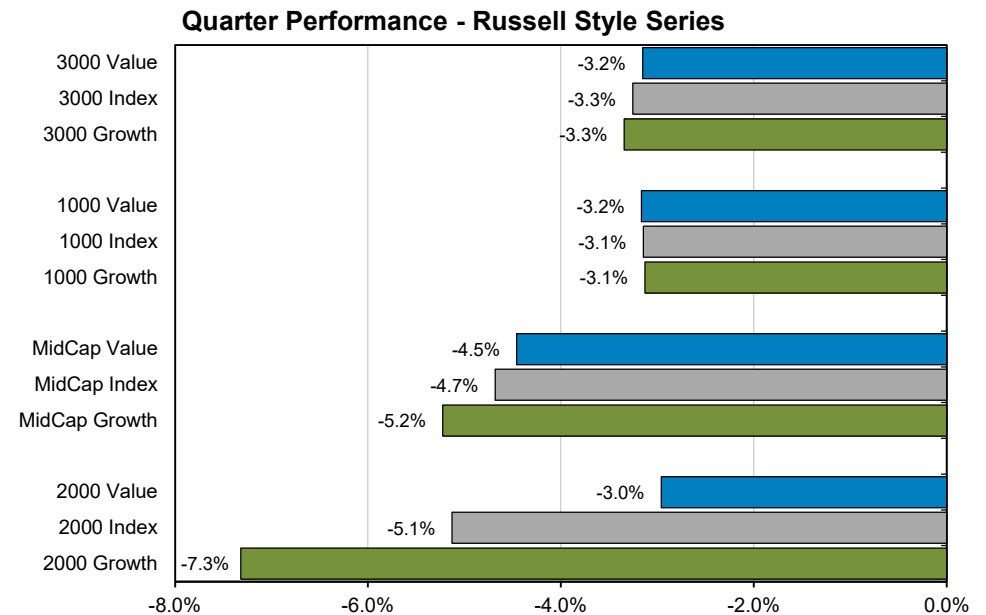
1-Year Performance



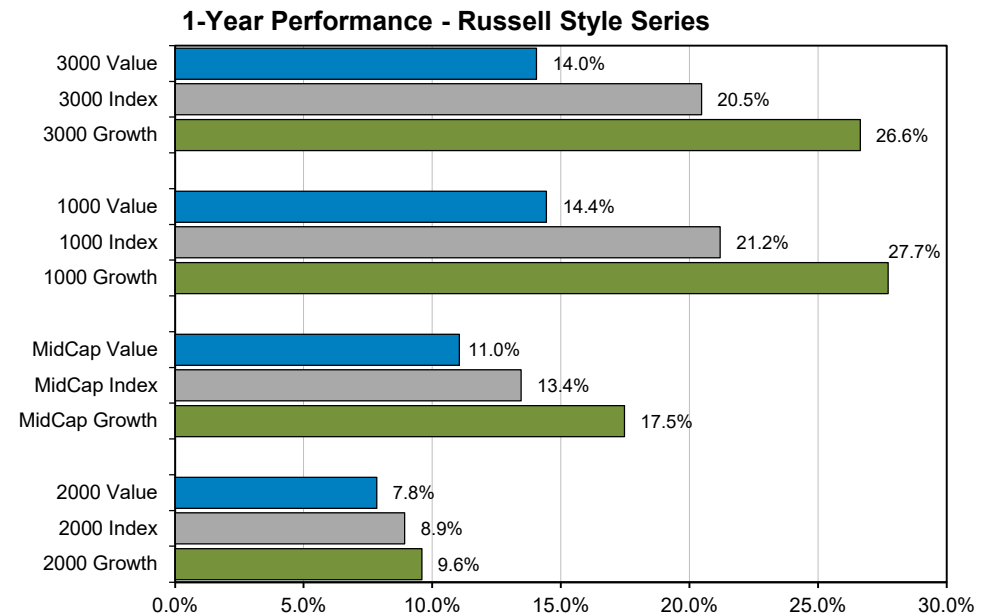
Source: Investment Metrics



- During the third quarter, core domestic equity benchmarks reversed course from their encouraging first-half 2023 performance. The selloff was agnostic to style as growth and value were down -3.3% and -3.2% respectively for the Russell 3000 Index, the broad market benchmark.
- Large-cap stocks once again led results for the capitalization-based benchmarks, besting both the mid-cap and small-cap indices for the quarter. Russell 1000 Index fell by -3.1% while the Russell 2000 Index fell by -5.1%.
- Among large-cap stocks, performance was relatively uniform across the style spectrum as growth fell by -3.1% and value fell by -3.2%. However, among small-cap stocks, performance across the style spectrum was disparate as growth fell by -7.3% and value fell by just -3.0%.



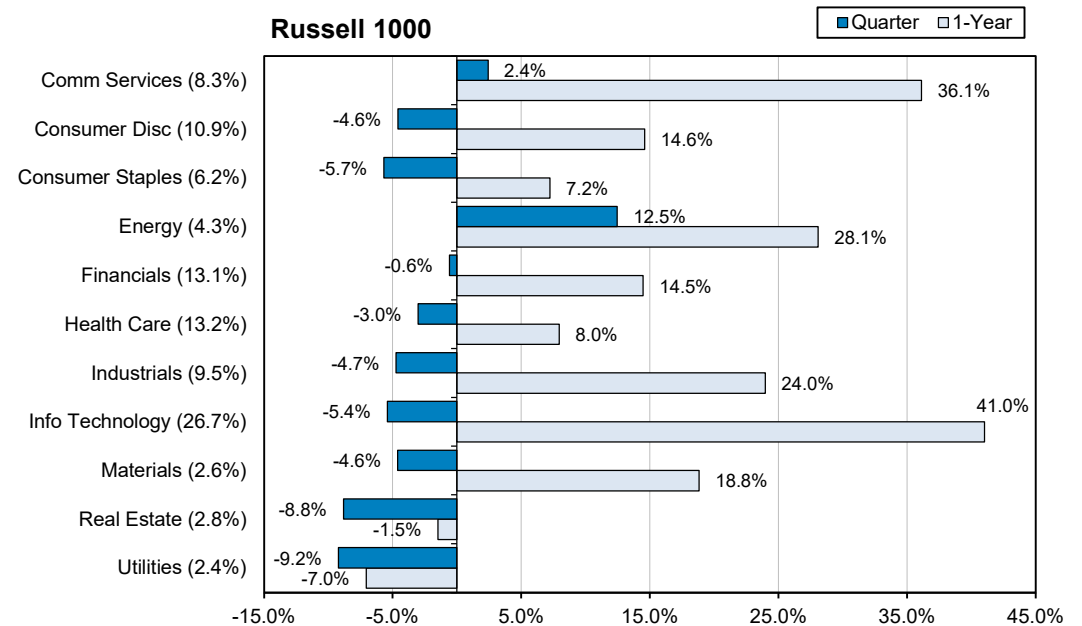
- The third quarter's reversal for domestic equity markets did not eclipse the rebound seen in the asset class during the first half of 2023 as each of the Russell indices were positive on a trailing 12-month basis. Within large-cap stocks, the Russell 1000 Growth Index maintains sizable dominance, returning 27.7% and leading the way among style-and-market-capitalization classifications. The worst-performing sub-index was the Russell 2000 Value, which posted a modest 7.8% return for the trailing 12 months.
- Growth rebounded from disappointing results in early 2022 and continues to lead value-based benchmarks in all market capitalization ranges over the trailing year. The Russell 2000 Growth Index returned 9.6%, outpacing the Russell 2000 Value Index return of 7.8%. The Russell 1000 Growth and Russell Midcap Growth benchmarks gained 27.7% and 17.5%, respectively, while their corresponding value index counterparts returned solid, but lagging, performance of 14.4% and 11.0%, respectively.



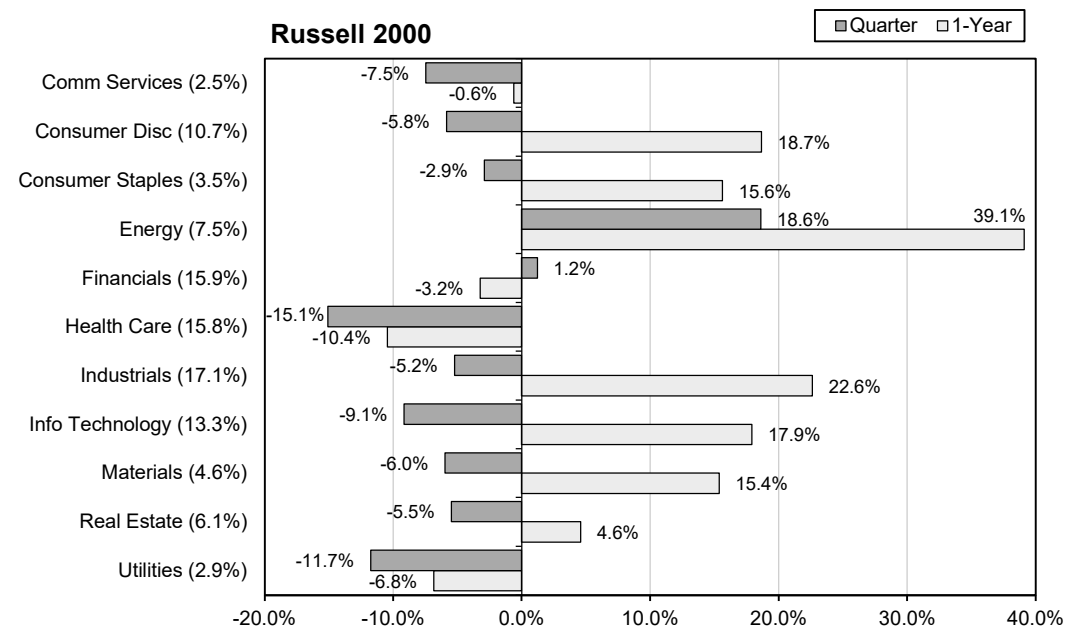
Source: Investment Metrics



- Performance of the large-cap Russell 1000 Index was affected by negative performance in nine of 11 economic sectors during the quarter. However, four of the 11 sectors managed to outpace the core large-cap index.
- While domestic equities experienced challenges during the quarter, the energy sector managed a solid return of 12.5%. The other three sectors that outpaced the headline large-cap index's -3.1% return for the quarter were communication services (2.4%), financials (-0.6%) and health care (-3.0%). The worst-performing sectors during the quarter were utilities (-9.2%), and real estate (-8.8%).
- For the full year, four economic sectors exceeded the return of the broad large-cap index, and nine of the 11 sectors posted positive performance. The weakest economic sectors in the Russell 1000 for the year were utilities, and real estate which declined by -7.0% and -1.5%, respectively. Both sectors have been heavily impacted by rising energy costs and a market rotation away from defensive names.



- Nine of 11 economic sectors in the small-cap benchmark posted negative results during the quarter while just three exceeded the -5.1% return of the Russell 2000 Index. The health care (-15.1%) and utilities (-11.7%) sectors detracted the most from small-cap performance, lagging the broad benchmark for the quarter. The two economic sectors that were positive for the quarter were energy (18.6%), and financials (1.2%).
- Similar to their large-cap peers, seven small-cap sectors were positive for the trailing 12 months. Energy posted the strongest sector result (39.1%) while the industrials sector also posting a return of more than 20% for the last 12 months. Just four of the 11 economic sectors fell short of the core small-cap benchmark's return of 8.9% over the trailing year. The worst-performing sector for the year was health care with a return of -10.4%. The utilities (-6.8%), financials (-3.2%), and communication services (-0.6%) sectors also posted negative results for the year.



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 September 30, 2023

Top 10 Weighted Stocks				
Russell 1000	Weight	1-Qtr Return	1-Year Return	Sector
Apple Inc	6.4%	-11.6%	24.6%	Information Technology
Microsoft Corp	5.9%	-7.1%	36.9%	Information Technology
Amazon.com Inc	2.9%	-2.5%	12.5%	Consumer Discretionary
NVIDIA Corp	2.6%	2.8%	258.6%	Information Technology
Alphabet Inc Class A	2.0%	9.3%	36.8%	Communication Services
Tesla Inc	1.7%	-4.4%	-5.7%	Consumer Discretionary
Alphabet Inc Class C	1.7%	9.0%	37.1%	Communication Services
Meta Platforms Inc Class A	1.7%	4.6%	121.3%	Communication Services
Berkshire Hathaway Inc Class B	1.6%	2.7%	31.2%	Financials
Exxon Mobil Corp	1.2%	10.6%	39.1%	Energy

Top 10 Performing Stocks (by Quarter)				
Russell 1000	Weight	1-Qtr Return	1-Year Return	Sector
AppLovin Corp Ordinary Shares	0.0%	55.3%	105.0%	Information Technology
Vertiv Holdings Co Class A	0.0%	50.2%	283.0%	Industrials
Capri Holdings Ltd	0.0%	46.6%	36.9%	Consumer Discretionary
Rivian Automotive Inc Class A	0.0%	45.7%	-26.2%	Consumer Discretionary
Texas Pacific Land Corp	0.0%	38.8%	3.3%	Energy
Affirm Holdings Inc Ordinary Shares	0.0%	38.7%	13.4%	Financials
Splunk Inc	0.1%	37.9%	94.5%	Information Technology
H&R Block Inc	0.0%	36.2%	4.5%	Consumer Discretionary
Ollie's Bargain Outlet Holdings Inc	0.0%	33.2%	49.6%	Consumer Discretionary
Zions Bancorp NA	0.0%	31.4%	-28.4%	Financials

Bottom 10 Performing Stocks (by Quarter)				
Russell 1000	Weight	1-Qtr Return	1-Year Return	Sector
AMC Entertainment Holdings Inc	0.0%	-79.4%	-87.0%	Communication Services
Hawaiian Electric Industries Inc	0.0%	-65.0%	-62.4%	Utilities
NovoCure Ltd	0.0%	-61.1%	-78.7%	Health Care
Apellis Pharmaceuticals Inc	0.0%	-58.2%	-44.3%	Health Care
Viasat Inc	0.0%	-55.3%	-38.9%	Information Technology
Petco Health and Wellness Co Inc	0.0%	-54.0%	-63.4%	Consumer Discretionary
Driven Brands Holdings Inc	0.0%	-53.5%	-55.0%	Industrials
Olaplex Holdings Inc	0.0%	-47.6%	-79.6%	Consumer Staples
Masimo Corp	0.0%	-46.7%	-37.9%	Health Care
Spirit AeroSystems Holdings Inc	0.0%	-44.7%	-26.4%	Industrials

Top 10 Weighted Stocks				
Russell 2000	Weight	1-Qtr Return	1-Year Return	Sector
Super Micro Computer Inc	0.6%	10.0%	397.9%	Information Technology
Chart Industries Inc	0.3%	5.8%	-8.3%	Industrials
ChampionX Corp	0.3%	15.1%	84.2%	Energy
Chord Energy Corp Ordinary Shares	0.3%	6.3%	29.3%	Energy
Murphy Oil Corp	0.3%	19.1%	32.3%	Energy
Matador Resources Co	0.3%	14.0%	22.8%	Energy
Light & Wonder Inc Ordinary Shares	0.3%	3.7%	66.3%	Consumer Discretionary
Weatherford International PLC	0.3%	36.0%	179.7%	Energy
Simpson Manufacturing Co Inc	0.3%	8.4%	93.1%	Industrials
SPS Commerce Inc	0.3%	-11.2%	37.3%	Information Technology

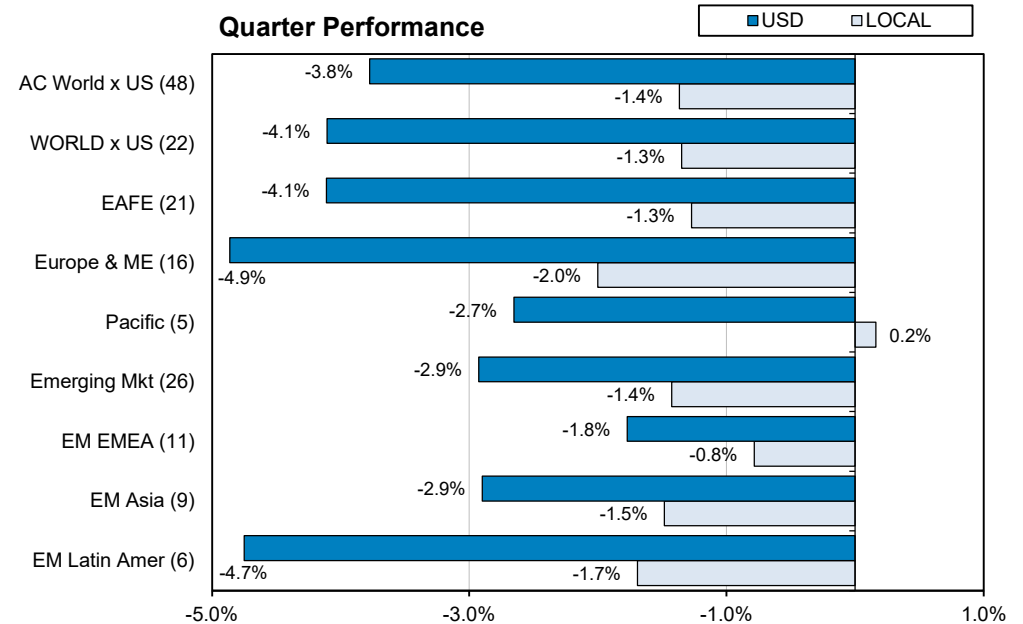
Top 10 Performing Stocks (by Quarter)				
Russell 2000	Weight	1-Qtr Return	1-Year Return	Sector
Tango Therapeutics Inc	0.0%	239.2%	211.0%	Health Care
PolyMet Mining Corp	0.0%	166.3%	-22.3%	Materials
Cardlytics Inc	0.0%	161.1%	75.5%	Communication Services
Telephone and Data Systems Inc	0.1%	124.8%	41.3%	Communication Services
Thorne HealthTech Inc	0.0%	116.8%	115.4%	Consumer Staples
Immunovant Inc	0.1%	102.4%	588.0%	Health Care
Tetra Technologies Inc	0.0%	88.8%	77.7%	Energy
NextNav Inc	0.0%	74.8%	91.1%	Information Technology
Centrus Energy Corp Class A	0.0%	74.3%	38.5%	Energy
Hallador Energy Co	0.0%	68.3%	156.6%	Energy

Bottom 10 Performing Stocks (by Quarter)				
Russell 2000	Weight	1-Qtr Return	1-Year Return	Sector
Outlook Therapeutics Inc	0.0%	-87.3%	-81.9%	Health Care
CXApp Inc Ordinary Shares	0.0%	-83.4%	-81.9%	Information Technology
Cano Health Inc Ordinary Shares	0.0%	-81.8%	-97.1%	Health Care
Loop Media Inc	0.0%	-79.2%	-88.9%	Communication Services
Akoustis Technologies Inc	0.0%	-76.3%	-74.6%	Information Technology
Benson Hill Inc	0.0%	-74.5%	-87.9%	Consumer Staples
TPI Composites Inc	0.0%	-74.4%	-76.5%	Industrials
Kodiak Sciences Inc	0.0%	-73.9%	-76.7%	Health Care
System1 Inc	0.0%	-73.1%	-80.8%	Communication Services
Presto Automation Inc	0.0%	-72.6%	-30.2%	Information Technology

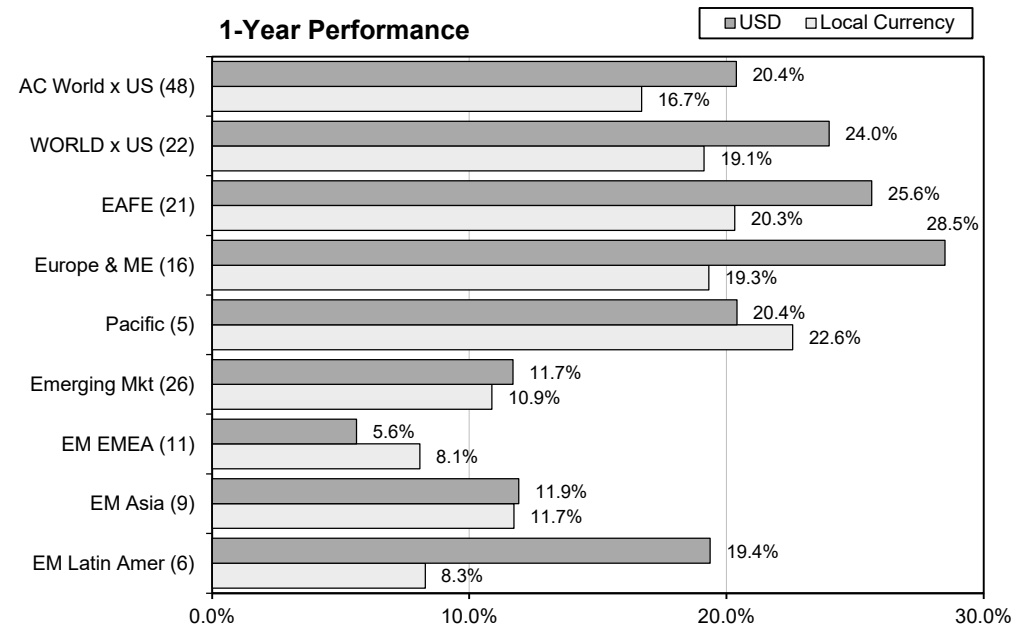
Source: Morningstar Direct



- International developed and emerging market benchmarks struggled in both US Dollar (USD) and local currency (LCL) terms. The strengthening USD contributed to weaker USD performance for non-US indices during the quarter. The developed-market MSCI EAFE Index struggled with a -4.1% return in USD and -1.3% in LCL terms for the period. The MSCI Emerging Markets Index fell by less than most developed market indices, returning -2.9% in USD and -1.4% in LCL terms.
- The EMEA index had the smallest drawdown for the quarter in USD terms, falling -1.8%. In local currency terms, the Pacific regional index exhibited a slight 0.2% gain during the quarter, the only positive return among its peers.



- Trailing one-year results were more appealing compared to the quarter's results. Much like domestic markets, trailing one-year performance for international developed and emerging markets rolled off their poor performance from 2022 resulting in strong returns for the trailing year. Additionally, LCL returns have outpaced USD returns for many developed markets due to the softening USD relative to many of the world's developed-market currencies over the year.
- Annual returns across emerging markets were broadly higher given their strong performance early in the year. Latin American results led the way with returns of 19.4% in USD and 8.3% in LCL terms. Performance in the EMEA regional benchmark detracted from emerging market index with the EMEA Index posting returns of 5.6% in USD and 8.1% in LCL terms. As a result, the broad MSCI Emerging Markets Index returned 11.7% in USD and 10.9% in LCL terms for the year.



Source: MSCI Global Index Monitor (Returns are Net)



The Market Environment
US Dollar International Index Attribution & Country Detail
As of September 30, 2023

MSCI - EAFE	Sector Weight	Quarter Return	1-Year Return
Communication Services	4.1%	-3.4%	14.4%
Consumer Discretionary	12.0%	-8.3%	32.8%
Consumer Staples	9.8%	-7.1%	9.9%
Energy	4.8%	11.6%	34.3%
Financials	19.1%	0.8%	33.9%
Health Care	13.4%	-3.1%	19.0%
Industrials	15.9%	-6.0%	32.9%
Information Technology	7.7%	-10.7%	29.2%
Materials	7.5%	-3.2%	23.7%
Real Estate	2.3%	-1.1%	5.4%
Utilities	3.4%	-8.8%	22.5%
Total	100.0%	-4.1%	25.6%

MSCI - ACWixUS	Sector Weight	Quarter Return	1-Year Return
Communication Services	5.5%	-4.9%	13.0%
Consumer Discretionary	11.9%	-5.6%	22.3%
Consumer Staples	8.4%	-6.4%	9.0%
Energy	6.0%	9.0%	27.3%
Financials	21.2%	-0.7%	22.0%
Health Care	9.7%	-2.8%	17.2%
Industrials	13.1%	-5.8%	28.2%
Information Technology	11.3%	-8.7%	29.0%
Materials	7.9%	-3.3%	16.2%
Real Estate	2.0%	-1.1%	4.7%
Utilities	3.1%	-7.9%	11.4%
Total	100.0%	-3.8%	20.4%

MSCI - Emerging Mkt	Sector Weight	Quarter Return	1-Year Return
Communication Services	9.6%	-5.9%	12.5%
Consumer Discretionary	13.7%	0.8%	5.1%
Consumer Staples	6.2%	-4.4%	4.6%
Energy	5.3%	6.3%	23.8%
Financials	22.3%	-1.7%	10.2%
Health Care	3.8%	-0.8%	4.1%
Industrials	6.7%	-4.6%	11.5%
Information Technology	20.2%	-6.8%	25.8%
Materials	8.0%	-3.1%	6.5%
Real Estate	1.7%	-0.6%	1.5%
Utilities	2.6%	-3.0%	-5.5%
Total	100.0%	-2.9%	11.7%

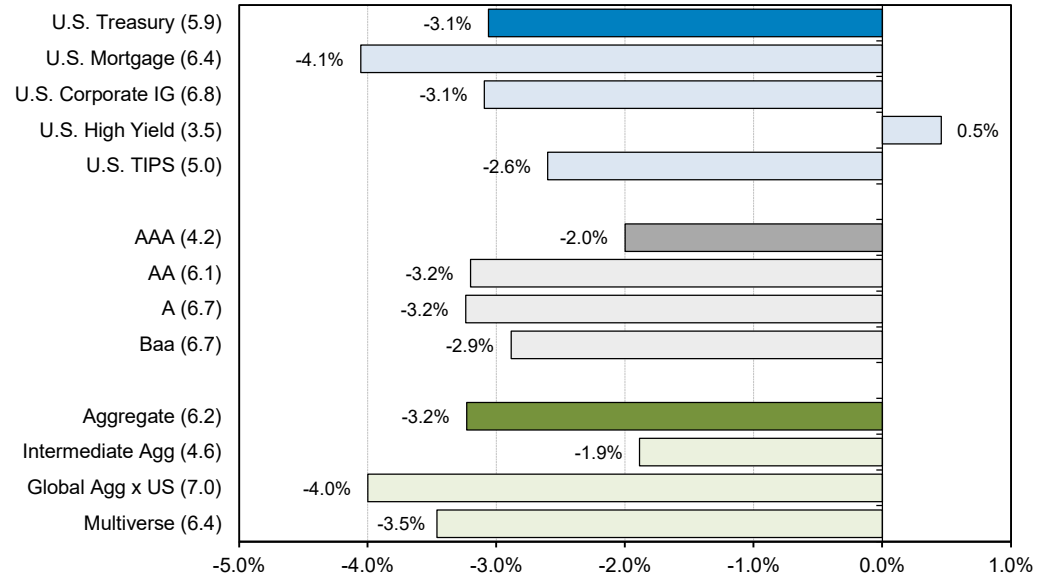
Country	MSCI-EAFE Weight	MSCI-ACWixUS Weight	Quarter Return	1-Year Return
Japan	22.9%	14.7%	-2.4%	23.3%
United Kingdom	15.3%	9.8%	-2.8%	20.0%
France	12.1%	7.7%	-7.1%	31.4%
Switzerland	9.9%	6.4%	-5.5%	13.7%
Germany	8.3%	5.3%	-7.7%	32.3%
Australia	7.4%	4.7%	-4.7%	10.4%
Netherlands	4.3%	2.7%	-14.1%	24.8%
Denmark	3.3%	2.1%	2.0%	52.0%
Sweden	3.1%	2.0%	-5.7%	17.9%
Spain	2.6%	1.7%	-4.1%	40.4%
Italy	2.6%	1.7%	-2.4%	47.8%
Hong Kong	2.3%	1.5%	-12.1%	-6.1%
Singapore	1.5%	0.9%	-2.1%	6.2%
Belgium	1.0%	0.6%	-0.2%	20.0%
Finland	0.9%	0.6%	-6.0%	-1.9%
Norway	0.7%	0.5%	10.7%	12.9%
Israel	0.7%	0.4%	4.5%	0.1%
Ireland	0.5%	0.4%	-7.7%	40.6%
Portugal	0.2%	0.1%	-8.9%	7.1%
New Zealand	0.2%	0.1%	-10.0%	12.2%
Austria	0.2%	0.1%	-0.6%	34.9%
Total EAFE Countries	100.0%	64.1%	-4.1%	25.6%
Canada		7.6%	-4.7%	8.7%
Total Developed Countries		71.7%	-4.1%	24.0%
China		8.5%	-1.9%	5.2%
India		4.5%	2.7%	10.1%
Taiwan		4.2%	-7.4%	21.8%
Korea		3.5%	-6.6%	26.2%
Brazil		1.5%	-3.6%	15.3%
Saudi Arabia		1.2%	-4.4%	-5.9%
South Africa		0.9%	-4.6%	6.7%
Mexico		0.7%	-6.5%	33.7%
Indonesia		0.6%	-3.4%	1.5%
Thailand		0.5%	-4.5%	0.1%
United Arab Emirates		0.4%	6.1%	2.2%
Malaysia		0.4%	4.5%	5.2%
Qatar		0.3%	0.1%	-17.8%
Kuwait		0.2%	-2.7%	-1.9%
Poland		0.2%	-12.7%	59.1%
Turkey		0.2%	32.7%	74.9%
Philippines		0.2%	-3.8%	17.7%
Chile		0.1%	-9.8%	3.3%
Greece		0.1%	-7.8%	70.6%
Peru		0.1%	-4.0%	29.9%
Hungary		0.1%	0.5%	75.9%
Czech Republic		0.0%	1.0%	35.7%
Colombia		0.0%	0.1%	15.9%
Egypt		0.0%	15.3%	48.4%
Total Emerging Countries		28.3%	-2.9%	11.7%
Total ACWixUS Countries		100.0%	-3.8%	20.4%

Source: Morningstar Direct, MSCI Global Index Monitor (Returns are Net in USD)
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.

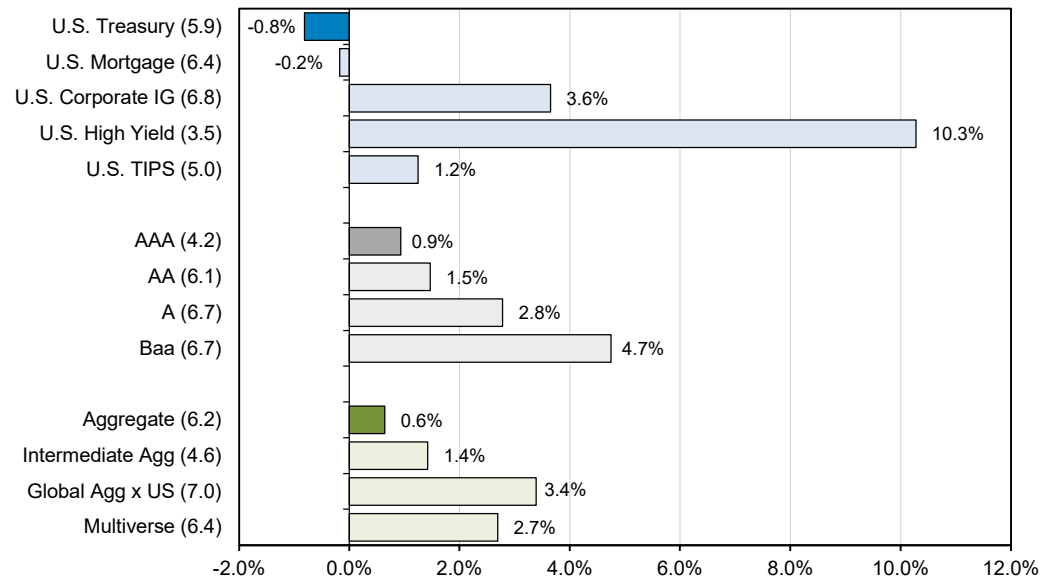


- Fixed income markets continued the decline that began in the second quarter. Yields remain elevated on the back of FOMC actions to hike policy rates throughout the year. After a challenging 2022 in fixed-income markets brought on by the largest and most rapid increase in interest rates since the early 1980s, higher yields and an expected slower pace of rate increases led investors to expect better outcomes in 2023. That expectation was challenged during the second and third quarters, as the additional 0.25% rate hike in July, and guidance toward potential future rate hikes weighed on the asset class and many of the major domestic fixed-income indices posted discouraging returns.
- The Bloomberg US Aggregate Bond Index, the bellwether US investment grade benchmark, declined -3.2% for the quarter. Beneath the headline benchmark, the Bloomberg US Corporate Investment Grade Index returned -3.1% and the US Mortgage Index posted a weaker -4.1%.
- Outside of the aggregate index's sub-components, high-yield bonds continued their rise with a return of 0.5% as credit spreads narrowed during the quarter. Additionally, US TIPS fell -2.6% for the quarter. The Bloomberg Global Aggregate ex-US Index lagged most domestic fixed-income indexes and the multiverse benchmark, posting a loss of -4.0% for the quarter.
- Over the trailing one-year period, the Bloomberg US Aggregate Bond Index gained just 0.6%. The benchmark's sub-components were highly dispersed with Treasuries falling -0.8% while corporate investment grade issues were up 3.6% over the previous 12 months. US TIPS, which are excluded from the aggregate index, increased by 1.2% for the year. High-yield corporate bonds, which have a much shorter duration, nearly tripled the returns of their investment grade counterparts with the Bloomberg US High Yield Index returning an impressive 10.3% for the trailing year.
- Performance for non-US bonds overcame the disappointing performance in 2022 with the Bloomberg Global Aggregate ex-US Index gaining 3.4%.

Quarter Performance



1-Year Performance

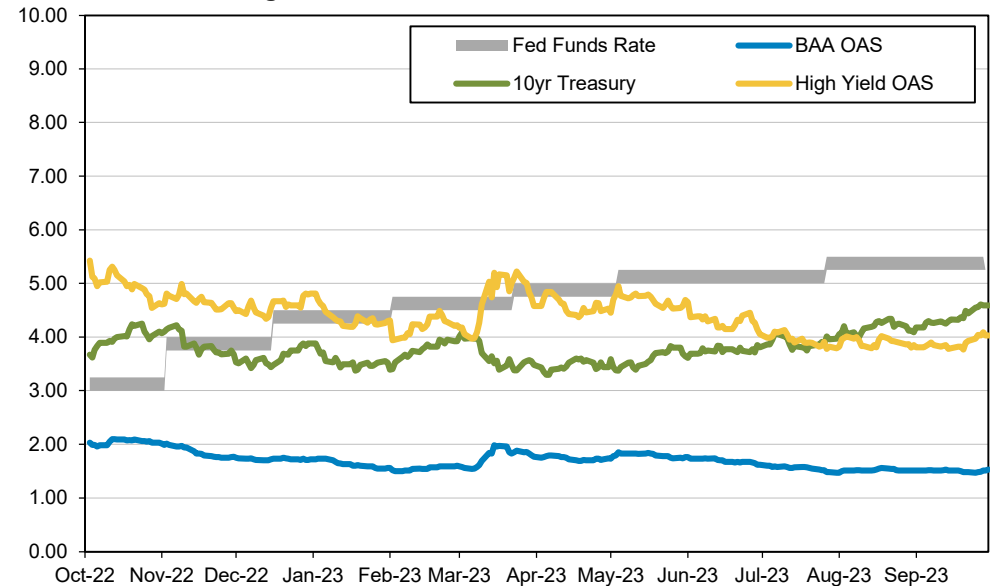


Source: Bloomberg

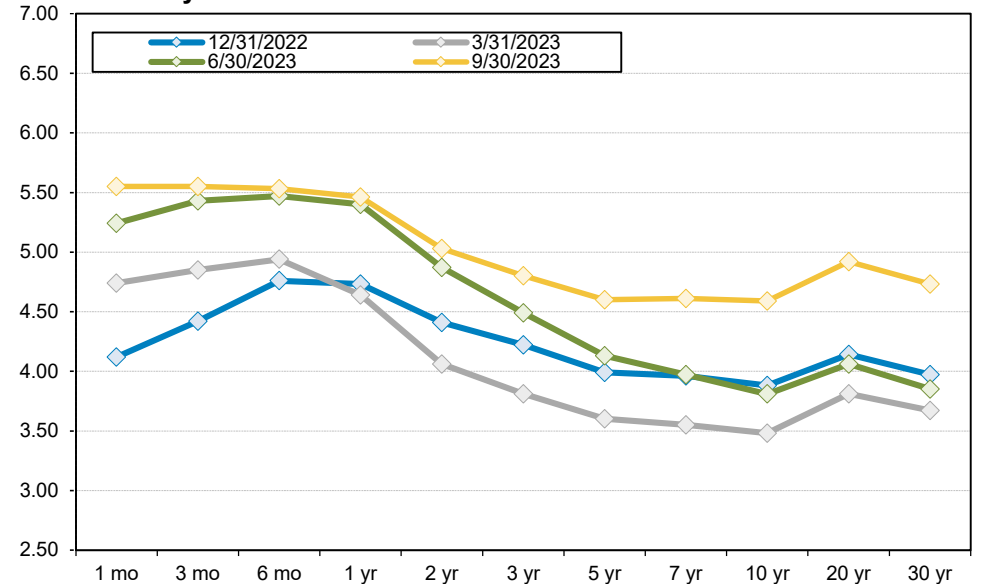


- The gray band across the graph illustrates the range of the current Fed Funds target rate. During the third quarter, the FOMC raised the lower end of its target rate range from 5.00% to 5.25% at their July meeting. While the FOMC paused further rate increases at their September meeting, several speeches and public comments since that meeting have made it clear that additional rate hikes should not be ruled out. While the overwhelming consensus has been that the Fed is moving towards the end of its rate hiking cycle, several statements and key macroeconomic statistics have shed doubt on timing of these expectations.
- The yield on the US 10-Year Treasury (green line) rose 0.78% largely due to increases in the policy rate and the potential for expected future inflationary pressure. The closing yield on the 10-Year Treasury was 4.59% as of September 29, 2023, and is up 71 basis points from its 3.88% yield at 2022 year-end. Capital market rates have now reached their highest levels in 16 years.
- The blue line illustrates changes in the BAA (Option Adjusted Spread) OAS for BAA-rated corporate bonds. This measure quantifies the additional yield premium that investors require to purchase and hold non-US Treasury investment grade issues with the lowest investment grade rating. For the full year, the spread narrowed from 2.05% to 1.53%, signaling a lower premium for credit risk than was the case a year prior. High-yield OAS spreads have narrowed from 5.92% in July 2022 to 4.03% as of the end of the quarter. Spikes in both the BAA OAS and High Yield spread measures were visible in the first quarter of 2023 following a short-lived crisis of confidence in the banking sector, which has since been addressed. Both spread measures traded lower on the news of the government's intervention, and as fears of possible contagion waned, credit spreads returned to their levels prior to February.
- The lower graph provides a snapshot of the US Treasury yield curve at the end of each of the last four quarters. Short-term rates continued to rise during the third quarter as the FOMC increased policy interest rates to continue combatting inflation. The Treasury yield curve has quickly exhibited a re-steepening with longer-term yields increasing at a faster pace than shorter-term yields. During the quarter, the 30-year yield jumped from 3.85% to 4.73% (an increase of 0.88%). Historically, a persistent inversion of the yield curve has been a precursor of an economic recession within six to 24 months.

1-Year Trailing Market Rates



Treasury Yield Curve



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

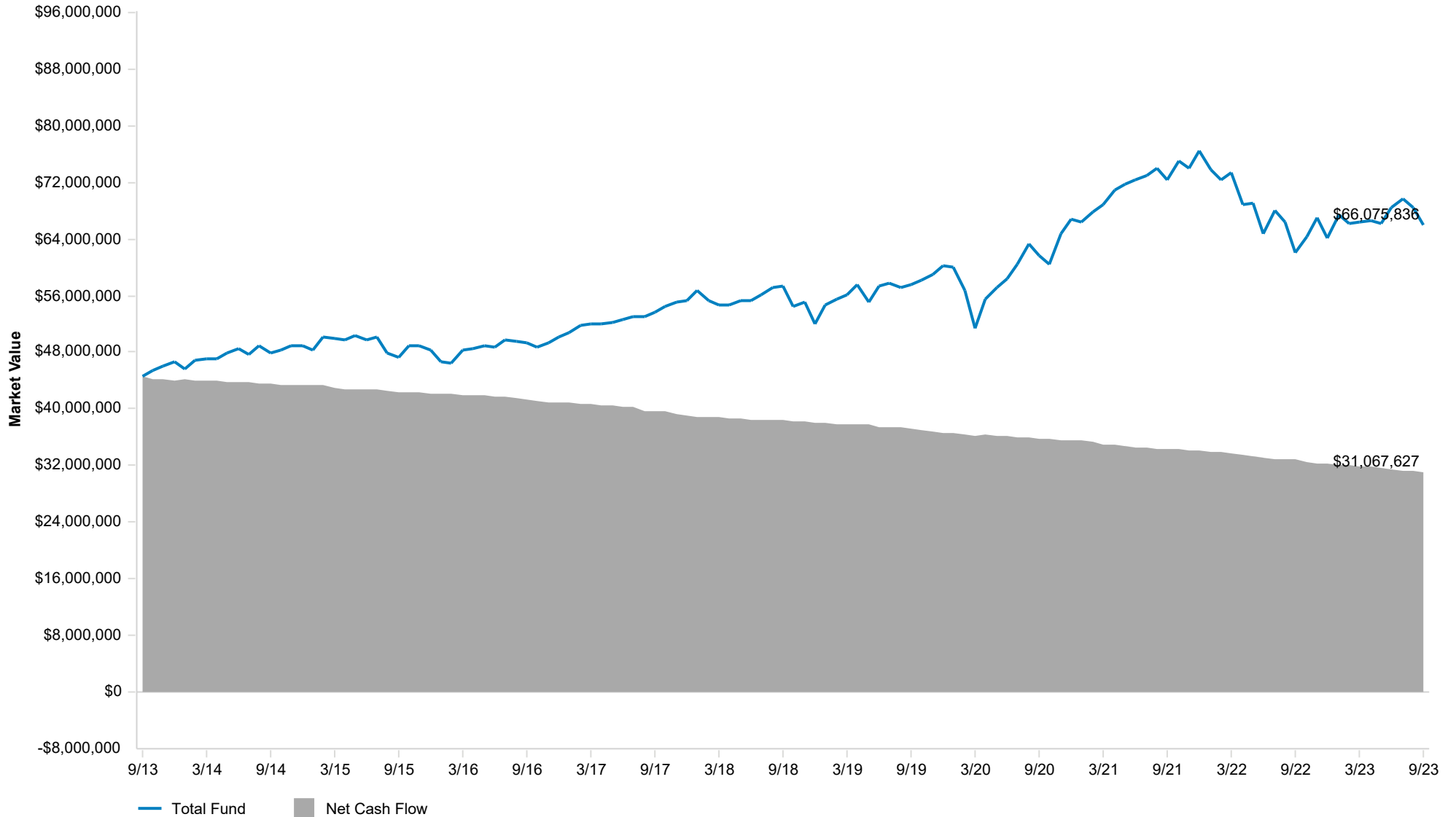


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Schedule of Investable Assets
Total Fund
10 Years Ending September 30, 2023

Schedule of Investable Assets

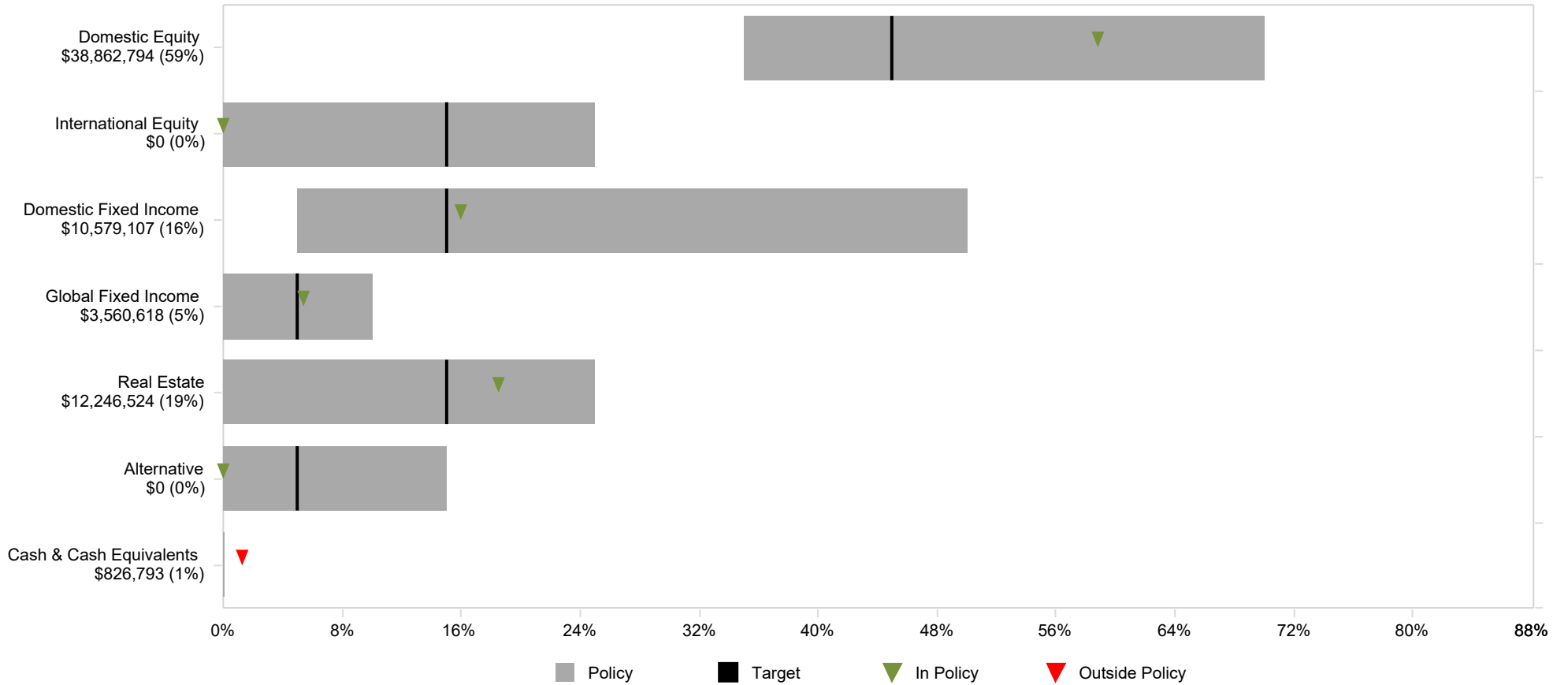


Schedule of Investable Assets

Periods Ending	Beginning Market Value \$	Net Cash Flow \$	Gain/Loss \$	Ending Market Value \$	%Return (Net)
10 YR	44,655,184	-13,587,557	35,008,208	66,075,836	6.80



Executive Summary



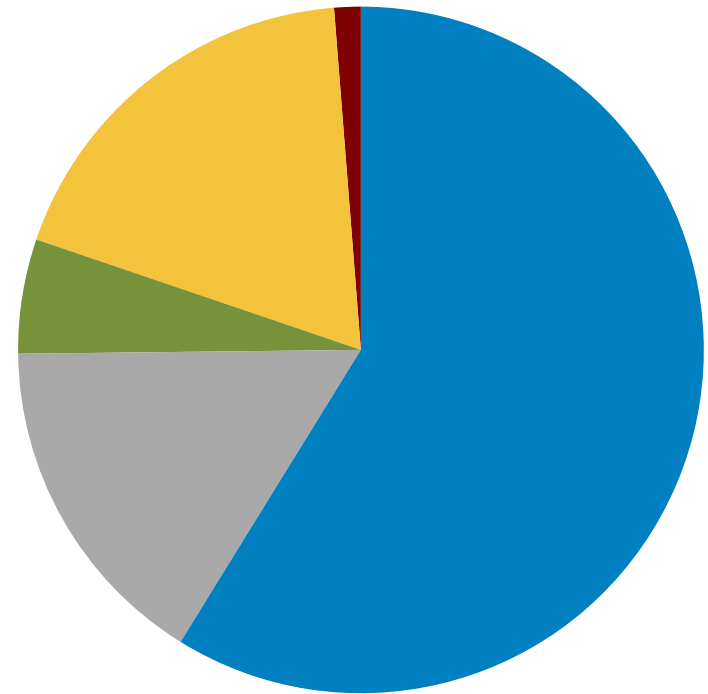
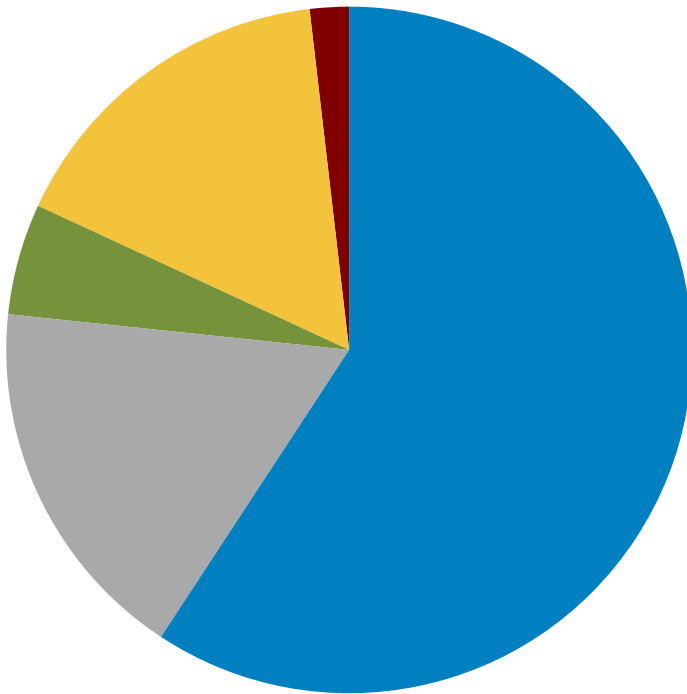
Asset Allocation Compliance

	Asset Allocation \$	Current Allocation (%)	Minimum Allocation (%)	Target Allocation (%)	Maximum Allocation (%)	Min. Rebal.	Target Rebal.	Max. Rebal.
Domestic Equity	38,862,794	58.8	35.0	45.0	70.0	-15,736,252	-9,128,668	7,390,291
International Equity	-	0.0	0.0	15.0	25.0	-	9,911,375	16,518,959
Domestic Fixed Income	10,579,107	16.0	5.0	15.0	50.0	-7,275,315	-667,731	22,458,811
Global Fixed Income	3,560,618	5.4	0.0	5.0	10.0	-3,560,618	-256,826	3,046,966
Real Estate	12,246,524	18.5	0.0	15.0	25.0	-12,246,524	-2,335,149	4,272,435
Alternative	-	0.0	0.0	5.0	15.0	-	3,303,792	9,911,375
Cash & Cash Equivalents	826,793	1.3	0.0	0.0	0.0	-826,793	-826,793	-826,793
Total Fund	66,075,836	100.0	N/A	100.0	N/A	-	-	-



Asset Allocation By Segment as of
 June 30, 2023 : \$68,396,309

Asset Allocation By Segment as of
 September 30, 2023 : \$66,075,836

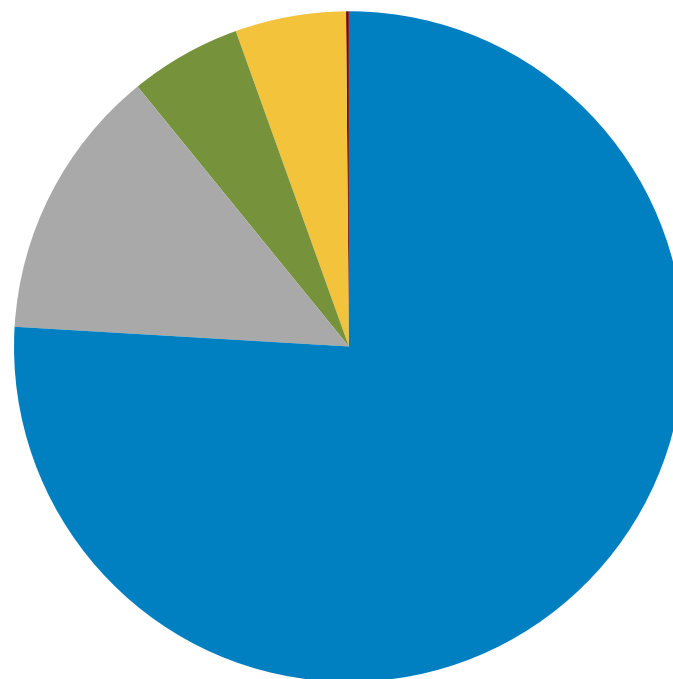
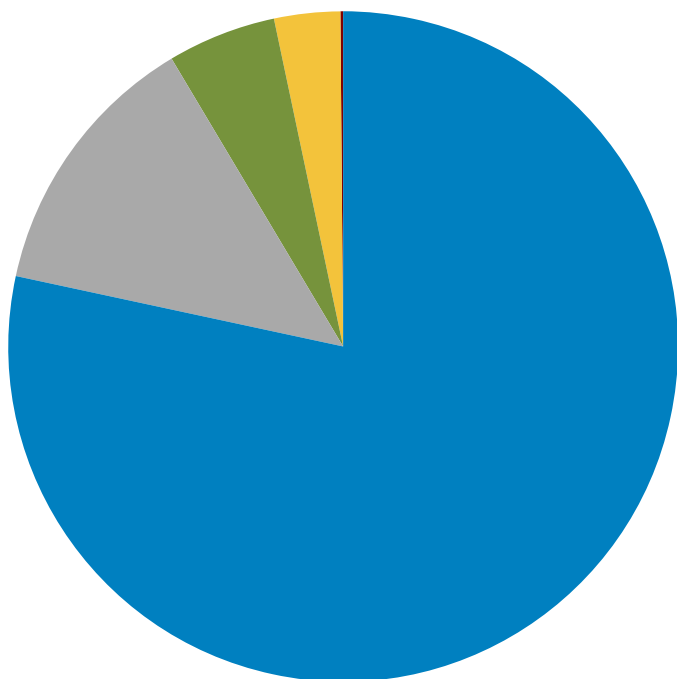


Allocation			Allocation		
Segments	Market Value	Allocation	Segments	Market Value	Allocation
■ Domestic Equity	40,521,165	59.2	■ Domestic Equity	38,862,794	58.8
■ Domestic Fixed Income	11,910,853	17.4	■ Domestic Fixed Income	10,579,107	16.0
■ Global Fixed Income	3,583,400	5.2	■ Global Fixed Income	3,560,618	5.4
■ Real Estate	11,116,680	16.3	■ Real Estate	12,246,524	18.5
■ Cash Equivalent	1,264,211	1.8	■ Cash Equivalent	826,793	1.3



Asset Allocation By Manager as of
 Jun-2023 : \$68,396,309

Asset Allocation By Manager as of
 Sep-2023 : \$66,075,836



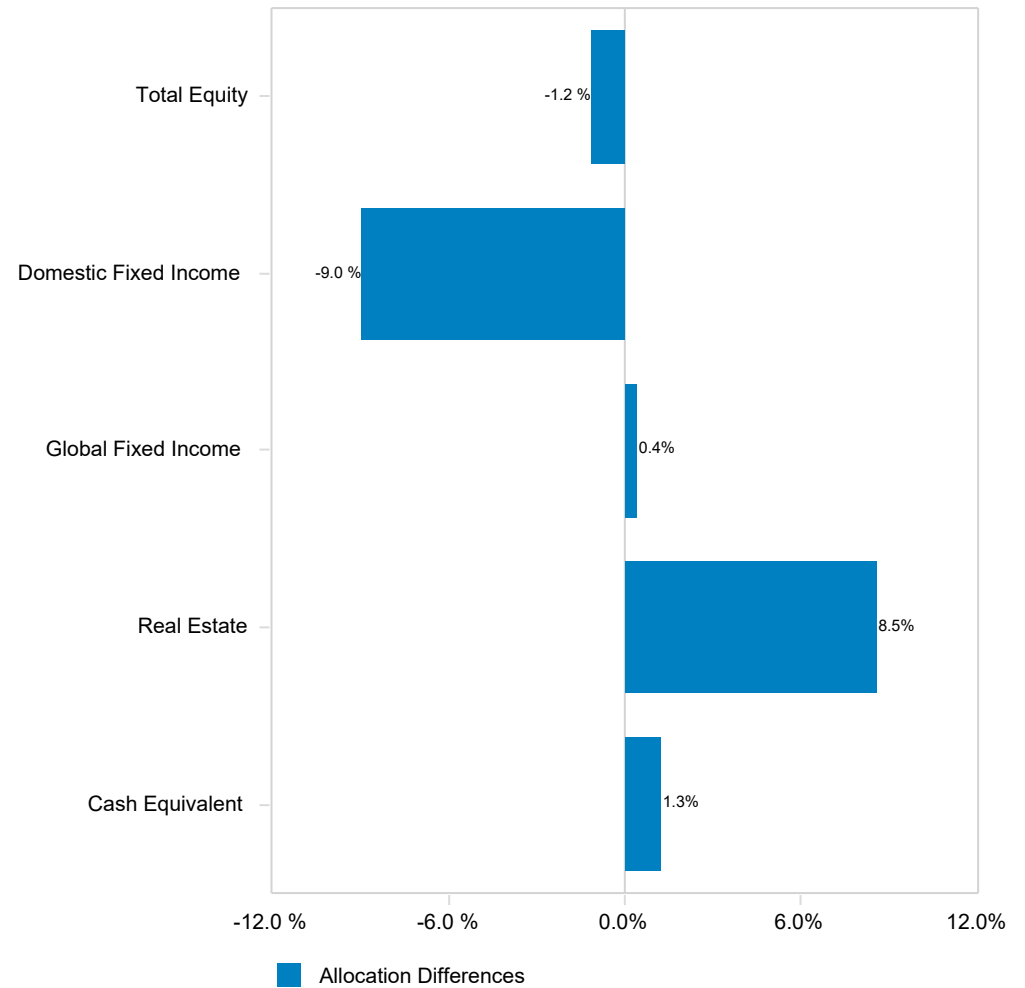
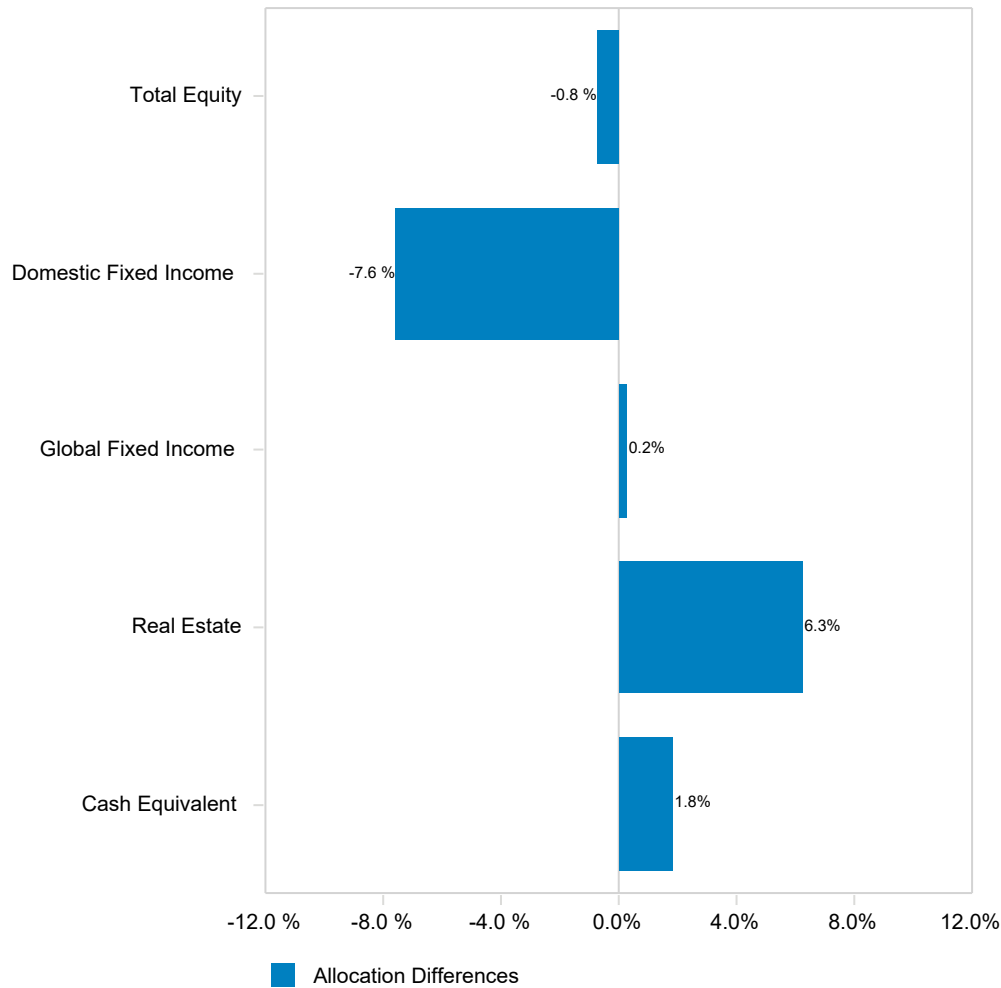
Allocation	Market Value	Allocation	Allocation	Market Value	Allocation
Highland Capital	53,605,473	78.4	Highland Capital	50,176,812	75.9
ARA Core Property Fund	8,936,276	13.1	ARA Core Property Fund	8,714,209	13.2
Pimco Global Bond Opp (Hedged) (PGBIX)	3,583,400	5.2	Pimco Global Bond Opp (Hedged) (PGBIX)	3,560,618	5.4
American Strategic Value Fund	2,180,404	3.2	American Strategic Value Fund	3,532,315	5.3
Mutual Fund Cash	90,756	0.1	Mutual Fund Cash	91,882	0.1



Asset Allocation vs. Target Allocation

Total Fund

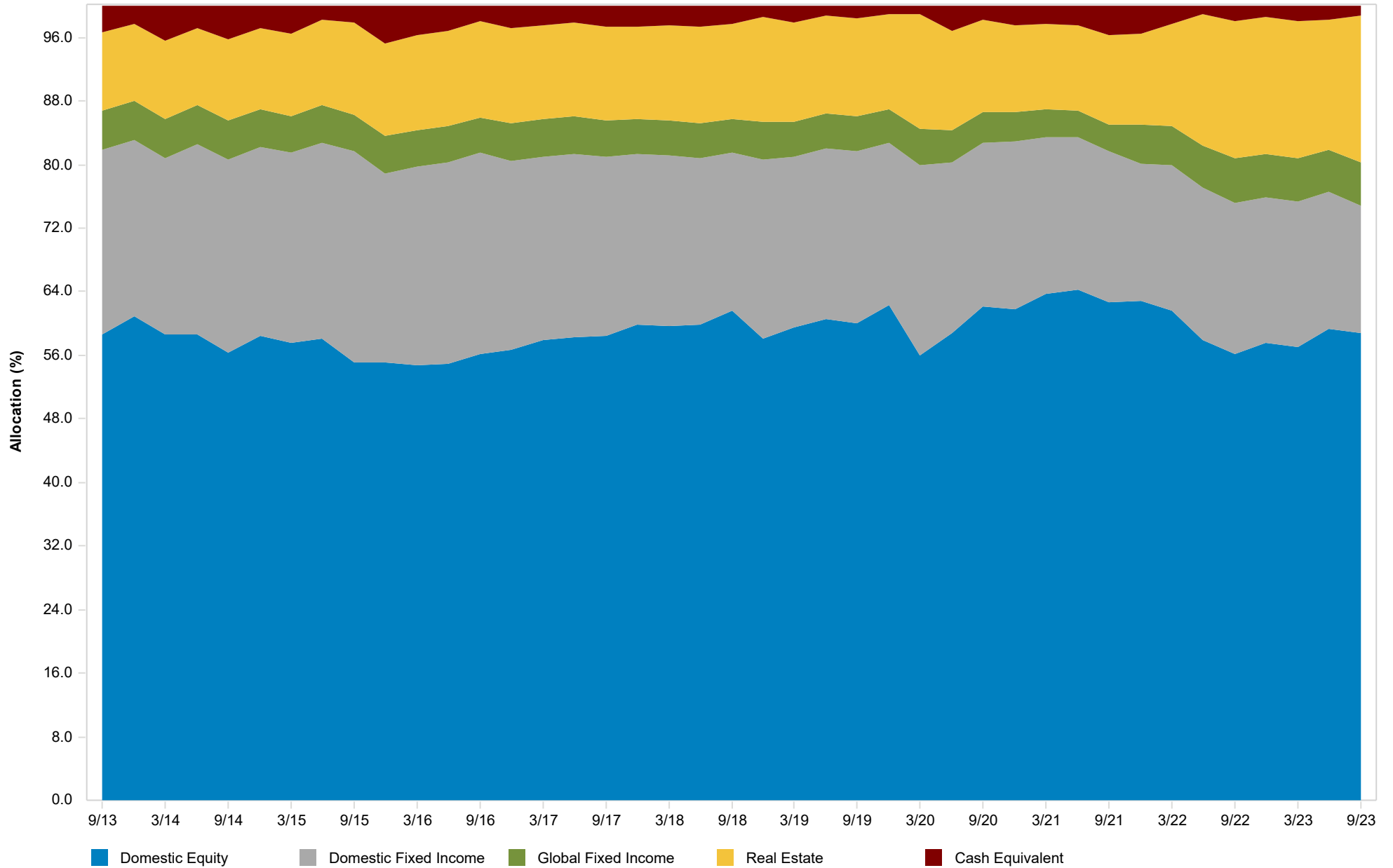
As of September 30, 2023



As of June 30, 2023				As of September 30, 2023			
	Market Value \$	Allocation (%)	Target (%)		Market Value \$	Allocation (%)	Target (%)
Total Equity	40,521,165	59.2	60.0	Total Equity	38,862,794	58.8	60.0
Domestic Fixed Income	11,910,853	17.4	25.0	Domestic Fixed Income	10,579,107	16.0	25.0
Global Fixed Income	3,583,400	5.2	5.0	Global Fixed Income	3,560,618	5.4	5.0
Real Estate	11,116,680	16.3	10.0	Real Estate	12,246,524	18.5	10.0
Cash Equivalent	1,264,211	1.8	0.0	Cash Equivalent	826,793	1.3	0.0
Total Fund	68,396,309	100.0	100.0	Total Fund	66,075,836	100.0	100.0



Historical Asset Allocation by Segment



Financial Reconciliation Quarter to Date

	Market Value 07/01/2023	Net Transfers	Contributions	Distributions	Management Fees	Other Expenses	Income	Apprec./ Deprec.	Market Value 09/30/2023
Highland Capital	53,605,473	-1,406,000	548,866	-891,912	-49,021	-45,845	263,901	-1,848,649	50,176,812
Pimco Global Bond Opp (Hedged) (PGBIX)	3,583,400	-	-	-	-	-	24,332	-47,114	3,560,618
ARA Core Property Fund	8,936,276	-	-	-	-24,030	-	89,363	-287,400	8,714,209
American Strategic Value Fund	2,180,404	1,406,000	-	-	-9,190	-	-	-44,899	3,532,315
Mutual Fund Cash	90,756	-	-	-	-	-	1,126	-	91,882
Total Fund	68,396,309	-	548,866	-891,912	-82,242	-45,845	378,721	-2,228,061	66,075,836

Financial Reconciliation Fiscal Year to Date

	Market Value 10/01/2022	Net Transfers	Contributions	Distributions	Management Fees	Other Expenses	Income	Apprec./ Deprec.	Market Value 09/30/2023
Highland Capital	47,851,162	-2,982,200	2,249,808	-4,061,137	-141,083	-175,171	1,134,073	6,301,361	50,176,812
Pimco Global Bond Opp (Hedged) (PGBIX)	3,430,982	-	-	-	-	-	293,771	-164,135	3,560,618
ARA Core Property Fund	10,073,505	-	-	-	-100,144	-	350,553	-1,609,704	8,714,209
American Strategic Value Fund	728,855	2,982,200	-	-	-5,164	-	-	-173,576	3,532,315
Mutual Fund Cash	1	-	88,660	-	-	-	3,221	-	91,882
Total Fund	62,084,504	-	2,338,468	-4,061,137	-246,392	-175,171	1,781,617	4,353,946	66,075,836

Comparative Performance Trailing Returns

	QTR	FYTD	1 YR	3 YR	5 YR	10 YR	Inception	Inception Date
Total Fund (Net)	-2.86	9.52	9.52	5.01	5.51	6.80	6.66	01/01/1998
Total Fund Policy	-3.17	11.05	11.05	4.05	5.48	6.97	6.42	
Total Fund (Gross)	-2.75 (42)	9.92 (66)	9.92 (66)	5.46 (25)	5.98 (14)	7.29 (9)	7.08 (7)	01/01/1998
Total Fund Policy	-3.17 (62)	11.05 (45)	11.05 (45)	4.05 (61)	5.48 (30)	6.97 (20)	6.42 (27)	
All Public Plans-Total Fund Median	-2.94	10.75	10.75	4.40	5.07	6.25	6.09	
Highland Capital Equity (Gross)	-3.87 (72)	20.15 (45)	20.15 (45)	8.79 (64)	8.40 (58)	10.06 (66)	8.68 (62)	01/01/1998
Total Equity Policy	-3.35 (59)	20.74 (35)	20.74 (35)	8.16 (74)	7.67 (72)	9.54 (74)	7.05 (98)	
IM U.S. All Cap Core Equity (SA+CF) Median	-3.24	19.60	19.60	9.45	8.94	10.63	9.18	
Highland Capital Fixed (Gross)	-0.50 (3)	4.25 (2)	4.25 (2)	-2.72 (6)	1.47 (6)	2.01 (13)	3.94 (78)	01/01/1998
Total Fixed Policy	-3.23 (71)	0.64 (73)	0.64 (73)	-5.21 (86)	0.10 (95)	1.12 (96)	3.85 (91)	
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	-3.14	1.06	1.06	-4.84	0.54	1.58	4.23	
Pimco Global Bond Opp (Hedged) (PGBIX) (Net)	-0.64 (9)	3.78 (29)	3.78 (29)	-0.79 (7)	N/A	N/A	-0.66 (6)	09/01/2020
Bloomberg Global Agg Index (Hedged)	-1.82 (40)	2.10 (62)	2.10 (62)	-3.71 (32)	0.57 (25)	1.84 (12)	-3.49 (29)	
IM Global Fixed Income (MF) Median	-2.42	2.65	2.65	-4.89	-0.65	0.32	-4.83	
ARA Core Realty Fund (Gross)	-2.22 (35)	-12.54 (47)	-12.54 (47)	7.69 (14)	6.27 (26)	8.26 (55)	8.66 (55)	07/01/2012
NCREIF Fund Index-Open End Diversified Core (EW)	-1.93 (29)	-12.40 (40)	-12.40 (40)	7.57 (24)	6.10 (36)	8.45 (52)	8.87 (51)	
IM U.S. Open End Private Real Estate (SA+CF) Median	-3.09	-12.83	-12.83	6.81	5.72	8.59	8.93	
American Strategic Value Fund (Gross)	-1.25 (18)	-9.90 (23)	-9.90 (23)	N/A	N/A	N/A	-6.80 (21)	07/01/2022
NCREIF Fund Index-Open End Diversified Core (EW)	-1.93 (29)	-12.40 (40)	-12.40 (40)	7.57 (24)	6.10 (36)	8.45 (52)	-9.36 (34)	
IM U.S. Open End Private Real Estate (SA+CF) Median	-3.09	-12.83	-12.83	6.81	5.72	8.59	-10.44	

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

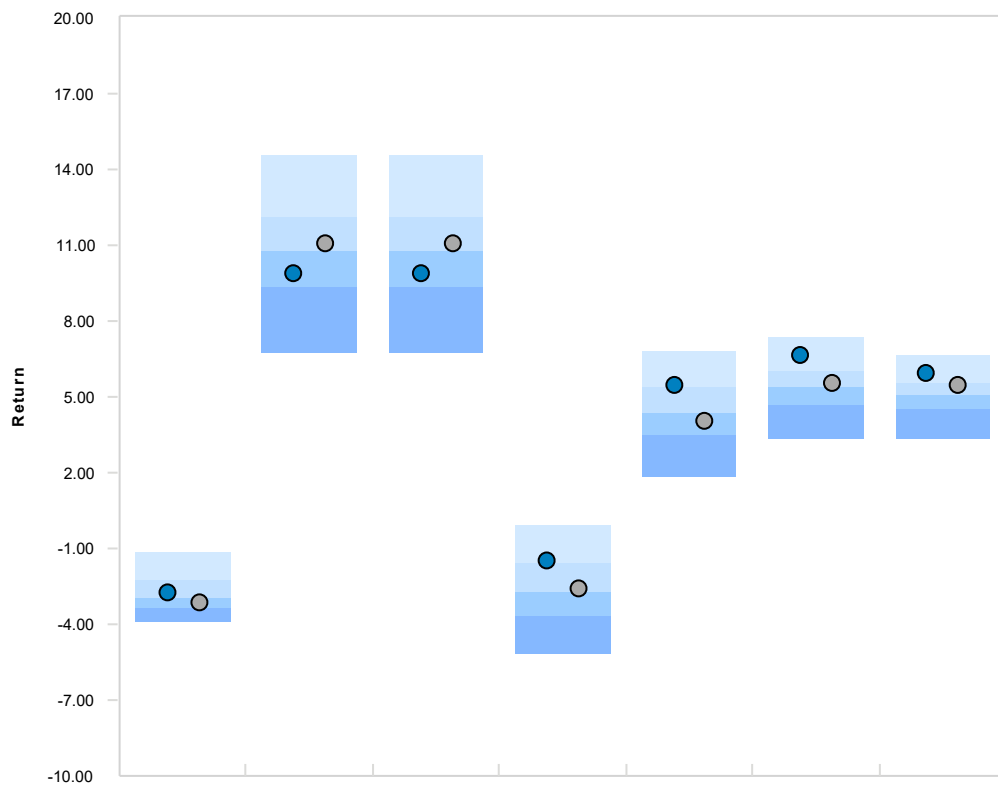


Comparative Performance Fiscal Year Returns											
	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018	Oct-2016 To Sep-2017	Oct-2015 To Sep-2016	Oct-2014 To Sep-2015		
Total Fund (Net)	9.52	-12.11	20.28	9.83	2.83	9.71	12.52	7.49	1.11		
Total Fund Policy	11.05	-14.52	18.68	10.16	5.20	8.58	11.87	11.23	0.03		
Total Fund (Gross)	9.92 (66)	-11.63 (18)	20.73 (40)	10.34 (30)	3.31 (71)	10.22 (12)	13.13 (21)	7.99 (81)	1.48 (6)		
Total Fund Policy	11.05 (45)	-14.52 (48)	18.68 (69)	10.16 (32)	5.20 (16)	8.58 (36)	11.87 (49)	11.23 (6)	0.03 (28)		
All Public Plans-Total Fund Median	10.75	-14.76	19.92	8.54	3.99	7.91	11.82	9.40	-0.70		
Highland Capital Equity (Gross)	20.15 (45)	-18.92 (80)	32.18 (42)	15.40 (40)	0.72 (67)	16.31 (56)	20.57 (25)	9.30 (75)	-0.41 (46)		
Total Equity Policy	20.74 (35)	-19.42 (82)	30.03 (56)	12.06 (56)	2.04 (62)	13.62 (69)	19.14 (36)	13.68 (41)	-3.37 (73)		
IM U.S. All Cap Core Equity (SA+CF) Median	19.60	-16.58	31.43	13.75	2.93	16.79	18.00	12.31	-0.56		
Highland Capital Fixed (Gross)	4.25 (2)	-12.91 (7)	1.38 (16)	6.56 (87)	9.68 (89)	-1.07 (72)	0.85 (39)	7.00 (9)	2.18 (89)		
Total Fixed Policy	0.64 (73)	-14.60 (62)	-0.90 (83)	6.98 (76)	10.30 (69)	-1.22 (88)	0.07 (84)	5.19 (79)	2.94 (62)		
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	1.06	-14.51	-0.05	7.52	10.42	-0.75	0.62	5.66	3.02		
Pimco Global Bond Opp (Hedged) (PGBIX) (Net)	3.78 (29)	-8.12 (6)	2.41 (27)	N/A	N/A	N/A	N/A	N/A	N/A		
Bloomberg Global Agg Index (Hedged)	2.10 (62)	-12.05 (20)	-0.56 (82)	4.14 (66)	10.65 (13)	0.83 (11)	-0.17 (72)	6.54 (63)	3.14 (1)		
IM Global Fixed Income (MF) Median	2.65	-17.63	0.89	5.39	7.65	-1.33	1.10	7.40	-3.88		
ARA Core Realty Fund (Gross)	-12.54 (47)	25.79 (18)	13.51 (75)	1.62 (49)	6.81 (50)	8.50 (61)	7.52 (55)	9.04 (89)	13.98 (60)		
NCREIF Fund Index-Open End Diversified Core (EW)	-12.40 (40)	22.76 (38)	15.75 (54)	1.74 (43)	6.17 (70)	8.82 (56)	7.81 (51)	10.62 (68)	14.71 (56)		
IM U.S. Open End Private Real Estate (SA+CF) Median	-12.83	20.19	16.09	1.58	6.80	8.93	7.83	11.18	15.20		
American Strategic Value Fund (Gross)	-9.90 (23)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A		
NCREIF Fund Index-Open End Diversified Core (EW)	-12.40 (40)	22.76 (38)	15.75 (54)	1.74 (43)	6.17 (70)	8.82 (56)	7.81 (51)	10.62 (68)	14.71 (56)		
IM U.S. Open End Private Real Estate (SA+CF) Median	-12.83	20.19	16.09	1.58	6.80	8.93	7.83	11.18	15.20		

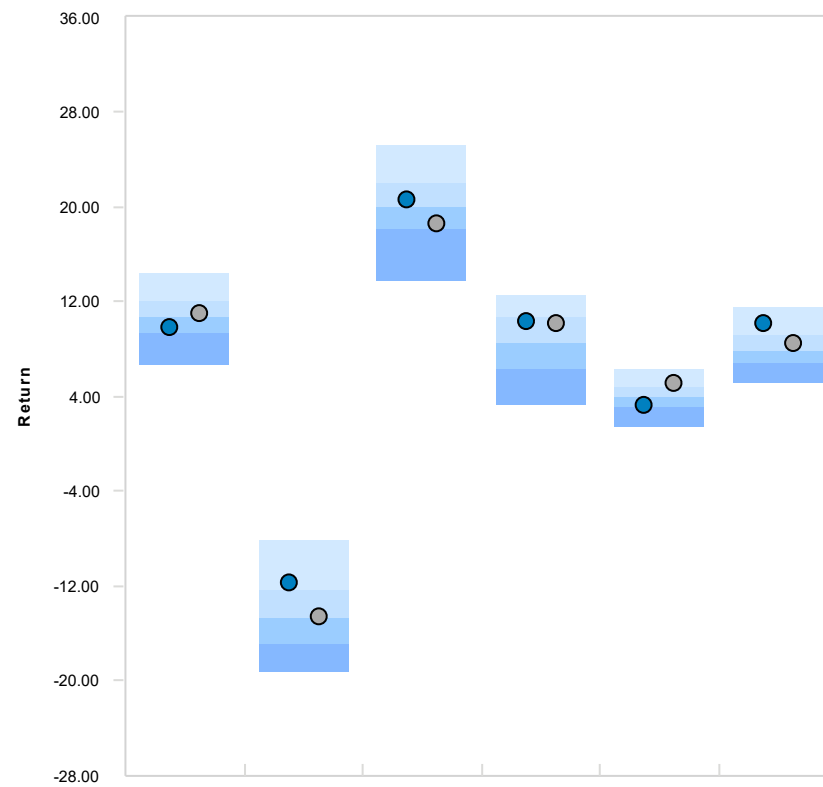
Returns for periods greater than one year are annualized.
Returns are expressed as percentages. Fiscal year ends September 30th.



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



	QTR	FYTD	1 YR	2 YR	3 YR	4 YR	5 YR
● Total Fund	-2.75 (42)	9.92 (66)	9.92 (66)	-1.44 (23)	5.46 (25)	6.66 (12)	5.98 (14)
● Fund Policy	-3.17 (62)	11.05 (45)	11.05 (45)	-2.57 (47)	4.05 (61)	5.55 (43)	5.48 (30)
Median	-2.94	10.75	10.75	-2.74	4.40	5.40	5.07



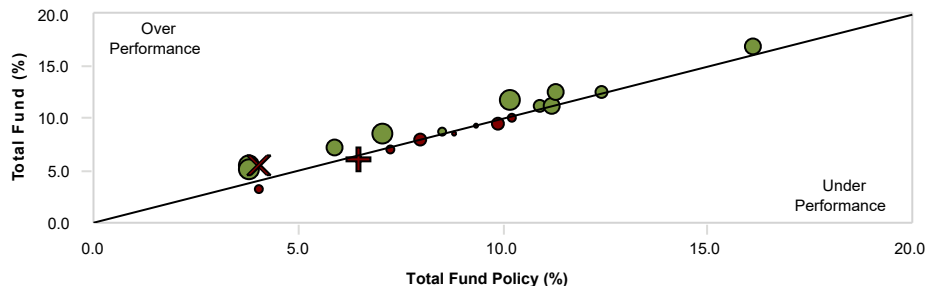
	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018
● Total Fund	9.92 (66)	-11.63 (18)	20.73 (40)	10.34 (30)	3.31 (71)	10.22 (12)
● Fund Policy	11.05 (45)	-14.52 (48)	18.68 (69)	10.16 (32)	5.20 (16)	8.58 (36)
Median	10.75	-14.76	19.92	8.54	3.99	7.91

Comparative Performance

	1 Qtr Ending Jun-2023	1 Qtr Ending Mar-2023	1 Qtr Ending Dec-2022	1 Qtr Ending Sep-2022	1 Qtr Ending Jun-2022	1 Qtr Ending Mar-2022
Total Fund	4.08 (16)	4.05 (62)	4.37 (87)	-3.55 (18)	-10.63 (50)	-3.37 (14)
Total Fund Policy	3.56 (37)	4.87 (24)	5.60 (53)	-4.86 (74)	-10.84 (57)	-4.18 (29)
All Public Plans-Total Fund Median	3.30	4.30	5.67	-4.31	-10.64	-4.92

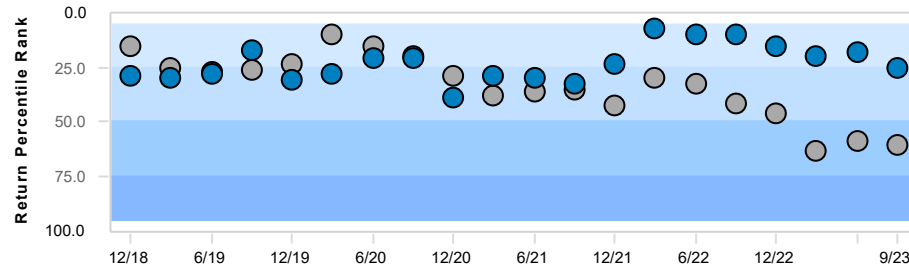


3 Yr Rolling Under/Over Performance - 5 Years



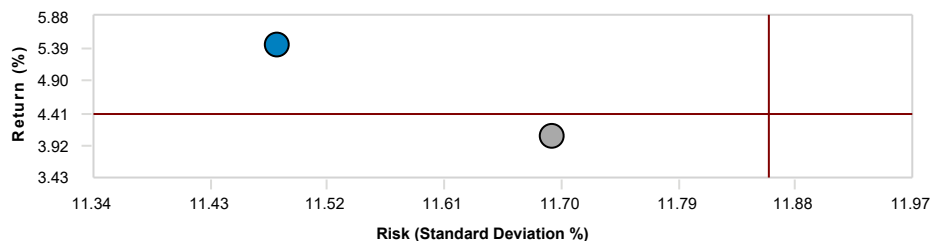
- Over Performance
- Under Performance
- + Earliest Date
- X Latest Date

3 Yr Rolling Percentile Ranking - 5 Years



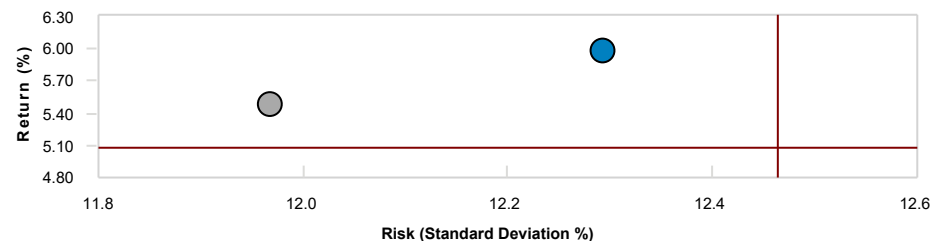
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
Total Fund	20	11 (55%)	9 (45%)	0 (0%)	0 (0%)
Fund Policy	20	6 (30%)	11 (55%)	3 (15%)	0 (0%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
Total Fund	5.46	11.48
Fund Policy	4.05	11.69
Median	4.40	11.86

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
Total Fund	5.98	12.29
Fund Policy	5.48	11.97
Median	5.07	12.46

Historical Statistics - 3 Years

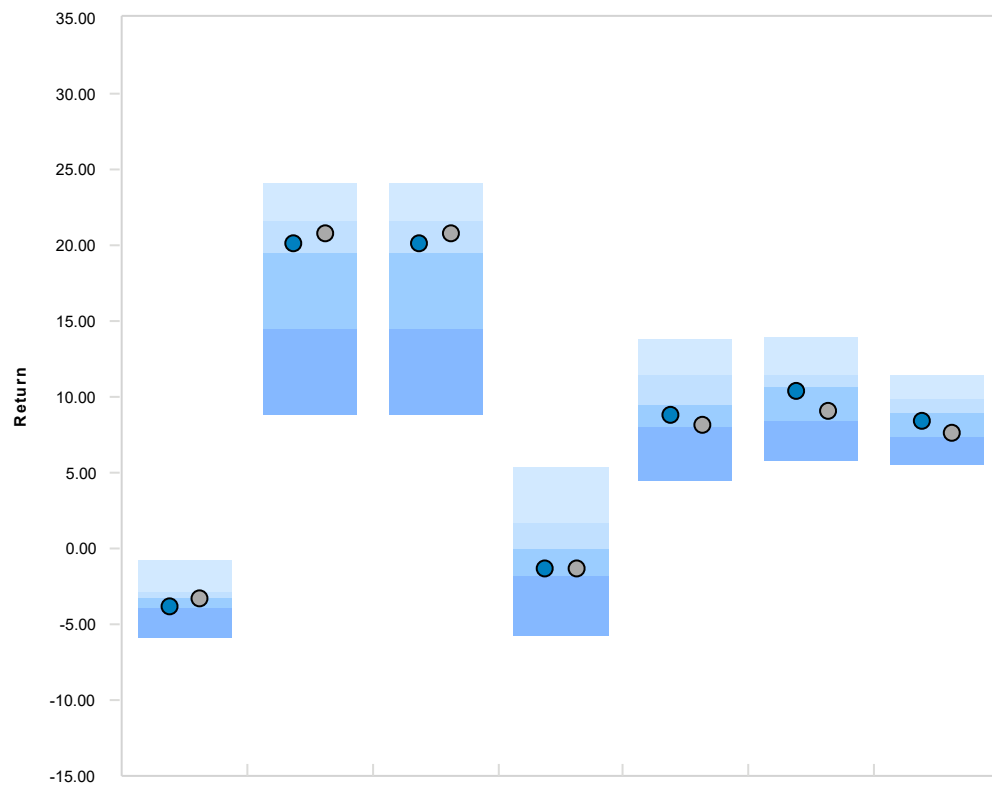
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Total Fund	1.74	102.20	93.89	1.47	0.76	0.37	0.97	7.46
Fund Policy	0.00	100.00	100.00	0.00	N/A	0.25	1.00	7.78

Historical Statistics - 5 Years

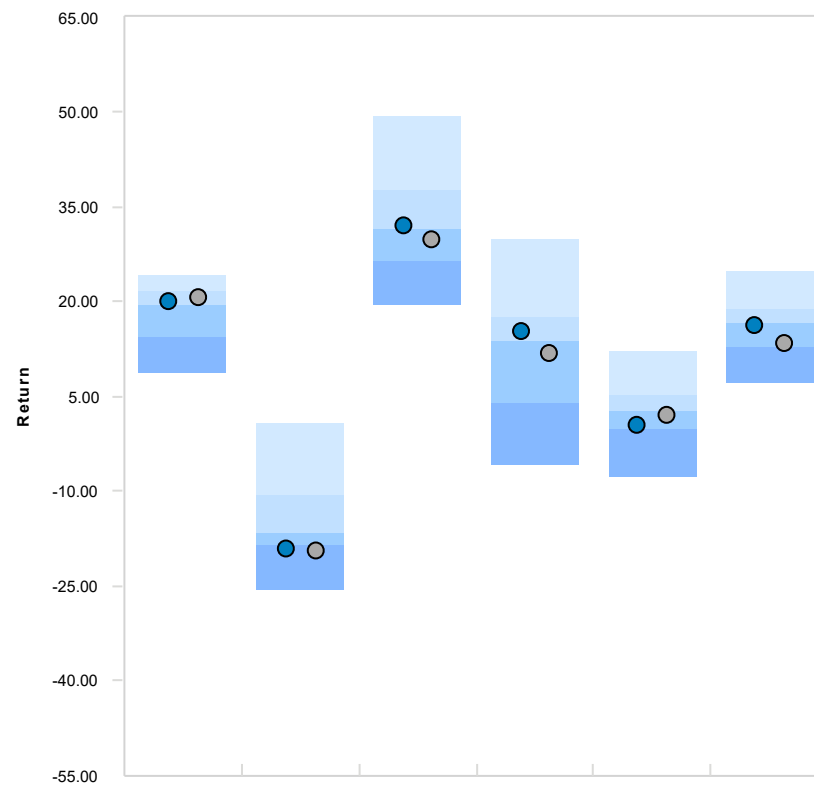
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Total Fund	1.75	103.62	101.54	0.42	0.30	0.39	1.02	8.30
Total Fund Policy	0.00	100.00	100.00	0.00	N/A	0.36	1.00	8.08



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	-3.87 (72)	20.15 (43)	20.15 (43)	-1.30 (72)	8.79 (64)	10.41 (56)	8.40 (58)
● Equity Policy	-3.35 (59)	20.74 (33)	20.74 (33)	-1.36 (72)	8.16 (74)	9.12 (63)	7.67 (72)
Median	-3.24	19.47	19.47	-0.05	9.45	10.65	8.94



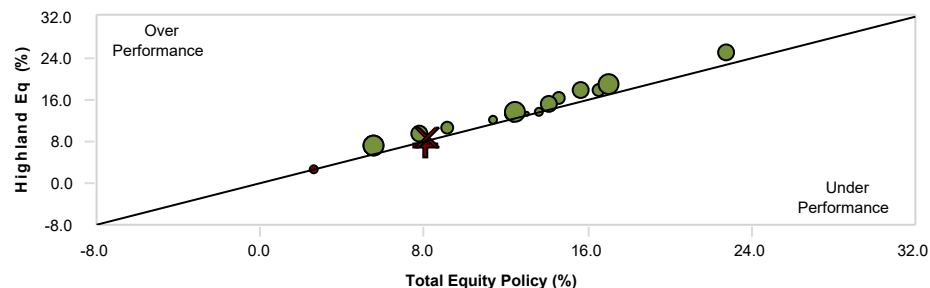
	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018
● Highland Eq	20.15 (43)	-18.92 (80)	32.18 (42)	15.40 (40)	0.72 (67)	16.31 (56)
● Equity Policy	20.74 (33)	-19.42 (82)	30.03 (55)	12.06 (56)	2.04 (62)	13.62 (69)
Median	19.47	-16.58	31.43	13.75	2.93	16.79

Comparative Performance

	1 Qtr Ending Jun-2023	1 Qtr Ending Mar-2023	1 Qtr Ending Dec-2022	1 Qtr Ending Sep-2022	1 Qtr Ending Jun-2022	1 Qtr Ending Mar-2022
Highland Eq	7.73 (35)	6.52 (42)	8.91 (48)	-5.20 (63)	-16.65 (79)	-5.04 (52)
Total Equity Policy	6.95 (48)	7.14 (36)	9.03 (45)	-5.80 (82)	-15.91 (65)	-5.28 (57)
IM U.S. All Cap Core Equity (SA+CF) Median	6.72	5.52	8.73	-4.51	-14.97	-5.00

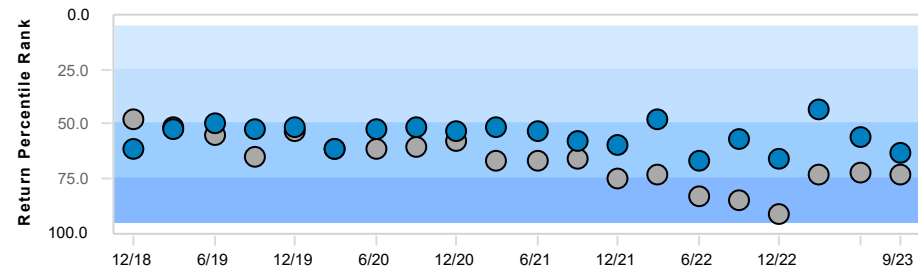


3 Yr Rolling Under/Over Performance - 5 Years



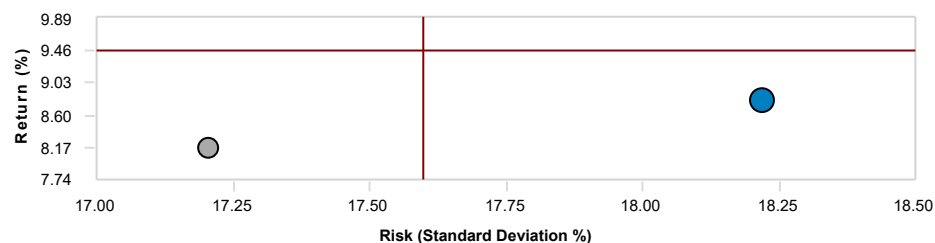
● Over Performance ● Under Performance
+ Earliest Date × Latest Date

3 Yr Rolling Percentile Ranking - 5 Years



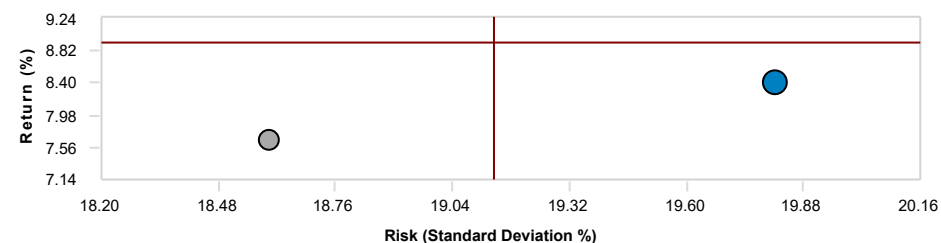
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
● Highland Eq	20	0 (0%)	3 (15%)	17 (85%)	0 (0%)
● Equity Policy	20	0 (0%)	1 (5%)	16 (80%)	3 (15%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
● Highland Eq	8.79	18.22
● Equity Policy	8.16	17.21
— Median	9.45	17.60

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
● Highland Eq	8.40	19.81
● Equity Policy	7.67	18.60
— Median	8.94	19.14

Historical Statistics - 3 Years

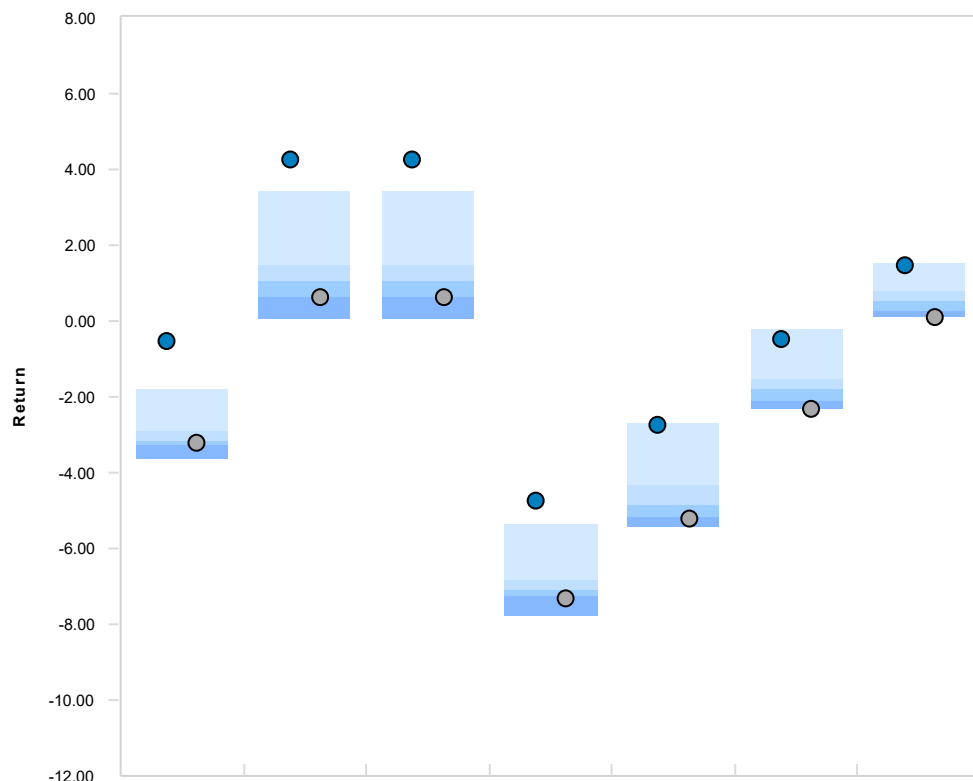
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Eq	2.38	104.48	102.76	0.29	0.32	0.46	1.05	11.48
Equity Policy	0.00	100.00	100.00	0.00	N/A	0.44	1.00	10.90

Historical Statistics - 5 Years

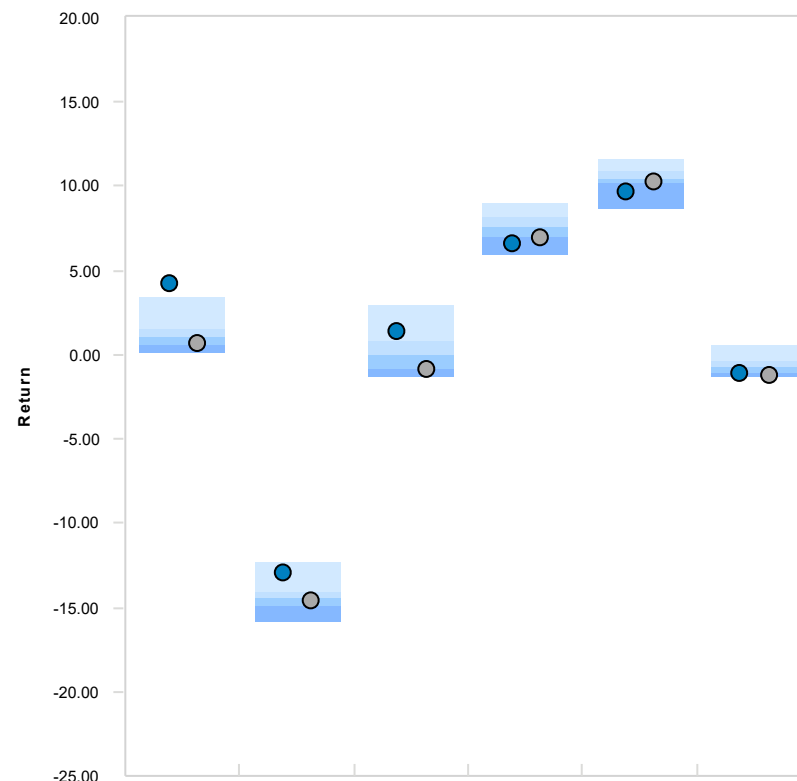
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Eq	2.36	106.13	104.53	0.37	0.39	0.42	1.06	13.27
Equity Policy	0.00	100.00	100.00	0.00	N/A	0.40	1.00	12.60



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	-0.50 (3)	4.25 (2)	4.25 (2)	-4.72 (4)	-2.72 (6)	-0.48 (8)	1.47 (6)
● Fixed Policy	-3.23 (71)	0.64 (73)	0.64 (73)	-7.29 (76)	-5.21 (86)	-2.30 (95)	0.10 (95)
Median	-3.14	1.06	1.06	-7.12	-4.84	-1.80	0.54



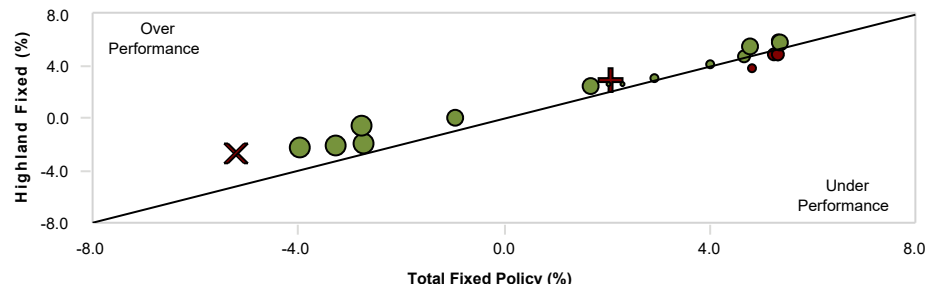
	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018
● Highland Fixed	4.25 (2)	-12.91 (7)	1.38 (16)	6.56 (87)	9.68 (89)	-1.07 (72)
● Fixed Policy	0.64 (73)	-14.60 (62)	-0.90 (83)	6.98 (76)	10.30 (69)	-1.22 (88)
Median	1.06	-14.51	-0.05	7.52	10.42	-0.75

Comparative Performance

	1 Qtr Ending Jun-2023	1 Qtr Ending Mar-2023	1 Qtr Ending Dec-2022	1 Qtr Ending Sep-2022	1 Qtr Ending Jun-2022	1 Qtr Ending Mar-2022
Highland Fixed	0.02 (5)	3.94 (3)	0.78 (99)	-4.22 (16)	-4.18 (11)	-5.63 (30)
Total Fixed Policy	-0.84 (80)	2.96 (77)	1.87 (42)	-4.75 (78)	-4.69 (38)	-5.93 (71)
IM U.S. Broad Market Core Fixed Income (SA+CF) Median	-0.72	3.16	1.80	-4.59	-4.73	-5.82

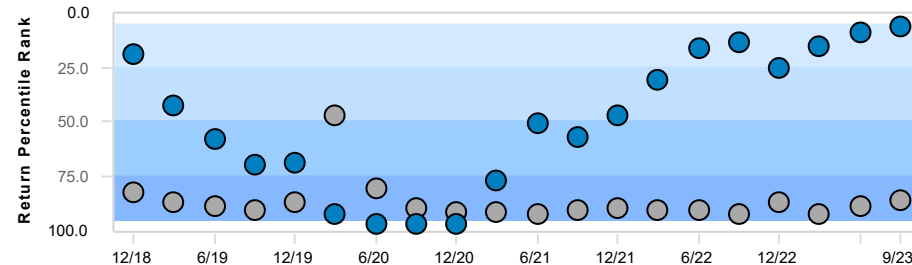


3 Yr Rolling Under/Over Performance - 5 Years



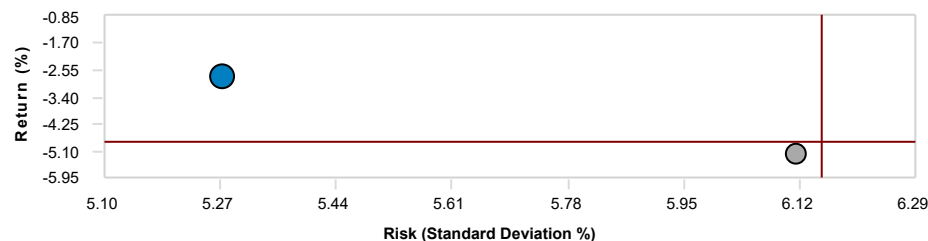
- Over Performance
- Under Performance
- + Earliest Date
- X Latest Date

3 Yr Rolling Percentile Ranking - 5 Years



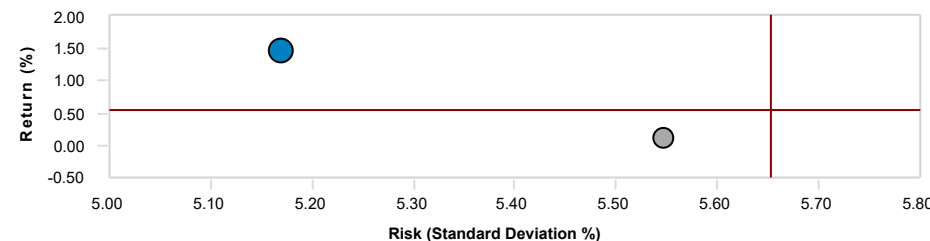
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
● Highland Fixed	20	7 (35%)	3 (15%)	5 (25%)	5 (25%)
● Fixed Policy	20	0 (0%)	1 (5%)	0 (0%)	19 (95%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
● Highland Fixed	-2.72	5.27
● Fixed Policy	-5.21	6.12
— Median	-4.84	6.15

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
● Highland Fixed	1.47	5.17
● Fixed Policy	0.10	5.55
— Median	0.54	5.65

Historical Statistics - 3 Years

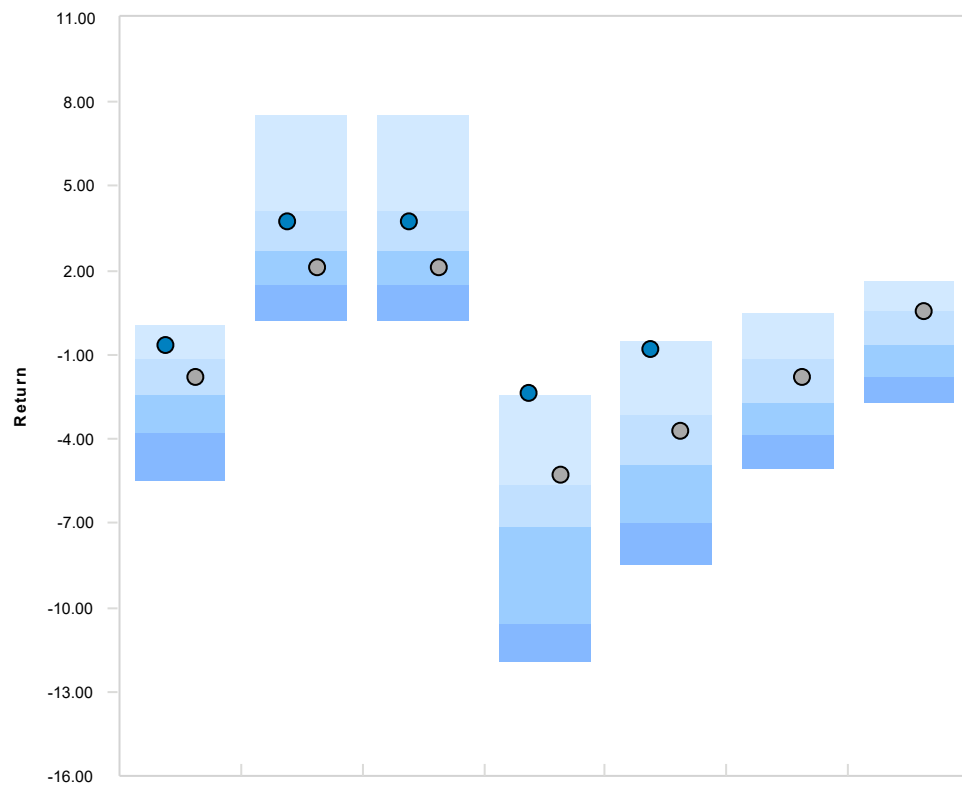
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Fixed	2.43	89.44	71.28	1.47	1.04	-0.83	0.79	4.07
Fixed Policy	0.00	100.00	100.00	0.00	N/A	-1.12	1.00	5.13

Historical Statistics - 5 Years

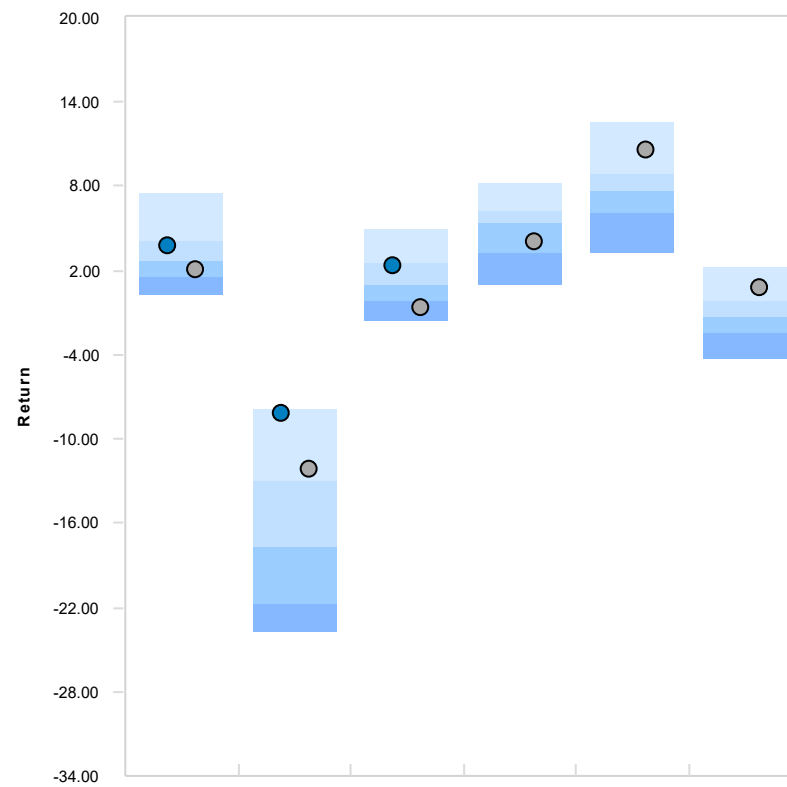
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Highland Fixed	2.43	98.05	79.21	1.39	0.55	-0.02	0.84	3.54
Fixed Policy	0.00	100.00	100.00	0.00	N/A	-0.26	1.00	4.02



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	-0.64 (9)	3.78 (29)	3.78 (29)	-2.35 (5)	-0.79 (7)	N/A	N/A
● BBg Global Agg	-1.82 (40)	2.10 (62)	2.10 (62)	-5.24 (23)	-3.71 (32)	-1.80 (34)	0.57 (25)
Median	-2.42	2.65	2.65	-7.14	-4.89	-2.73	-0.65



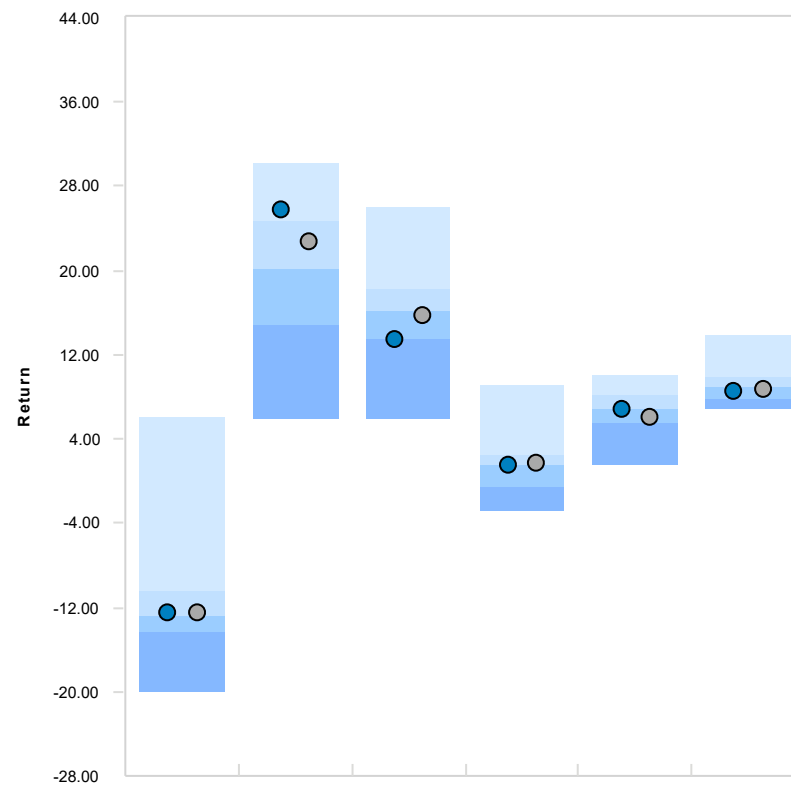
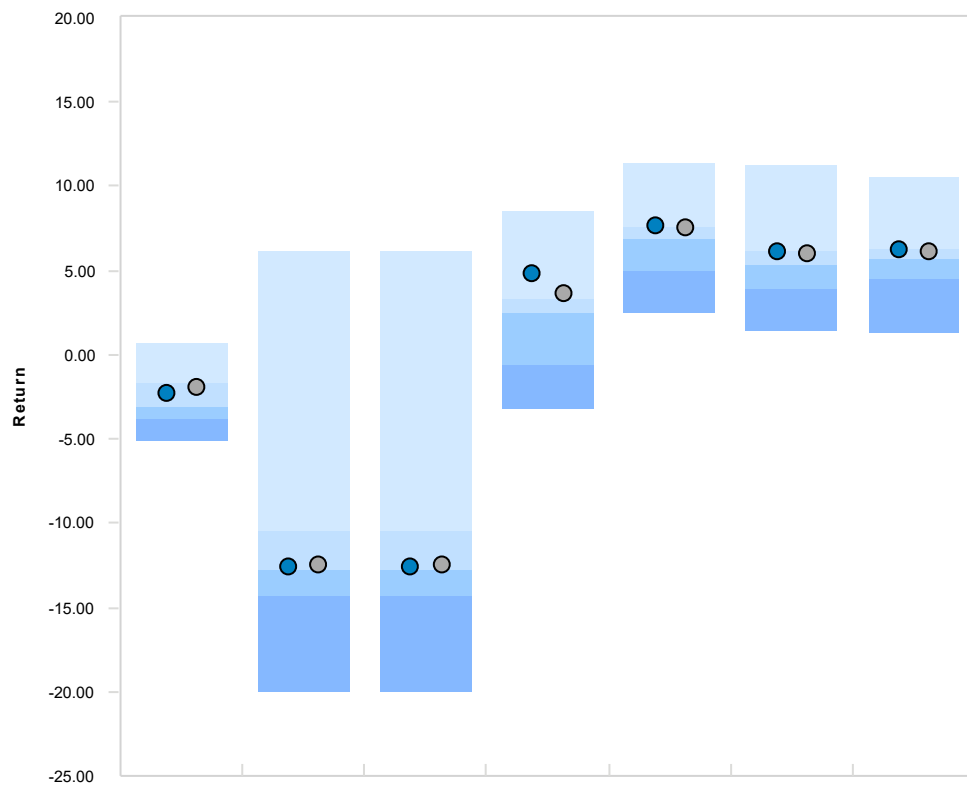
	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018
● Pimco GB Opp	3.78 (29)	-8.12 (6)	2.41 (27)	N/A	N/A	N/A
● BBg Global Agg	2.10 (62)	-12.05 (20)	-0.56 (82)	4.14 (66)	10.65 (13)	0.83 (11)
Median	2.65	-17.63	0.89	5.39	7.65	-1.33

Comparative Performance

	1 Qtr Ending Jun-2023	1 Qtr Ending Mar-2023	1 Qtr Ending Dec-2022	1 Qtr Ending Sep-2022	1 Qtr Ending Jun-2022	1 Qtr Ending Mar-2022
Pimco GB Opp	0.04 (19)	1.92 (89)	2.44 (61)	-2.03 (17)	-3.39 (10)	-2.39 (6)
Bloomberg Global Agg Index (Hedged)	0.06 (19)	2.90 (39)	0.99 (88)	-3.34 (35)	-4.30 (13)	-4.97 (33)
IM Global Fixed Income (MF) Median	-0.58	2.76	3.53	-4.13	-7.00	-5.48



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
● ARA Core	-2.22 (35)	-12.54 (47)	-12.54 (47)	4.89 (17)	7.69 (14)	6.14 (22)	6.27 (26)
● NCREIF ODCE	-1.93 (29)	-12.40 (40)	-12.40 (40)	3.70 (24)	7.57 (24)	6.08 (28)	6.10 (36)
Median	-3.09	-12.83	-12.83	2.45	6.81	5.36	5.72

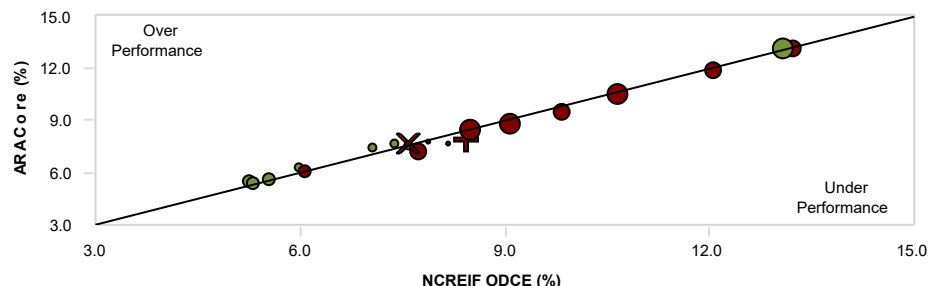
	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018
● ARA Core	-12.54 (47)	25.79 (18)	13.51 (75)	1.62 (49)	6.81 (50)	8.50 (61)
● NCREIF ODCE	-12.40 (40)	22.76 (38)	15.75 (54)	1.74 (43)	6.17 (70)	8.82 (56)
Median	-12.83	20.19	16.09	1.58	6.80	8.93

Comparative Performance

	1 Qtr Ending Jun-2023	1 Qtr Ending Mar-2023	1 Qtr Ending Dec-2022	1 Qtr Ending Sep-2022	1 Qtr Ending Jun-2022	1 Qtr Ending Mar-2022
ARA Core	-2.22 (66)	-3.28 (64)	-5.42 (66)	1.66 (20)	4.84 (31)	8.46 (11)
NCREIF ODCE	-2.86 (71)	-3.31 (64)	-4.90 (49)	0.96 (40)	4.55 (37)	7.99 (16)
IM U.S. Open End Private Real Estate (SA+CF) Median	-1.98	-2.98	-4.97	0.59	4.17	6.68

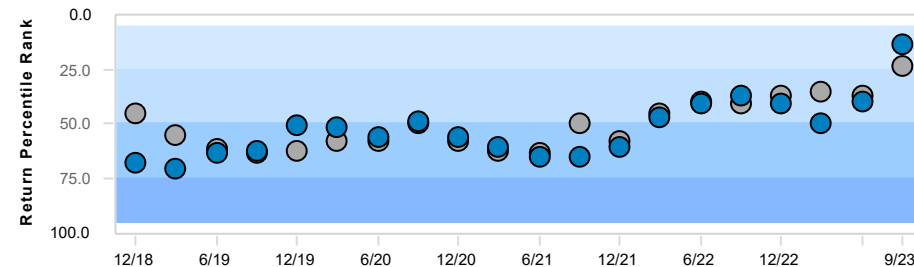


3 Yr Rolling Under/Over Performance - 5 Years



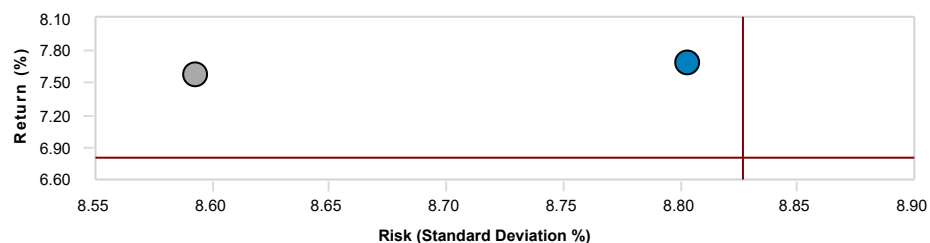
● Over Performance ● Under Performance
+ Earliest Date X Latest Date

3 Yr Rolling Percentile Ranking - 5 Years



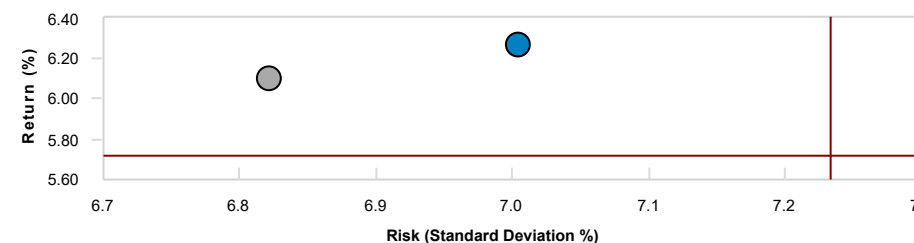
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
● ARA Core	20	1 (5%)	7 (35%)	12 (60%)	0 (0%)
● NCREIF ODCE	20	1 (5%)	9 (45%)	10 (50%)	0 (0%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
● ARA Core	7.69	8.80
● NCREIF ODCE	7.57	8.59
— Median	6.81	8.83

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
● ARA Core	6.27	7.00
● NCREIF ODCE	6.10	6.82
— Median	5.72	7.23

Historical Statistics - 3 Years

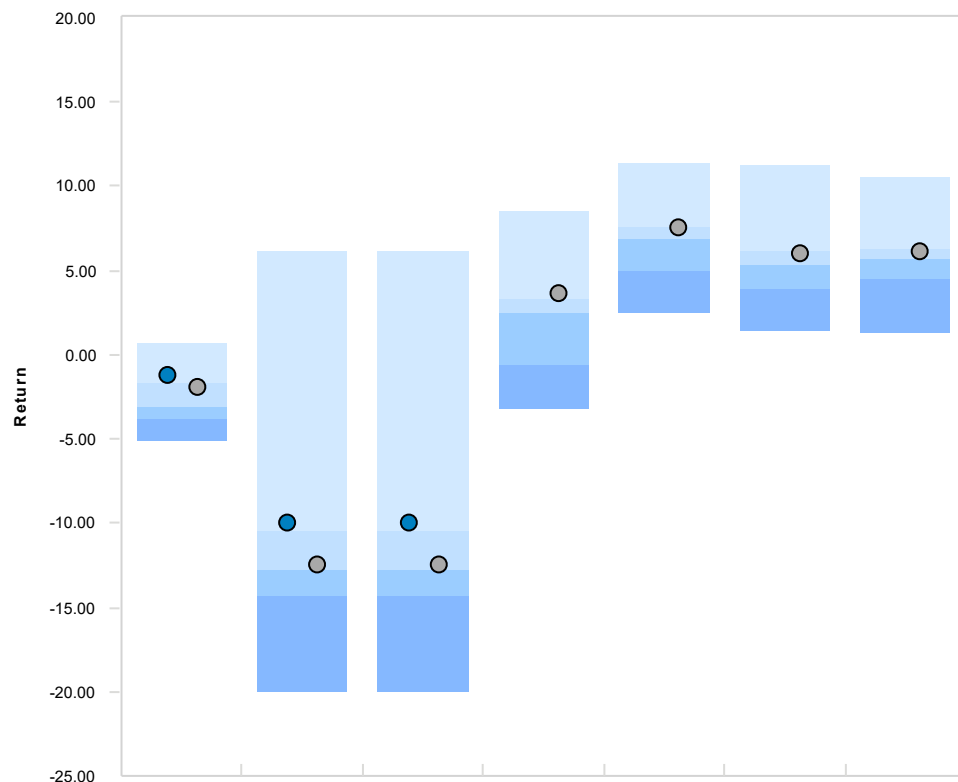
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
ARA Core	1.28	101.44	101.07	0.02	0.10	0.64	1.01	4.08
NCREIF ODCE	0.00	100.00	100.00	0.00	N/A	0.64	1.00	3.95

Historical Statistics - 5 Years

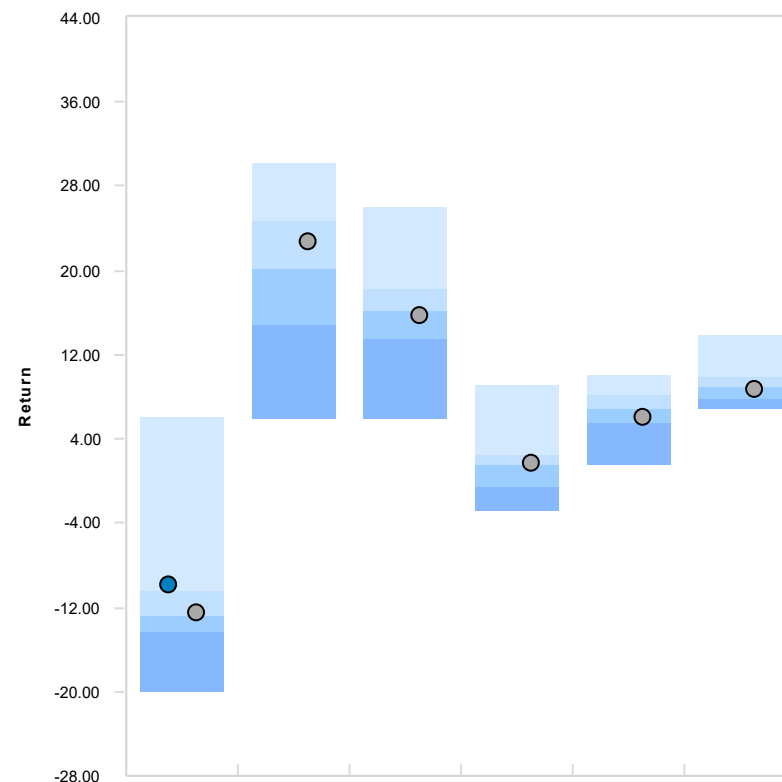
	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
ARA Core	1.09	102.16	100.68	0.08	0.16	0.61	1.02	3.21
NCREIF ODCE	0.00	100.00	100.00	0.00	N/A	0.60	1.00	3.11



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
● Am Strategic Val	-1.25 (18)	-9.90 (23)	-9.90 (23)	N/A	N/A	N/A	N/A
● NCREIF ODCE	-1.93 (29)	-12.40 (40)	-12.40 (40)	3.70 (24)	7.57 (24)	6.08 (28)	6.10 (36)
Median	-3.09	-12.83	-12.83	2.45	6.81	5.36	5.72



	Oct-2022 To Sep-2023	Oct-2021 To Sep-2022	Oct-2020 To Sep-2021	Oct-2019 To Sep-2020	Oct-2018 To Sep-2019	Oct-2017 To Sep-2018
● Am Strategic Val	-9.90 (23)	N/A	N/A	N/A	N/A	N/A
● NCREIF ODCE	-12.40 (40)	22.76 (38)	15.75 (54)	1.74 (43)	6.17 (70)	8.82 (56)
Median	-12.83	20.19	16.09	1.58	6.80	8.93

Comparative Performance

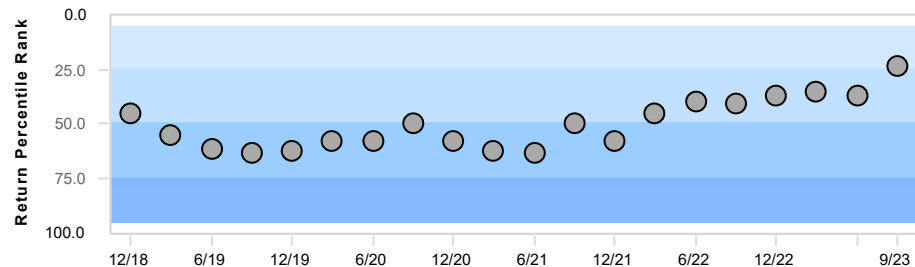
	1 Qtr Ending Jun-2023	1 Qtr Ending Mar-2023	1 Qtr Ending Dec-2022	1 Qtr Ending Sep-2022	1 Qtr Ending Jun-2022	1 Qtr Ending Mar-2022
Am Strategic Val	-1.94 (49)	-2.45 (40)	-4.61 (41)	1.64 (23)	N/A	N/A
NCREIF ODCE	-2.86 (71)	-3.31 (64)	-4.90 (49)	0.96 (40)	4.55 (37)	7.99 (16)
IM U.S. Open End Private Real Estate (SA+CF) Median	-1.98	-2.98	-4.97	0.59	4.17	6.68



3 Yr Rolling Under/Over Performance - 5 Years

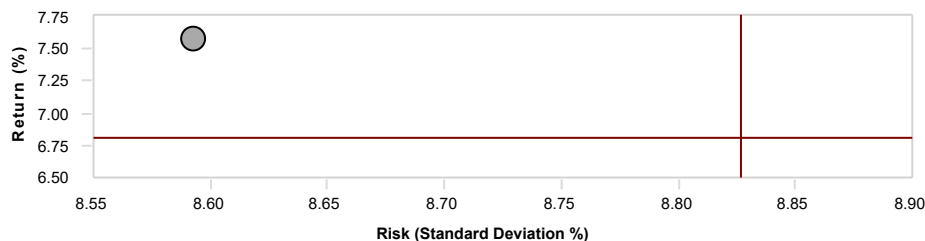
No data found.

3 Yr Rolling Percentile Ranking - 5 Years



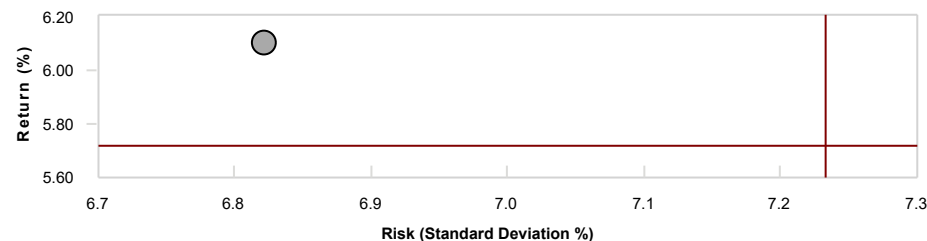
	Total Period	5-25 Count	25-Median Count	Median-75 Count	75-95 Count
● Am Strategic Val	0	0	0	0	0
● NCREIF ODCE	20	1 (5%)	9 (45%)	10 (50%)	0 (0%)

Peer Group Scattergram - 3 Years



	Return	Standard Deviation
● Am Strategic Val	N/A	N/A
● NCREIF ODCE	7.57	8.59
— Median	6.81	8.83

Peer Group Scattergram - 5 Years



	Return	Standard Deviation
● Am Strategic Val	N/A	N/A
● NCREIF ODCE	6.10	6.82
— Median	5.72	7.23

Historical Statistics - 3 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Am Strategic Val	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NCREIF ODCE	0.00	100.00	100.00	0.00	N/A	0.64	1.00	3.95

Historical Statistics - 5 Years

	Tracking Error	Up Market Capture	Down Market Capture	Alpha	Information Ratio	Sharpe Ratio	Beta	Downside Risk
Am Strategic Val	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NCREIF ODCE	0.00	100.00	100.00	0.00	N/A	0.60	1.00	3.11



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 actuarial earnings assumption over the trailing three year period.			X											
The total plan gross return equaled or exceeded the 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			ARA Core 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	
											American Strategic			
											YES	NO	N/A	
Manager outperformed the index over the trailing three and five year periods.														X
Manager ranked within the top 40th percentile over trailing three and five year periods.														X
Less than four consecutive quarters of under performance relative to the benchmark.														X
Three and five year down-market capture ratio less than the index.														X



**Key West General Employees Pension Fund
Fee Analysis**

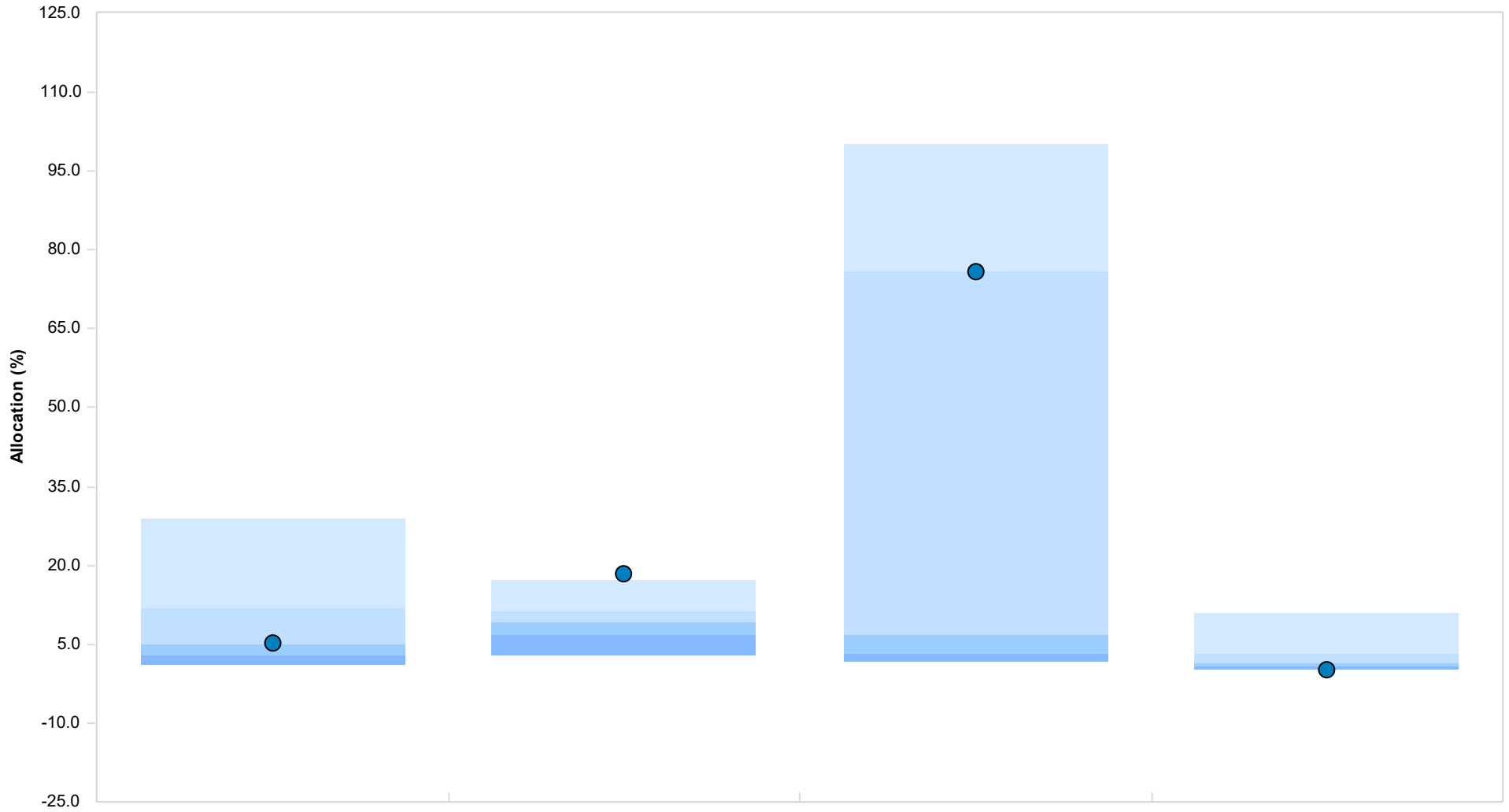
As of September 30, 2023

	Estimated Annual Fee (%)	Market Value (\$)	Estimated Annual Fee (\$)	Fee Schedule
Total Fund	0.55	66,075,836	360,301	
Highland Capital	0.40	50,176,812	200,707	0.40 % of Assets
American Core Realty	1.10	8,714,209	95,856	1.10 % of Assets
American Strategic Value Fund	1.25	3,532,315	44,154	1.25 % of Assets
Pimco Global Bond Opp	0.55	3,560,618	19,583	0.55 % of Assets
Mutual Fund Cash		91,882	-	

Fee information on this page is an illustrative estimate of management fees based on current reported portfolio values. Fee estimates do not reflect actual calculation methodologies or applicable carried interest.



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



	Global Fixed Income	Real Estate - Private	Balanced	Cash & Equivalents
● Total Fund	5.39 (44)	18.53 (3)	75.94 (26)	0.14 (91)
5th Percentile	28.99	17.15	100.00	10.81
1st Quartile	11.89	11.37	75.94	3.12
Median	4.95	9.07	6.74	1.44
3rd Quartile	2.89	6.75	3.19	0.61
95th Percentile	0.97	2.87	1.69	0.06

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



Total Fund Policy	
Allocation Mandate	Weight (%)
Dec-1975	
S&P 500 Index	50.00
ICE BofAML Govt/ Corp Master	50.00
Oct-2004	
S&P 500 Index	50.00
ICE BofAML US Domestic Master	40.00
MSCI EAFE Index	10.00
Jan-2014	
Russell 3000 Index	45.00
MSCI AC World ex USA	15.00
Blmbg. U.S. Aggregate Index	25.00
FTSE World Government Bond Index	5.00
NCREIF Fund Index-Open End Diversified Core (EW)	10.00
Sep-2023	
Russell 3000 Index	45.00
MSCI AC World ex USA	15.00
Blmbg. U.S. Aggregate Index	20.00
FTSE World Government Bond Index	5.00
NCREIF Fund Index-Open End Diversified Core (EW)	15.00

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

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



Active Return	- Arithmetic difference between the manager's performance and the designated benchmark return over a specified time period.
Alpha	- 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.
Beta	- A measure of the sensitivity of a portfolio to the movements in the market. It is a measure of the portfolio's systematic risk.
Consistency	- 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.
Distributed to Paid In (DPI)	- 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.
Down Market Capture	- The ratio of average portfolio performance over the designated benchmark during periods of negative returns. A lower value indicates better product performance
Downside Risk	- 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.
Excess Return	- Arithmetic difference between the manager's performance and the risk-free return over a specified time period.
Excess Risk	- A measure of the standard deviation of a portfolio's performance relative to the risk free return.
Information Ratio	- 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.
Public Market Equivalent (PME)	- 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.
R-Squared	- 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.
Return	- Compounded rate of return for the period.
Sharpe Ratio	- 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.
Standard Deviation	- 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.
Total Value to Paid In (TVPI)	- 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
Tracking Error	- This is a measure of the standard deviation of a portfolio's returns in relation to the performance of its designated market benchmark.
Treynor Ratio	- 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.
Up Market Capture	- 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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