



Winter Park Police Officers' Pension Board Regular Meeting

Agenda

May 1, 2025 @ 4:00 PM

Public Safety Facility
Ray Beary Community Room
500 N. Virginia Ave.

welcome

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assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

1. Call to Order

- a. Election of Chairman and Vice Chairman/ Secretary 5 Minutes
- b. Election of Board-Selected Members 5 Minutes

2. Consent Agenda

- a. Approve Quarterly Meeting Minutes from 6 February 2025 and Quarterly Billing for January, February, and March 2025 5 Minutes

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**4. Public Hearings (Public participation and comment on these matters must be in person.)****5. Action Items****6. Non-Action Items****7. Staff Updates**

- a. Performance Monitor - Burgess Chambers (BCA) 20 Minutes
- b. Actuarial Report - Shelly Jones (GRS) 20 Minutes
- c. Administration Report 10 Minutes
 - 1. Form 1

8. Board Comments**9. Upcoming Agenda Items****10. Adjournment**

Winter Park Police Officer's Pension Trust Fund

Quarterly Meeting

February 6, 2025 at 4:00 P.M.

Members:

Lt. Kevin Roesner, Chairman
Sgt. Pam Woehr, Vice Chairman/ Secretary
Linda Lindsey, Trustee
William Deuchler, Trustee

Attendees:

Pedro Herrera, Attorney Via ZOOM
Burgess Chambers, BCA
Bryan Templeton, Administrative Assistant
Amy Lester, Westwood
Matt Lockridge, Westwood

Call to order:

Chairman, Lt. Kevin Roesner called the meeting to order at 4:05P.M.

Approval:

A motion was made by Bill Deuchler and seconded by Sgt. Woehr to approve the minutes from November 7, 2024 with revisions to the quarterly investment summary report, and the quarterly billing for October-November-December 2024. *All were in favor.*

Public Comment: *None.*

Quarterly Report:

Burgess Chambers, BCA, gave the Investment Summary Report:

Winter Park Police Officers Pension Plan Total Fund Investment Summary December 31, 2024

- For the quarter, the Plan was down \$393K or -0.7% (-0.7% net), behind the strategic model (-0.1%) and ranked in the top 29th percentile. The top performing asset categories were: Convertibles (+2.5%, 55th), and Fidelity Large Cap (+2.4%, top 45th).
- For the one-year period, the Plan earned \$7.3 million or +11.5% (+11.2% net), behind the strategic model (+12.9%) and ranked in the top 31st percentile. The best three performing asset categories were: Large Cap Core (+25.0%, top 42nd), Mid Cap Core (+15.3%, top 28th), and Private Credit (+14.1%).
- For the three-year period, the Plan earned \$3.3 million, averaging +2.1% (+1.7% net) per year.

- For the five-year period, the Plan earned \$20.2 million, averaging +6.8% (+6.5% net) per year.
- For the ten-year period, the Plan averaged +6.9% (+6.6% net) per year. It should be noted that the Florida Retirement System's expected rate of return was reduced to +6.7% in 2023.
- Beginning in January 2023, capital calls were issued to fund the Ironsides Opportunities Fund II (private credit). Payments totaling \$1.1 million have been made through October 2024, while \$1.9 million of the original \$3 million commitment remains to be called.
- In November 2022, an \$800K redemption was requested from the American Core Reality Fund and remains active. Payments totaling \$382K have been received through January 2025, and a balance of \$418K remains. Since July 2023, American Core has distributed \$89,753 in dividends after the DRIP was halted, the distributions are scheduled to continue.
- In November 2022, an \$800K redemption was requested from the Barings Reality Fund and remains active. Payments totaling \$283K have been received through January 2025, and a balance of \$517K remains. Since October 2023, Barings has distributed \$74,304 in dividends after the DRIP was halted, the distributions are scheduled to continue.
- In October 2024, \$281K was raised from Fidelity 500 Index and wired to the Ironsides Opportunities Fund to satisfy a capital call.
- Westwood's large-cap 10-year results were ahead of the benchmark (+9.6% vs. +8.5%). However, trailing performance over the past 12 months has pulled back annualized excess returns for the three and five-year periods. These relative trailing results are expected to improve, given that current higher interest rates should favor the portfolio's emphasis on high quality balance sheet companies.
- In the third quarter of 2024, Advent Convertibles and the SPDR Bloomberg Convertible ETF were fully liquidated, and the proceeds were invested into the iShares Convertible Bond index ETF (ICVT).
- Cohen & Steers Global Infrastructure returned -6.2% during the quarter vs. the benchmark return of -5.5%, however, performance was ahead for the 12-month period (+12.4% vs. +10.5%, top 26th). Five-year performance ranked in the top 36th.
- Euro-Pacific beat the benchmark for the quarter (-6.9% vs. -8.1%) and ranked in the top 44th percentile. Ten-year results beat the benchmark (+6.2% vs. +5.7%) and ranked in the top 23rd percentile.
- The Ironsides private credit product beat its benchmark for the 12-month period (+14.1% vs. +8.0%). Distributions totaling \$596,154 have been received through December 2024.
- ARA American Realty's private real estate's results were similar to the benchmark for the quarter (+1.0% vs. +1.2%), the second consecutive positive quarter. This suggests that the severe market down cycle has ended.
- Barings Core Property real estate results were ahead of the benchmark for the quarter (+1.4% vs. +1.2%) and follows two previous positive quarters. This suggests that the severe market down cycle has ended.
- TerraCap V's performance has stabilized. The original investment was \$3.5 million. Distributions totaling \$357,714 have been received through December 2024.

Westwood reported on their LargeCap Value strategy which invests at the intersection of quality and value. We think the headwinds we have been facing with high beta, lower quality outperforming is at the turn, and we will be rewarded moving forward with the companies we hold that are at the intersection of high quality and value. We expect to see performance and peer rankings improve moving forward.

The environment since COVID has rewarded with lower quality stocks and we expect this to shift. We are happy with our portfolio positioning as we move forward in 2025 and expect to see the portfolio perform in terms of downside protection and overall returns as we expect to see market volatility and a brooding of returns outside of the Mag 7. We have already seen this occurring since 4Q24. While the last 12-18 months have been a headwind for our style, and this has affected 3- and 5-year performance, the longer-term periods and since inception show strong absolute and relative outperformance.

A motion was made by Lt. Roesner and seconded by William Deuchler to move \$1.3 million from International Fund to Bond Fund. *All were in favor.*

A motion was made by Bill Deuchler and seconded by Linda Linsey to commit \$5 million to Ironside 2 which is schedule to open May 1, 2025. *All were in favor.*

Attorney Report:

Pedro Herrera, Sugarman, Susskind, Braswell & Herrera, P.A., gave the Attorney Report:

An update on the Social Security Fairness Act. It has been repelled. Just for our information 1099R-Disablity is tax free.

Administrative Report:

Bryan Templeton, Assistant Pension Administrator, gave the Administrative Report:

A motion was made by Lt. Reosner and seconded by Sgt. Woehr to approve the Detailed Accounting Report for the Administrative Expenses for 10-1-2023 to 9-30-2024. *All were in favor.*

New Business:

None

Old Business:

None

Adjournment:

Chairman, Lt. Kevin Roesner adjourned the meeting at 5:52 P.M.

Respectfully Submitted,

Sgt. Pam Woehr Vice Chairman/Secretary



Burgess Chambers & Associates, Inc.

Institutional Investment Advisors

www.burgesschambers.com

March 31, 2025

Winter Park Police Officers Pension Plan

Investment Performance Period Ending March 31, 2025

The following investment information was prepared by BCA, relying upon data from statements provided by the plan custodian and/or investment manager(s).
BCA reviews transactions provided by the custodian and uses reasonable care to ensure the accuracy of the data contained herein.
However, BCA cannot guarantee the accuracy of the custodian's statement.



Winter Park Police Officers Pension Plan
BCA Market Perspective ©
How Tariffs May Start a New American Industrialization
April 2025

The U.S. has embraced tariffs as a tool to either protect domestic industries from foreign competition or raise revenue, going as far back as the 1789 Tariff Act. Following the Morrill Tariff in 1861 to fund the Civil War, there were global trade wars. In 1922 and 1930, import tariffs became severe enough to foster trading nations to retaliate with their own, which some have argued worsened the Great Depression. By 1934, under the Reciprocal Trade Agreements Act, the U.S. began reducing tariffs with major trading nations to promote global economic activity. Following the end of World War II, more agreements went forward to promote peaceful world economic growth. This trend continued with the Kennedy Round (1960) and the Tokyo Round (1970). To promote more trade between Canada, Mexico, and the U.S. the North American Free Trade Agreement (NAFTA), negotiated by President George H.W. Bush, was signed by President Bill Clinton (1994). China became a member of the World Trade Organization in 2001, marking the beginning of their rise to become the world's second largest economy, ahead of Germany and Japan. As a result, world trade and economic expansion has grown since the end of World War II, along with ever increasing industrial and manufacturing investment outside of the U.S.

The wealth of the U.S. has driven trade imbalances with Europe and Asia. Americans are the largest global consumers per capita of global manufacturing (United Nations). This imbalance has only expanded since the 1960s through expanding national and consumer debt. Meanwhile, investments in U.S. manufacturing infrastructure have declined.

With a national debt approaching \$40 trillion, the U.S. Treasury needs cash. Instead of raising taxes, tariffs are seemingly a quick fix. In addition, the U.S. had significant trade deficit imbalances of \$918 billion in 2024, with goods representing \$1.2 trillion and the difference being a services surplus (WSJ). The top five trading countries with a surplus in their favor are China, Mexico, Vietnam, Japan, and Canada (WSJ).

The U.S. has negotiated trading arrangements with many countries that appear outdated, as the U.S. attempts to pivot away from economic globalization. This changed on April 2 when President Trump announced 50% reciprocal import tariffs with few exceptions. Under the United States-Mexico-Canada Agreement (USMCA) which replaced NAFTA in July 2020, the Trump administration secured more automobile parts manufacturing in the U.S. and higher Mexican worker wages. Canada eased restrictions on U.S. food imports. With the exception of the 25% tariff on autos and metals, most of Mexico and Canada's exports to the U.S. are already covered under USMCA.

**Winter Park Police Officers Pension Plan
BCA Market Perspective ©
How Tariffs May Start a New American Industrialization
April 2025**

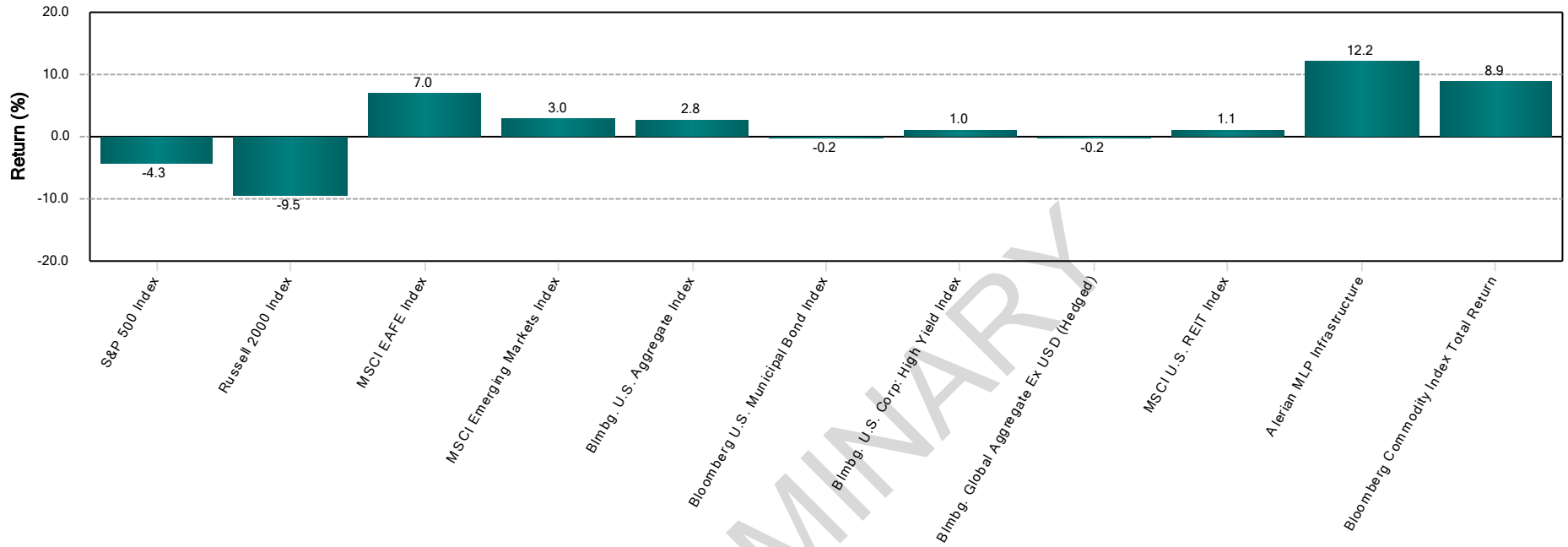
Tariffs have been a significant source of U.S. Government funding infrastructure. For example, tariffs revenue funded land grants and the building of the Transcontinental Railroad, completed following the Civil War in 1869. Reciprocal tariffs could be a pathway to encourage countries to rebuild U.S. manufacturing infrastructure. The administration wants the windfall of planned tariffs to jump start this process. Numerous companies have announced large investments being planned in the U.S. in response to the threat of tariffs. Hyundai is planning a \$21 billion investment in the U.S., which includes a \$5.8 billion steel plant in Louisiana, Taiwan Semiconductor announced a \$100 billion expansion in Arizona. Johnson & Johnson plans to spend \$55 billion that includes a \$2 billion facility in North Carolina, and Siemens AG plans to spend \$10 billion for AI manufacturing.

A de-coupling of America's commitment to globalization is underway, the purpose of which is to pivot industrial manufacturing capital back to the U.S. to levels not witnessed since the 1950s-1970s.

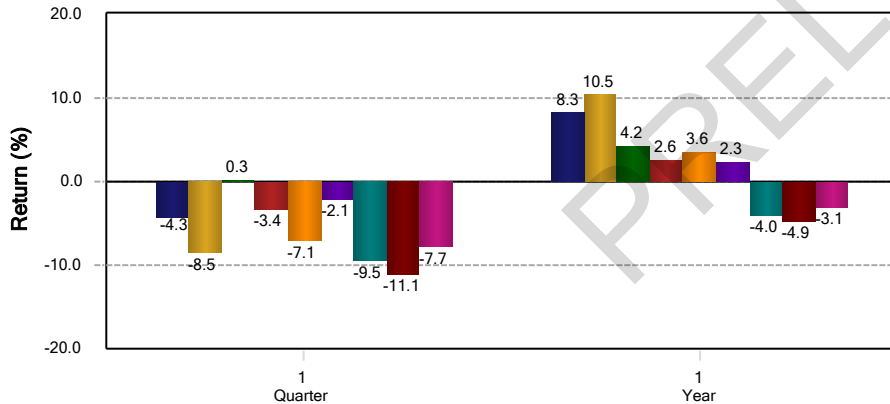
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1 Quarter Performance

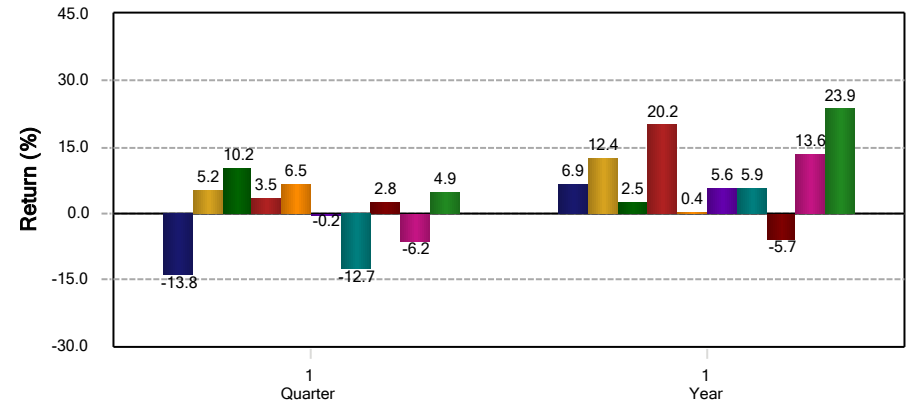


US Market Indices Performance



- S&P 500 Index
- S&P 500 Growth
- S&P 500 Value
- Russell Midcap Index
- Russell Midcap Growth Index
- Russell Midcap Value Index
- Russell 2000 Index
- Russell 2000 Growth Index
- Russell 2000 Value Index

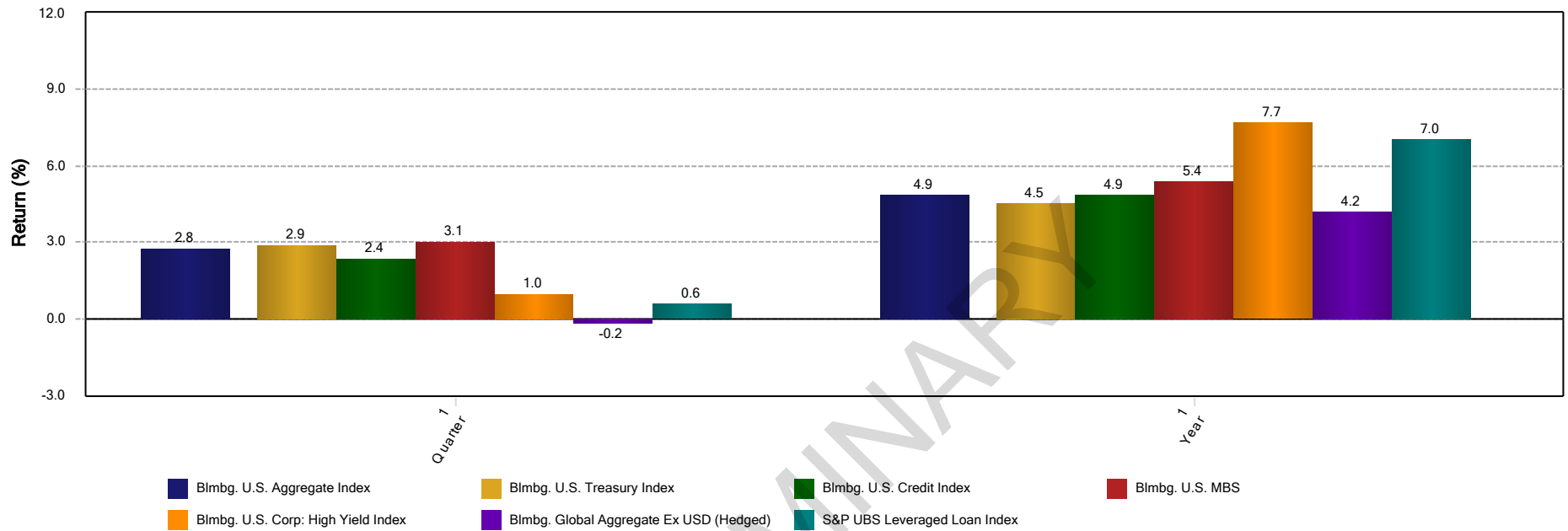
US Market Sector Performance



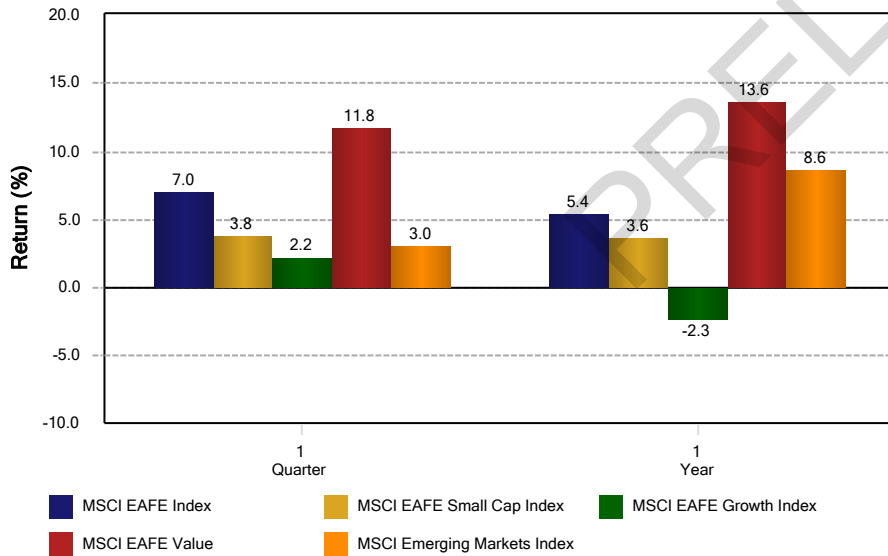
- S&P 500 Consumer Discretionary
- S&P 500 Consumer Staples
- S&P 500 Energy
- S&P 500 Financials
- S&P 500 Health Care
- S&P 500 Industrials
- S&P 500 Information Technology
- S&P 500 Materials
- S&P 500 Communication Services
- S&P 500 Utilities



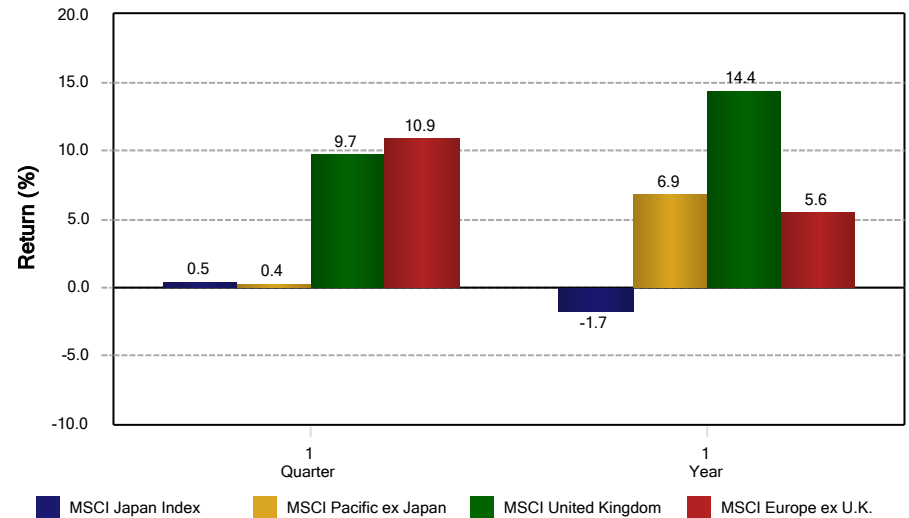
Fixed Income Market Sector Performance



Intl Equity Indices Performance



Intl Equity Region Performance



**Winter Park Police Officers Pension Plan
Total Fund
Investment Summary
March 31, 2025**

- For the quarter, the Plan was down \$769K or -1.0% (-1.1% net), trailing the strategic model (-0.9%). The difference was due in large part to the under-weight to private credit (IronSides) and international equity performance. The top performing asset categories were: Cohen & Steer's Infrastructure (+5.2%), Fixed Income (+2.9%, **17th**), and Euro-Pacific International (+2.8%).
- For the fiscal year-to-date period, the Plan was down \$1.6 million or -2.1% (-2.2% net), behind the strategic model (-1.1%). The best three performing asset categories were: Private Credit (+5.4%), Private Real Estate (+2.5%), and cash (+2.0%).
- For the one-year period, the Plan earned \$2.7 million or +4.1% (+3.8% net), behind the strategic model (+6.0%). The best three performing asset categories were: Infrastructure (+14.8%), Private Credit (+12.8%), and Large Cap Core (+8.3%).
- For the five-year period, the Plan earned \$26.9 million, averaging +9.7% (+9.4% net) per year, in line with the strategic model (+9.6%).
- For the ten-year period, the Plan averaged +6.5% (+6.1% net) per year, similar to the +6.5% strategic model return. It should be noted that the Florida Retirement System's expected rate of return is +6.7%.
- Beginning in January 2023, capital calls were issued to fund the IronSides Opportunities Fund II (private credit). Payments totaling \$1.0 million have been made through March 2025, while **\$2.0 million** of the original **\$3 million commitment remains to be called. Additional allocations are needed to this asset class to match the Investment Policy Statement.**
- In November 2022, an **\$800K redemption** was requested from the American Core Reality Fund. Payments totaling \$382K were received through March 2025. The remaining balance of \$418K was removed from the withdrawal queue and the DRIP has been reestablished.
- In November 2022, an **\$800K redemption** was requested from the Barings Reality Fund. Payments totaling \$313K have been received through March 2025. The balance of \$487K has been removed from the withdrawal queue and the DRIP has been reestablished.
- In February 2025, \$1.8 million was raised from EuroPacific Growth and allocated to Fidelity US Bond.



**Winter Park Police Officers Pension Plan
Total Fund
Investment Summary
March 31, 2025**

Manager Reviews

- Westwood's large-cap 10-ten-year results were ahead of the benchmark (+9.4% vs. +8.8%). However, trailing performance over the past 12 months has pulled back annualized excess returns for the three and five-year periods. These relative trailing results are expected to improve, given that current higher interest rates should favor the portfolio's emphasis on high quality balance sheet companies. This value strategy has recently performed much better than the tech-loaded large-cap growth asset class, as expected.
- Cohen & Steers Global Infrastructure earned +5.2% during the quarter, beating the benchmark return of +5.0%. Performance was also ahead for the one (+14.8% vs. +14.0%) and three-year periods (+4.2% vs. +3.3%, **top 47th**).
- Euro-Pacific fell short of the benchmark for the quarter (+2.8% vs. +7.0%). Ten-year results were similar to the benchmark (+5.8% vs. +5.9%) and ranked in the **top 36th percentile**. This asset class remains under heavy pressure from U.S. trade policy.
- The Ironsides private credit product beat its benchmark for the 12-month period (+12.8% vs. +7.5%). Distributions totaling \$715,727 have been received through March 2025.
- ARA American Realty's private real estate's results were similar to the benchmark for the quarter (+1.1% vs. +1.1%), the third consecutive positive quarter. This suggests that the mark down cycle has ended last summer.
- Barings Core Property real estate results were ahead of the benchmark for the quarter (+1.5% vs. +1.1%) and follows three previous positive quarters.
- TerraCap V's performance may have stabilized. The original investment was \$3.5 million. Distributions totaling \$357,714 have been received through December 2024.



**Winter Park Police Officers Pension Plan
Total Fund
Investment Policy Review
March 31, 2025**

	<u>Yes</u>	<u>No</u>
Annualized three-year performance (gross) achieved the 7.5% actuarial earnings assumption.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annualized three-year performance achieved the strategic model (IPS hybrid benchmark).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annualized three-year performance ranked in the top 40th percentile.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Annualized five-year performance (gross) achieved the 7.5% actuarial earnings assumption.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Annualized five-year performance achieved the strategic model (IPS hybrid benchmark).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Annualized five-year performance ranked in the top 40th percentile.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Large-cap value (Westwood) annualized three-year performance achieved the Russell 1000 Value index.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Large-cap value (Westwood) annualized three-year performance ranked in the top 40th percentile.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Large-cap value (Westwood) annualized five-year performance achieved the Russell 1000 Value index.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Large-cap value (Westwood) annualized five-year performance ranked in the top 40th percentile.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Infrastructure (Cohen & Steers) annualized three-year performance achieved the FTSE Global Core Infra. 50/50.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Infrastructure (Cohen & Steers) annualized three-year performance ranked in the top 40th percentile. (Actual: 47th)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Infrastructure (Cohen & Steers) annualized five-year performance achieved the FTSE Global Core Infra. 50/50.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Infrastructure (Cohen & Steers) annualized five-year performance ranked in the top 40th percentile.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
International (EuroPacific Growth) annualized three-year performance achieved the MCSI EAFE index.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
International (EuroPacific Growth) annualized three-year performance ranked in the top 40th percentile.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
International (EuroPacific Growth) annualized five-year performance achieved the MCSI EAFE index.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
International (EuroPacific Growth) annualized five-year performance ranked in the top 40th percentile.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Barings private real estate performance achieved the NCREIF ODCE over the three-year rolling period.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Barings private real estate performance achieved the NCREIF ODCE over the five-year rolling period.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
American Core private real estate performance achieved the NCREIF ODCE over the three-year rolling period.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
American Core private real estate performance achieved the NCREIF ODCE over the five-year rolling period.	<input checked="" type="checkbox"/>	<input type="checkbox"/>



Winter Park Police Officers Pension Plan
Total Fund
Investment Policy Review
March 31, 2025

Investments in equities were within the 75% limitation (at market value).
The equity assets were within the 5% limitation in any one issuing company.
Foreign securities are within the 20% limitation.
PFIA Compliant

<u>Yes</u>	<u>No</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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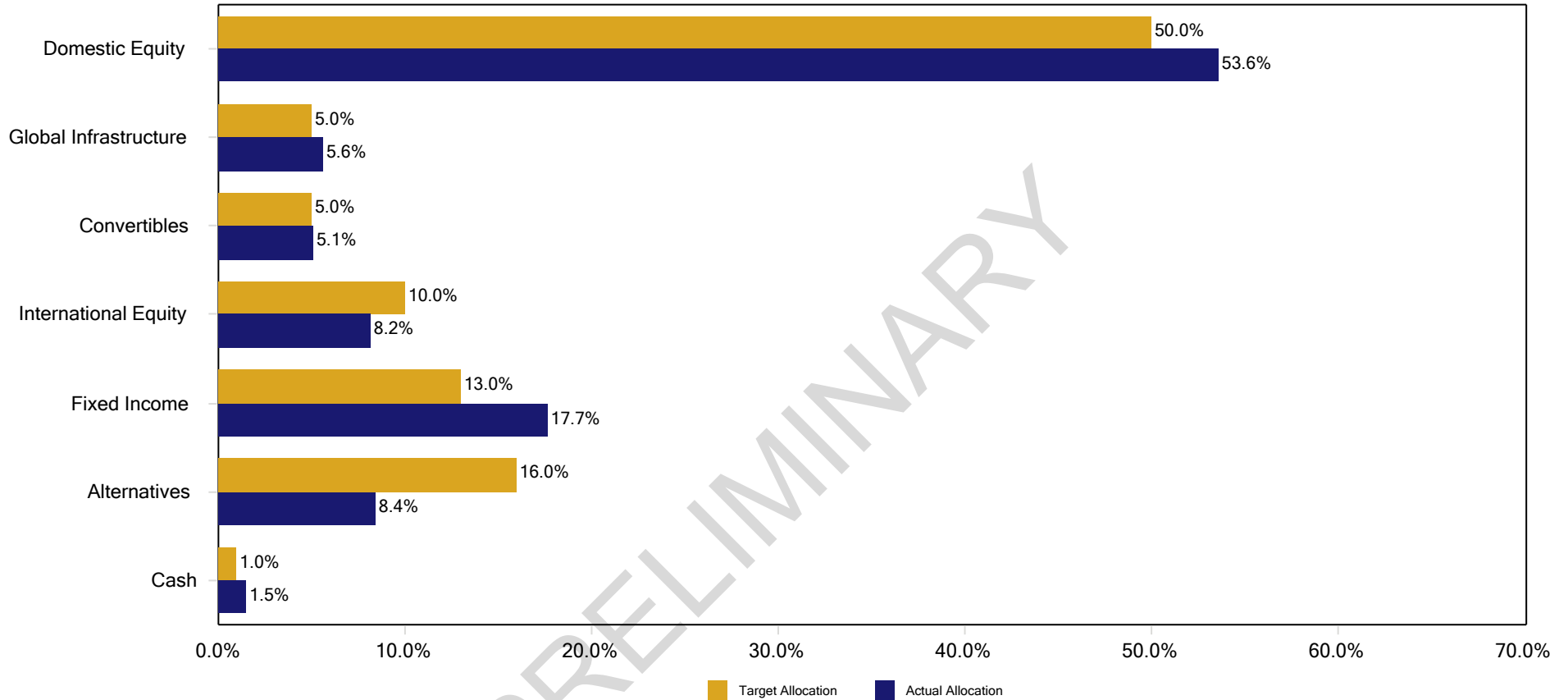
Winter Park Police Officers Pension Plan
Investment Performance - Net
March 31, 2025

	<u>Quarter</u>	<u>FYTD</u>	<u>One Year</u>	<u>Three Years</u>	<u>Five Years</u>	<u>Ten Years</u>
Beginning Market Value	72,148,989	73,354,227	69,436,818	68,985,155	48,480,851	45,894,388
Contributions	-843,535	-1,236,153	-1,575,412	-4,119,736	-4,881,815	-9,468,488
Gain/Loss	-769,332	-1,581,953	2,674,716	5,670,703	26,937,086	34,110,222
Ending Market Value	70,536,122	70,536,122	70,536,122	70,536,122	70,536,122	70,536,122
Total Fund (%)	-1.1	-2.2	3.8	2.9	9.4	6.1
Strategic Model (%)	-0.9	-1.1	6.0	5.0	9.6	6.5

PRELIMINARY



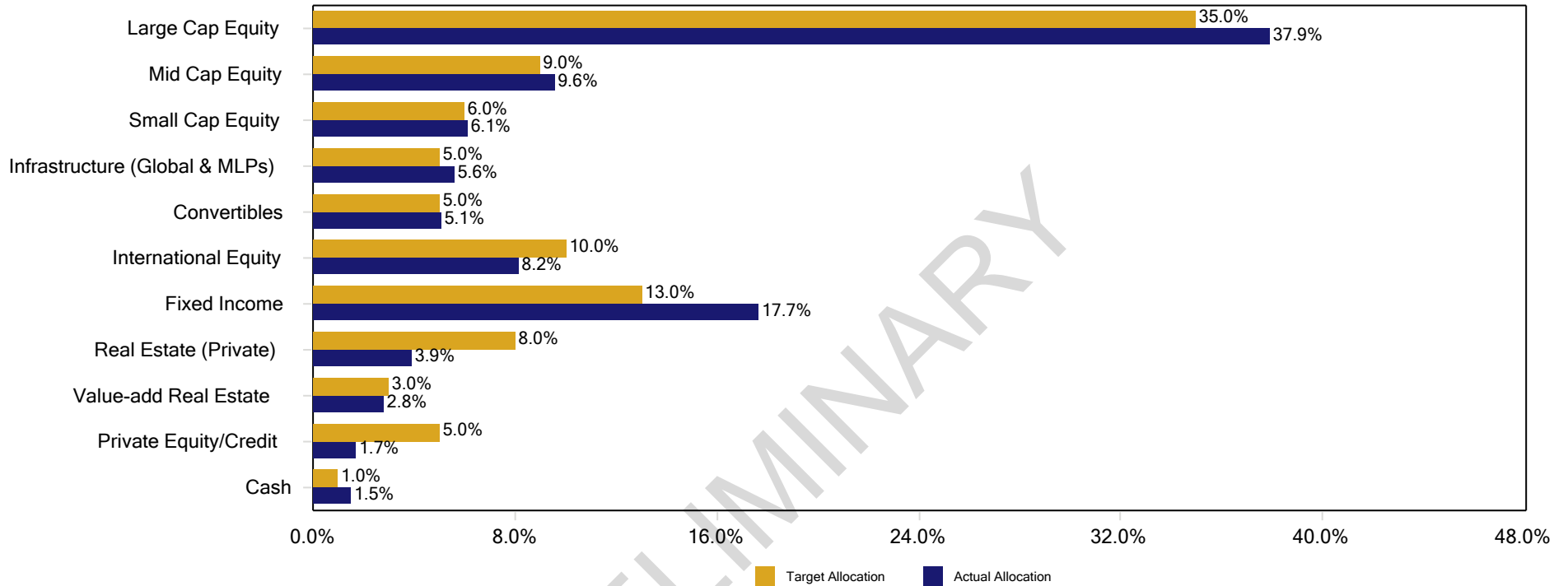
**Winter Park Police Officers Pension Plan
Actual vs. Target Asset Allocation
March 31, 2025**



	Market Value Actual \$	Percent Actual	Percent Target	Percent Difference
Total Fund	70,536,122	100.0	100.0	0.0
Domestic Equity	37,799,572	53.6	50.0	3.6
Global Infrastructure	3,964,378	5.6	5.0	0.6
Convertibles	3,573,491	5.1	5.0	0.1
International Equity	5,761,724	8.2	10.0	-1.8
Fixed Income	12,455,750	17.7	13.0	4.7
Alternatives	5,939,174	8.4	16.0	-7.6
Cash	1,042,032	1.5	1.0	0.5



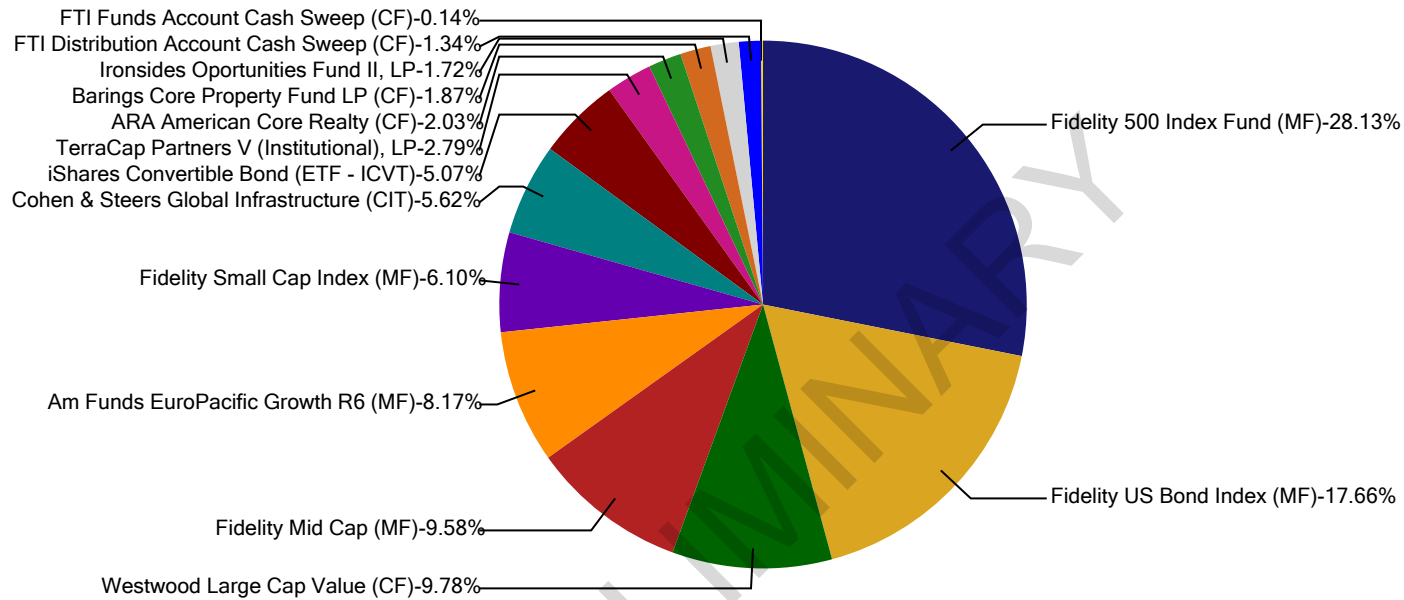
**Winter Park Police Officers Pension Plan
Actual vs. Target Asset Allocation
March 31, 2025**



	Market Value Actual \$	Percent Actual	Percent Target	Percent Difference
Total Fund	70,536,122	100.0	100.0	0.0
Large Cap Equity	26,741,767	37.9	35.0	2.9
Mid Cap Equity	6,755,767	9.6	9.0	0.6
Small Cap Equity	4,302,039	6.1	6.0	0.1
Infrastructure (Global & MLPs)	3,964,378	5.6	5.0	0.6
Convertibles	3,573,491	5.1	5.0	0.1
International Equity	5,761,724	8.2	10.0	-1.8
Fixed Income	12,455,750	17.7	13.0	4.7
Real Estate (Private)	2,753,398	3.9	8.0	-4.1
Value-add Real Estate	1,971,019	2.8	3.0	-0.2
Private Equity/Credit	1,214,757	1.7	5.0	-3.3
Cash	1,042,032	1.5	1.0	0.5

Winter Park Police Officers Pension Plan Asset Allocation

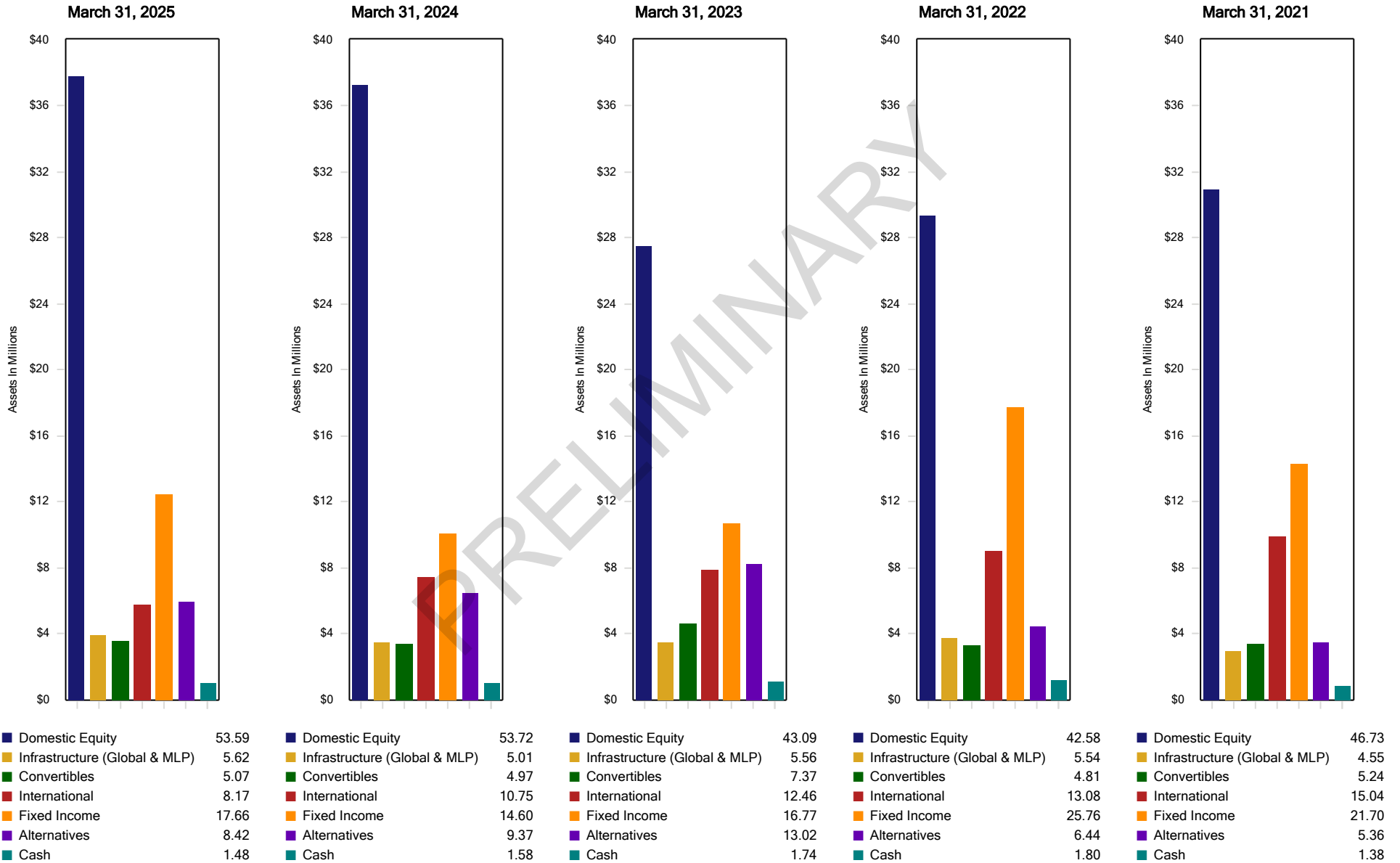
March 31, 2025 : 70,536,122.21



	<u>Market Value \$</u>	<u>Allocation (%)</u>
■ Fidelity 500 Index Fund (MF)	19,840,219	28.13
■ Fidelity US Bond Index (MF)	12,455,750	17.66
■ Westwood Large Cap Value (CF)	6,901,547	9.78
■ Fidelity Mid Cap (MF)	6,755,767	9.58
■ Am Funds EuroPacific Growth R6 (MF)	5,761,724	8.17
■ Fidelity Small Cap Index (MF)	4,302,039	6.10
■ Cohen & Steers Global Infrastructure (CIT)	3,964,378	5.62
■ iShares Convertible Bond (ETF - ICVT)	3,573,491	5.07
■ TerraCap Partners V (Institutional), LP	1,971,019	2.79
■ ARA American Core Realty (CF)	1,432,449	2.03
■ Barings Core Property Fund LP (CF)	1,320,949	1.87
■ Ironsides Oportunities Fund II, LP	1,214,757	1.72
■ FTI Distribution Account Cash Sweep (CF)	946,637	1.34
■ FTI Funds Account Cash Sweep (CF)	95,395	0.14



Winter Park Police Officers Pension Plan Historical Asset Allocation March 31, 2025



Winter Park Police Officers Pension Plan
Asset Allocation & Performance - Gross
March 31, 2025

	Market Value	QTR ROR - Rank	FYTD ROR - Rank	1 Year ROR - Rank	3 Year ROR - Rank	5 Year ROR - Rank	10 Year ROR - Rank
Total Fund	70,536,122	-1.0 (85)	-2.1 (90)	4.1 (91)	3.2 (89)	9.7 (69)	6.5 (71)
Strategic Model		-0.9	-1.1	6.0	5.0	9.6	6.5
Equity	51,099,166	-2.3	-2.8	4.9	5.3	14.5	8.6
Domestic Equity	37,799,572	-4.0	-2.9	4.8	6.3	16.5	10.3
Westwood Large Cap Value (CF)	6,901,547	0.1 (66)	-1.6 (75)	3.4 (77)	5.1 (88)	14.2 (93)	9.4 (69)
Russell 1000 Value Index		2.1	0.1	7.2	6.6	16.1	8.8
Fidelity Large Cap Core Blend (MF)	19,840,219	-4.3	-1.9	8.3	9.1	18.6	12.9
S&P 500 Index		-4.3	-2.0	8.3	9.1	18.6	12.5
Fidelity Mid Cap Blend (MF)	6,755,767	-3.4	-2.8	2.5	4.5	16.3	8.8
Mid-Cap Benchmark		-3.4	-2.8	2.6	4.6	16.3	8.8
Fidelity Small Cap Blend (MF)	4,302,039	-9.5	-9.1	-3.9	0.7	13.4	6.8
Russell 2000 Index		-9.5	-9.2	-4.0	0.5	13.3	6.3
Global Infrastructure	3,964,378	5.2	-1.3	14.8	4.2	10.5	N/A
Cohen & Steers Global Infrastructure (CIT)	3,964,378	5.2	-1.3	14.8	4.2	10.5	N/A
FTSE Global Core Infrastructure 50/50		5.0	-0.8	14.0	3.3	10.2	6.9
Convertibles	3,573,491	-1.2	1.2	5.4	1.3	11.5	7.4
iShares Convertible Bond (ETF - ICVT)	3,573,491	-1.2	1.2	N/A	N/A	N/A	N/A
ML All Conv Ex. 144A All Qual Index		-2.1	0.5	5.3	2.2	13.1	8.7
International Equity	5,761,724	2.8	-4.4	0.8	3.8	10.5	5.8
Am Funds EuroPacific Growth R6 (MF)	5,761,724	2.8	-4.4	0.8	3.8	10.5	5.8
MSCI EAFE Index		7.0	-1.6	5.4	6.6	12.3	5.9

**Winter Park Police Officers Pension Plan
Asset Allocation & Performance - Gross
March 31, 2025**

	Market Value	QTR ROR - Rank	FYTD ROR - Rank	1 Year ROR - Rank	3 Year ROR - Rank	5 Year ROR - Rank	10 Year ROR - Rank
Fixed Income	12,455,750	2.9	-0.3	5.0	0.4	-0.3	1.4
Fidelity US Bond Blend (MF)	12,455,750	2.9	-0.3	5.0	0.5	-0.4	1.5
Blmbg. U.S. Aggregate Index		2.8	-0.4	4.9	0.5	-0.4	1.5
Real Estate (Private)	2,753,398	1.3	2.5	3.3	-5.9	1.5	N/A
Barings Core Property Fund LP (CF)	1,320,949	1.5	2.9	4.5	-7.5	0.1	N/A
ARA American Core Realty (CF)	1,432,449	1.1	2.1	2.2	-4.3	3.0	N/A
NCREIF Fund Index-ODCE (VW)		1.1	2.2	2.0	-4.3	2.9	5.6
Value-add Real Estate	1,971,019	1.9	-10.0	-20.4	N/A	N/A	N/A
TerraCap Partners V (Institutional), LP	1,971,019	1.9	-10.0	-20.4	N/A	N/A	N/A
NCREIF Fund Index-ODCE (VW)		1.1	2.2	2.0	-4.3	2.9	5.6
CPI + 5%		1.9	4.0	7.5	8.8	9.6	8.2
Private Equity/Credit	1,214,757	1.9	5.4	12.8	N/A	N/A	N/A
Ironsides Oportunities Fund II, LP	1,214,757	1.9	5.4	12.8	N/A	N/A	N/A
CPI + 5%		1.9	4.0	7.5	8.8	9.6	8.2
Cash	1,042,032	1.0	2.0	4.4	3.8	2.3	1.4
FTI Distribution Account Cash Sweep (CF)	946,637	1.0	2.1	4.6	4.0	2.4	1.6
FTI Funds Account Cash Sweep (CF)	95,395	1.0	2.0	3.9	3.6	2.5	1.6
ICE BofA 3 Month U.S. T-Bill		1.0	2.2	5.0	4.2	2.6	1.9



Winter Park Police Officers Pension Plan
Asset Allocation & Performance - Net
March 31, 2025

	Market Value	QTR ROR - Rank	FYTD ROR - Rank	1 Year ROR - Rank	3 Year ROR - Rank	5 Year ROR - Rank	10 Year ROR - Rank
Total Fund	70,536,122	-1.1	-2.2	3.8	2.9	9.4	6.1
Strategic Model		-0.9	-1.1	6.0	5.0	9.6	6.5
Equity	51,099,166	-2.4	-2.9	4.6	5.0	14.2	8.3
Domestic Equity	37,799,572	-4.0	-3.0	4.7	6.2	16.4	10.0
Westwood Large Cap Value (CF)	6,901,547	0.0	-1.8	2.9	4.6	13.5	8.7
Russell 1000 Value Index		2.1	0.1	7.2	6.6	16.1	8.8
Fidelity Large Cap Core Blend (MF)	19,840,219	-4.3 (43)	-2.0 (38)	8.3 (19)	9.0 (30)	18.6 (21)	12.8 (24)
S&P 500 Index		-4.3	-2.0	8.3	9.1	18.6	12.5
Fidelity Mid Cap Blend (MF)	6,755,767	-3.4 (39)	-2.8 (26)	2.5 (16)	4.5 (35)	16.2 (41)	8.7 (30)
Mid-Cap Benchmark		-3.4	-2.8	2.6	4.6	16.3	8.8
Fidelity Small Cap Blend (MF)	4,302,039	-9.5 (78)	-9.1 (63)	-3.9 (59)	0.6 (65)	13.3 (78)	7.4 (24)
Russell 2000 Index		-9.5	-9.2	-4.0	0.5	13.3	6.3
Global Infrastructure	3,964,378	5.0	-1.7	13.9	3.4	9.7	N/A
Cohen & Steers Global Infrastructure (CIT)	3,964,378	5.0 (73)	-1.7 (73)	13.9 (53)	3.4 (47)	9.7 (58)	N/A
FTSE Global Core Infrastructure 50/50		5.0	-0.8	14.0	3.3	10.2	6.9
Convertibles	3,573,491	-1.3	1.1	4.9	0.7	10.8	6.7
iShares Convertible Bond (ETF - ICVT)	3,573,491	-1.3 (14)	1.1 (38)	N/A	N/A	N/A	N/A
ML All Conv Ex. 144A All Qual Index		-2.1	0.5	5.3	2.2	13.1	8.7
International Equity	5,761,724	2.6	-4.6	0.3	3.3	9.9	5.3
Am Funds EuroPacific Growth R6 (MF)	5,761,724	2.6 (69)	-4.6 (69)	0.3 (82)	3.3 (55)	9.9 (56)	5.3 (36)
MSCI EAFE Index		7.0	-1.6	5.4	6.6	12.3	5.9

Winter Park Police Officers Pension Plan
Asset Allocation & Performance - Net
March 31, 2025

	Market Value	QTR ROR - Rank	FYTD ROR - Rank	1 Year ROR - Rank	3 Year ROR - Rank	5 Year ROR - Rank	10 Year ROR - Rank
Fixed Income	12,455,750	2.9	-0.3	5.0	0.4	-0.3	1.3
Fidelity US Bond Blend (MF)	12,455,750	2.9 (17)	-0.3 (40)	5.0 (46)	0.5 (53)	-0.5 (85)	1.4 (60)
Blmbg. U.S. Aggregate Index		2.8	-0.4	4.9	0.5	-0.4	1.5
Real Estate (Private)	2,753,398	1.1	2.0	2.2	-6.9	0.5	N/A
Barings Core Property Fund LP (CF)	1,320,949	1.3	2.4	3.5	-8.4	-0.8	N/A
ARA American Core Realty (CF)	1,432,449	0.8	1.5	1.0	-5.4	1.8	N/A
NCREIF Fund Index-ODCE (VW)		1.1	2.2	2.0	-4.3	2.9	5.6
Value-add Real Estate	1,971,019	1.5	-10.7	-21.6	N/A	N/A	N/A
TerraCap Partners V (Institutional), LP	1,971,019	1.5	-10.7	-21.6	N/A	N/A	N/A
NCREIF Fund Index-ODCE (VW)		1.1	2.2	2.0	-4.3	2.9	5.6
CPI + 5%		1.9	4.0	7.5	8.8	9.6	8.2
Private Equity/Credit	1,214,757	1.9	5.0	11.8	N/A	N/A	N/A
Ironsides Oportunities Fund II, LP	1,214,757	1.9	5.0	11.8	N/A	N/A	N/A
CPI + 5%		1.9	4.0	7.5	8.8	9.6	8.2
Cash	1,042,032	1.0	2.0	4.4	3.8	2.3	1.4
FTI Distribution Account Cash Sweep (CF)	946,637	1.0	2.1	4.6	4.0	2.4	1.6
FTI Funds Account Cash Sweep (CF)	95,395	1.0	2.0	3.9	3.6	2.5	1.6
ICE BofA 3 Month U.S. T-Bill		1.0	2.2	5.0	4.2	2.6	1.9



**Winter Park Police Officers Pension Plan
Asset Allocation & Performance - Net
March 31, 2025**

1 Strategic Model (IPS hybrid benchmark): From Sep '23: 35% S&P 500 + 9% Russell Mid-Cap + 5% ML Convertible x144A + 6% Russell 2000 + 10% MSCI EAFE + 5% FTSE Global Core Infrastructure 50/50 index + 13% Bloomberg US Aggregate + 8% CPI +5 + 8% NCREIF ODCE + 1% ML 3M T-Bills; Since Dec '22: 27% S&P 500 + 9% Russell Mid-Cap + 8% ML Convertible x144A + 6% Russell 2000 + 12% MSCI EAFE + 5% FTSE Global Core Infrastructure 50/50 index + 3% Bloomberg US TIPS + 12% Bloomberg US Aggregate + 8% CPI +5 + 8% NCREIF ODCE + 2% ML 3M T-Bills; Since Apr '22: 27% S&P 500 + 9% Russell Mid-Cap + 8% ML Convertible x144A + 6% Russell 2000 + 12% MSCI EAFE + 5% FTSE Global Core Infrastructure 50/50 index + 3% Bloomberg US TIPS + 17% Bloomberg US Aggregate + 6% CPI +5 + 5% NCREIF ODCE + 2% ML 3M T-Bills; Prior from March 2018 is: 20% Russell 1000 + 4% Russell Mid-Cap + 3% Russell 2000 +5% FTSE Global Core Infrastructure 50/50 Index + 8% ML US Convertible ex 144A +15% MSCI EAFE + 10% NCREIF ODCE + 3% Barclay's TIPS + 30% Barclay's Aggregate + 2% ML 3M T-Bills; Prior from Jun'16 is 20% Russell 1000 + 4% Russell Mid-Cap + 3% Russell 2000 +5% Alerian MLP Index + 8% ML US Convertible ex 144A +15% MSCI EAFE + 10% NCREIF ODCE + 3% Barclay's TIPS + 30% Barclay's Aggregate + 2% ML 3M T-Bills; prior Dec'13 is 27% Russell 1000 + 8% Russell Mid-Cap + 8% Russell 2000 +5% Alerian MLP Index + 5% ML US Convertible ex 144A +15% MSCI EAFE + 5% Barclay's TIPS + 25% Barclay's Aggregate + 2% ML 3M T-Bills; prior from Jun'11 was 27% Russell 1000 + 8% Russell Mid-Cap + 8% Russell 2000 + 5% ML US Convertible ex 144A +15% MSCI EAFE + 5% Barclay's TIPS + 30% Barclay's Aggregate + 2% ML 3M T-Bills; prior from Dec'09 is 27% Russell 1000 + 10% Russell Mid-Cap + 8% Russell 2000 + 15% MSCI EAFE + 5% Barclay's TIPS + 35% Barclay's Aggregate; prior from May'09 was 50% Russell 3000 + 10% MSCI EAFE + 40% Barclay's Aggregate; prior from Jun'04 was 59% S&P 500 +6% MSCI EAFE + 35% Lehman G/C; prior from Sept'02 was 54% S&P 500 + 6% MSCI Gross EAFE + 40% Lehman G/C; prior from Apr'01 was 60% S&P 500 + 40% Lehman G/Cr.

2 Mid-Cap Benchmark: Since June 2011: 100% Russell Mid-Cap Index. Prior: 100% S&P 400 Index.

3 Fidelity Large Cap Core (Blend): From Feb 2020: Fidelity 500 Index MF; prior BNYM Large Cap Stock Index CF. The February 2020 return was calculated manually using the BNYM Large Cap Stock Index opening balance and the Fidelity 500 Index for the closing balance.

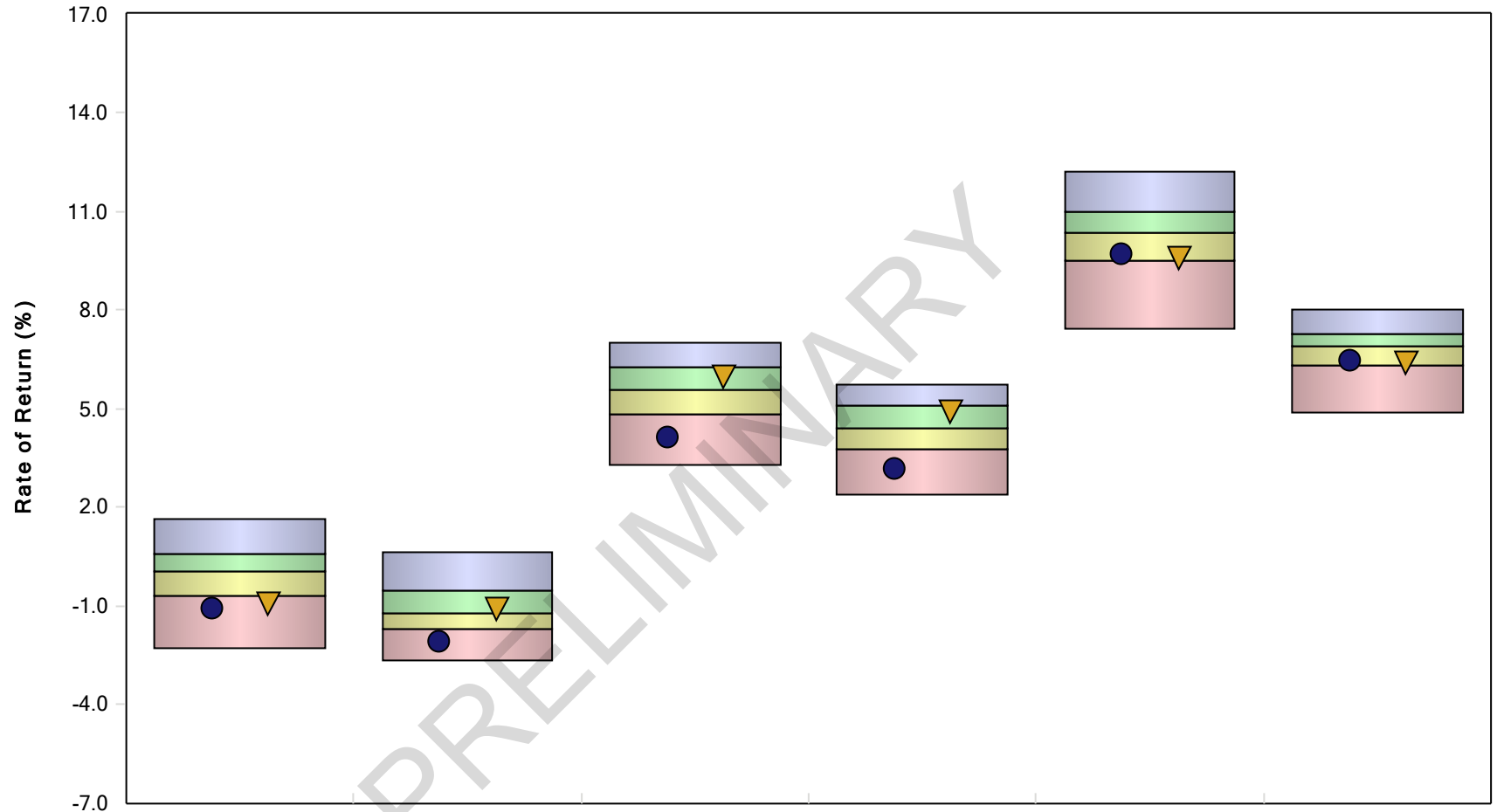
4 Fidelity Mid Cap (Blend): From Feb 2020: Fidelity Mid Cap Index MF; prior BNYM Mid Cap Index CF. The February 2020 return was calculated manually using the BNYM Mid Cap Index opening balance and the Fidelity Mid Cap Index for the closing balance.

5 Fidelity Small Cap (Blend): From Feb 2020: Fidelity Small Cap Index MF; prior BNYM Small Cap Index CF. The February 2020 return was calculated manually using the BNYM Small Cap Stock Index opening balance and the Fidelity Small Cap Index for the closing balance.

6 Fidelity US Bond (Blend): From Feb 2020: Fidelity US Bond MF; prior BNYM Aggregate Bond Index CF. The February 2020 return was calculated manually using the BNYM Aggregate Bond Index as the opening balance and the Fidelity US Bond for the closing balance.



**Winter Park Police Officers Pension Plan
Peer Universe Quartile Ranking
March 31, 2025**



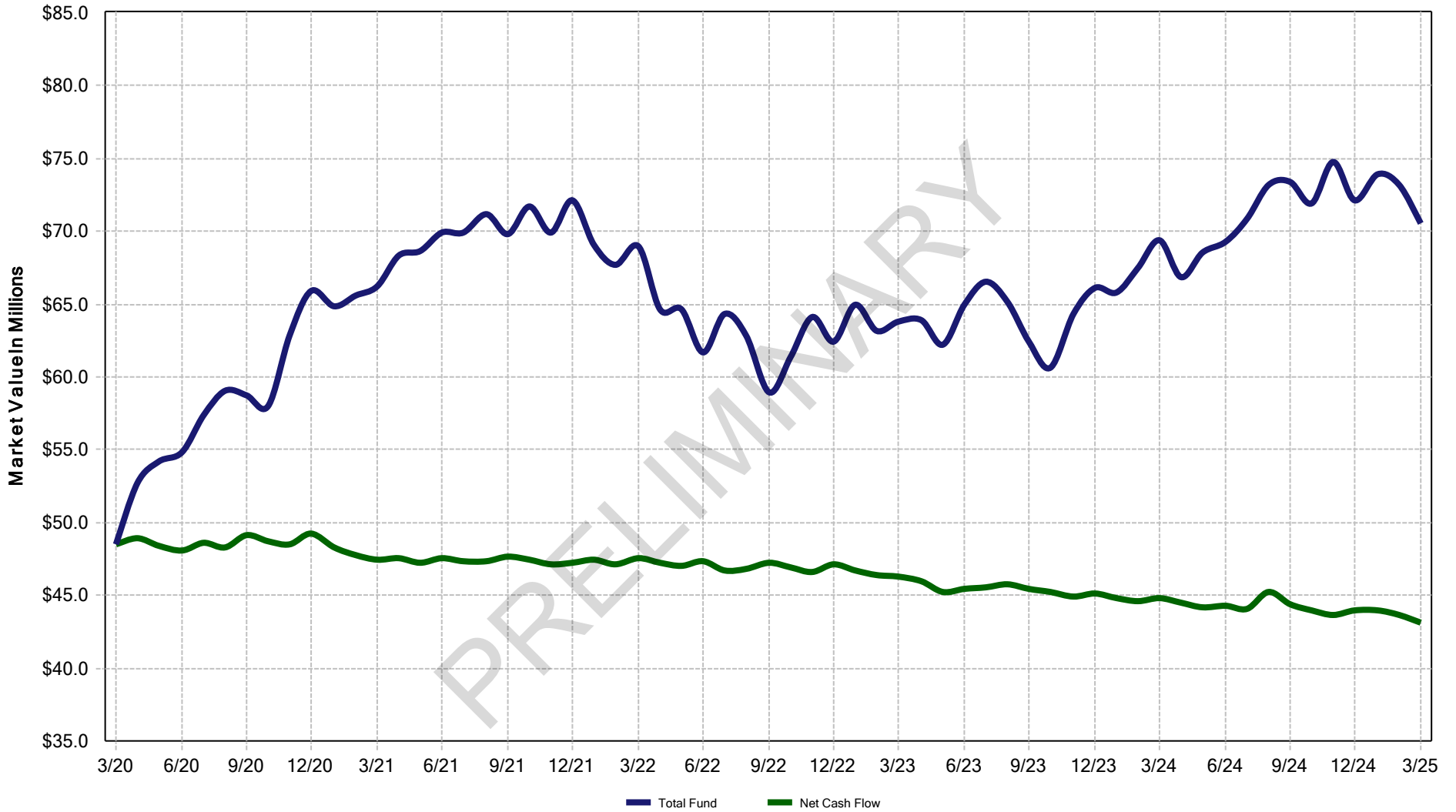
	<u>Quarter</u>	<u>FYTD</u>	<u>One Year</u>	<u>Three Years</u>	<u>Five Years</u>	<u>Ten Years</u>
● Total Fund	-1.0 (85)	-2.1 (90)	4.1 (91)	3.2 (89)	9.7 (69)	6.5 (71)
▼ Strategic Model	-0.9 (81)	-1.1 (43)	6.0 (37)	5.0 (31)	9.6 (71)	6.5 (72)
5th Percentile	1.6	0.7	7.0	5.7	12.2	8.0
1st Quartile	0.6	-0.5	6.2	5.1	11.0	7.3
Median	0.1	-1.2	5.6	4.4	10.3	6.9
3rd Quartile	-0.7	-1.7	4.8	3.8	9.5	6.3
95th Percentile	-2.3	-2.7	3.3	2.4	7.4	4.9

Parentheses contain percentile rankings.

Calculation based on quarterly data.



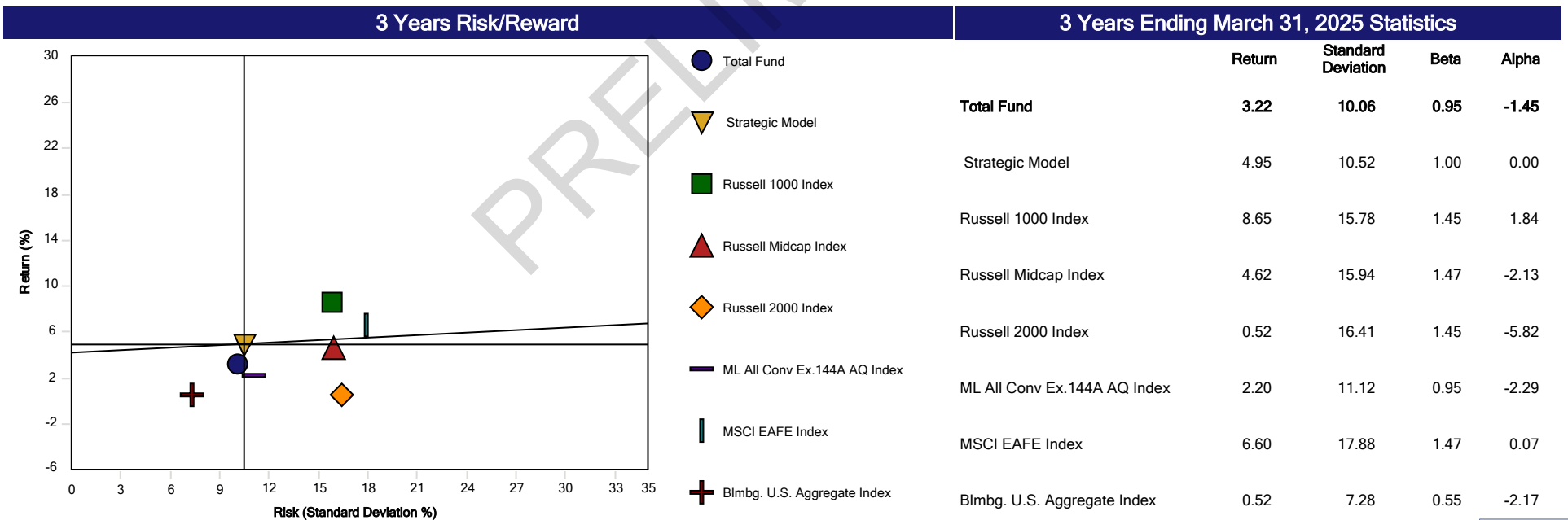
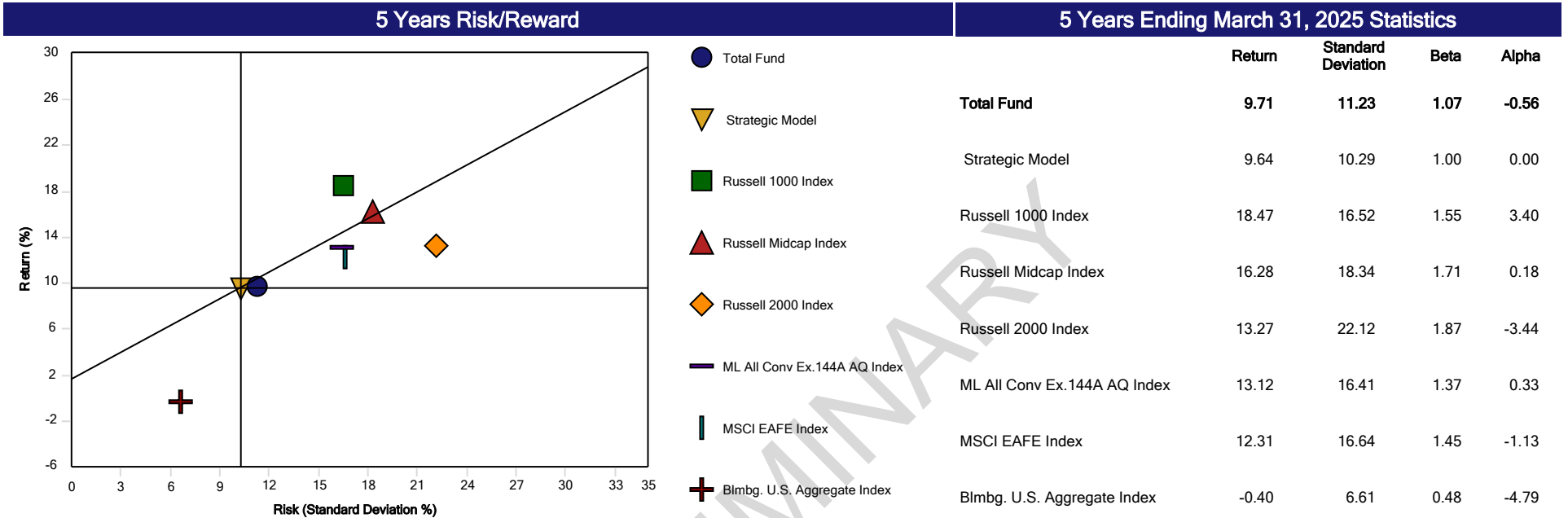
**Winter Park Police Officers Pension Plan
Growth of Investments
April 1, 2020 Through March 31, 2025**



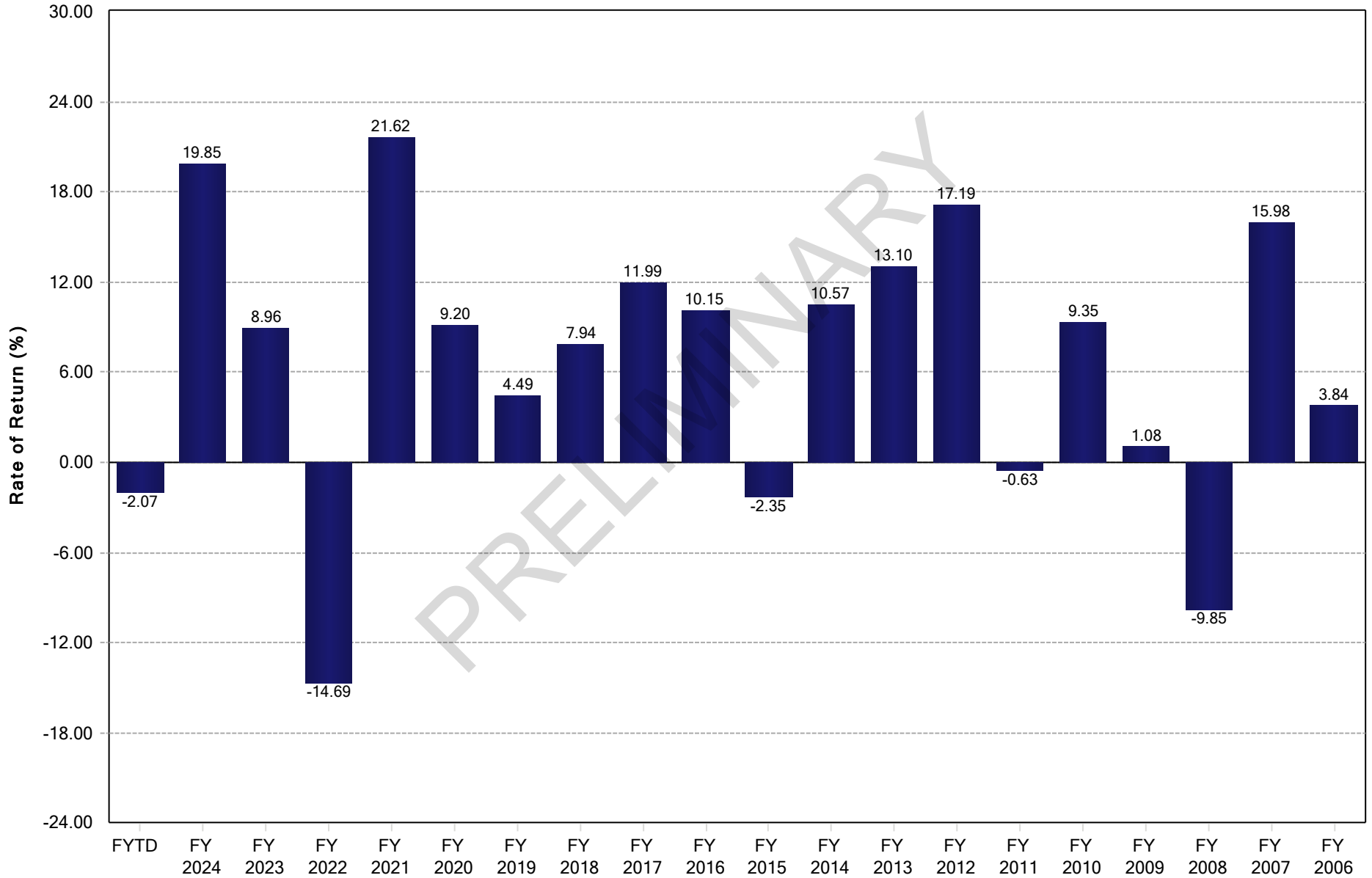
<u>Beginning MV</u>	<u>Ending MV</u>	<u>Annualized ROR</u>
\$48,480,851	\$70,536,122	9.7



**Winter Park Police Officers Pension Plan
Capital Market Line
Period Ending March 31, 2025**

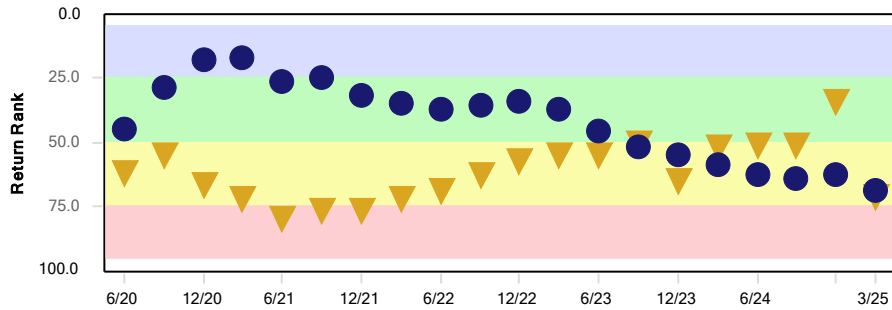


**Winter Park Police Officers Pension Plan
Fiscal Year Rates of Return
March 31, 2025**



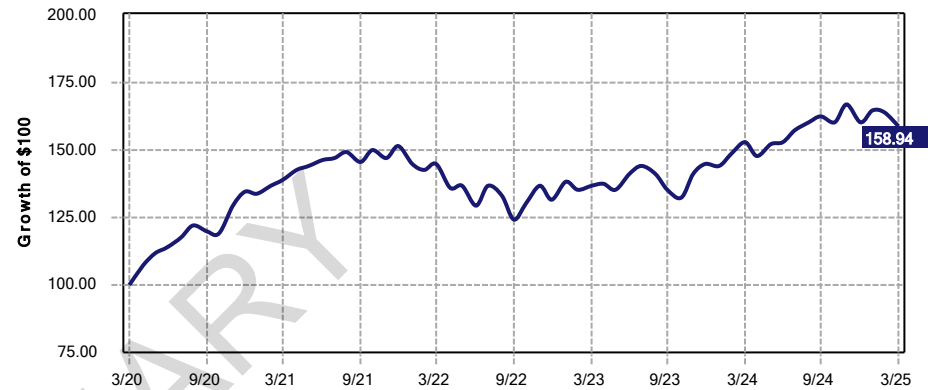
Winter Park Police Officers Pension Plan Total Fund March 31, 2025

5 Years Rolling Percentile Ranking - 5 Years

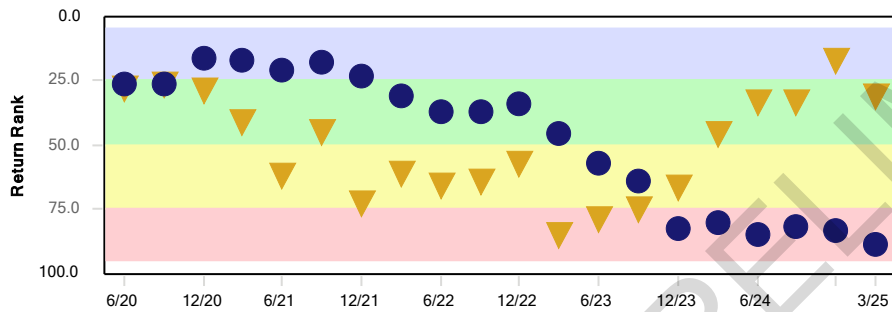


	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Total Fund	20	3 (15%)	10 (50%)	7 (35%)	0 (0%)
▼ Strategic Model	20	0 (0%)	2 (10%)	15 (75%)	3 (15%)

Growth of a Dollar

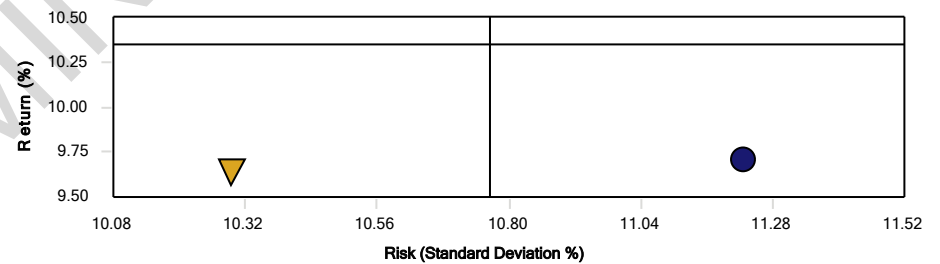


3 Years Rolling Percentile Ranking - 5 Years



	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Total Fund	20	5 (25%)	7 (35%)	2 (10%)	6 (30%)
▼ Strategic Model	20	1 (5%)	9 (45%)	8 (40%)	2 (10%)

Peer Group Risk/Reward - 5 Years



	Return	Standard Deviation
● Total Fund	9.71	11.23
▼ Strategic Model	9.64	10.29
— Median	10.35	10.77

Historical Statistics - 5 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Total Fund	9.71	11.23	-0.56	1.07	0.66	110.27	104.33
Strategic Model	9.64	10.29	0.00	1.00	0.71	100.00	100.00

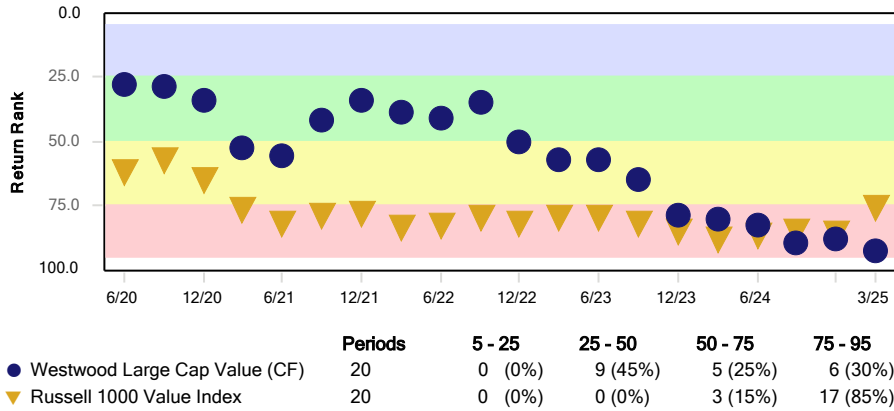
Historical Statistics - 3 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Total Fund	3.22	10.06	-1.45	0.95	-0.05	107.11	89.17
Strategic Model	4.95	10.52	0.00	1.00	0.13	100.00	100.00

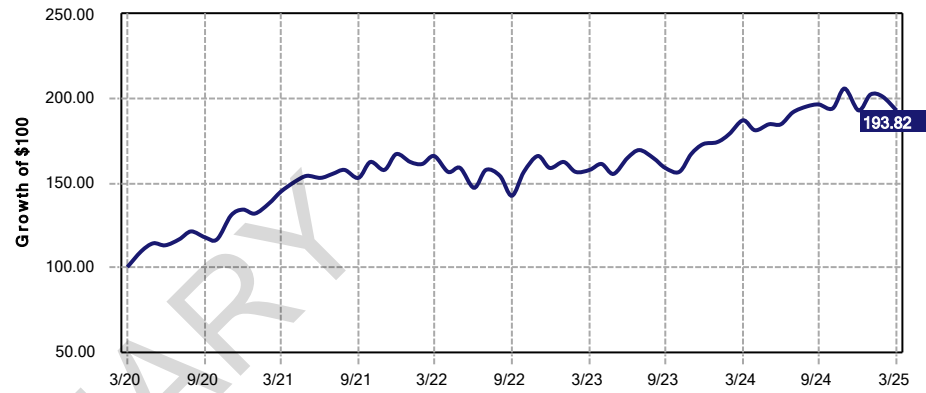


**Winter Park Police Officers Pension Plan
Westwood Large Cap Value (CF)
March 31, 2025**

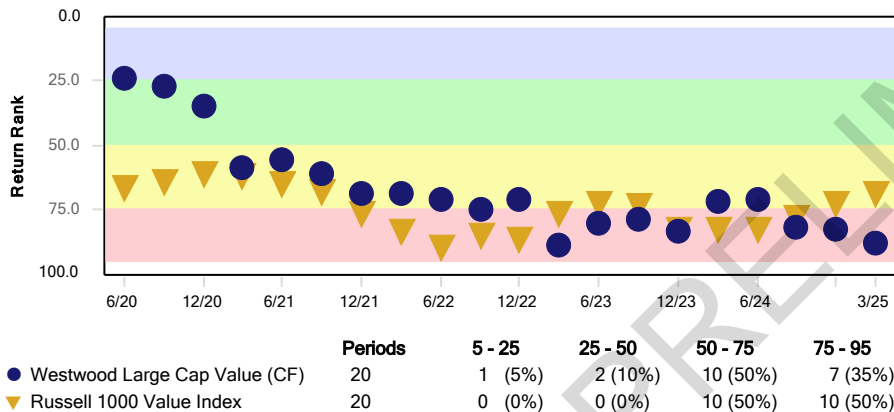
5 Years Rolling Percentile Ranking - 5 Years



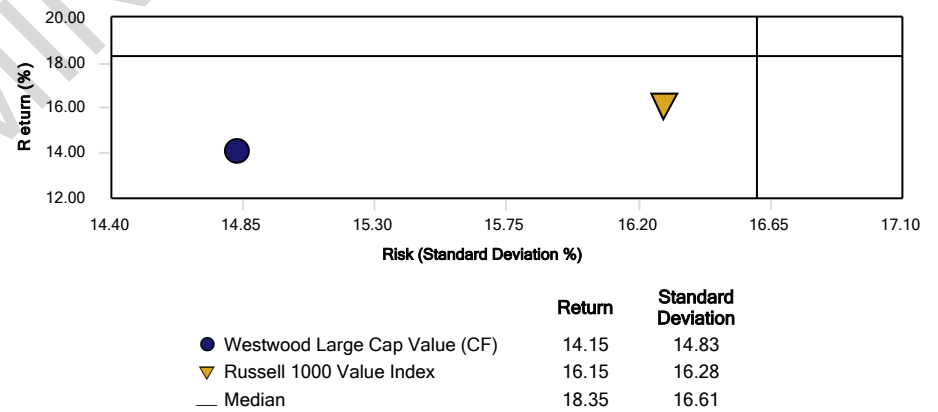
Growth of a Dollar



3 Years Rolling Percentile Ranking - 5 Years



Peer Group Risk/Reward - 5 Years



Historical Statistics - 5 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Westwood Large Cap Value (CF)	14.15	14.83	-0.30	0.90	0.80	91.10	89.50
Russell 1000 Value Index	16.15	16.28	0.00	1.00	0.85	100.00	100.00

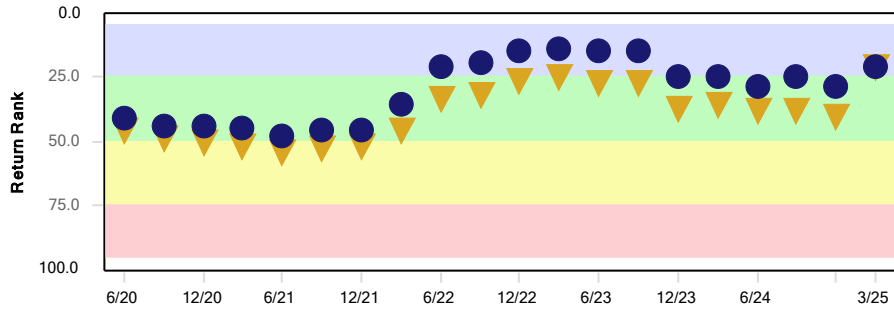
Historical Statistics - 3 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Westwood Large Cap Value (CF)	5.14	15.08	-0.79	0.89	0.13	87.92	85.37
Russell 1000 Value Index	6.64	16.76	0.00	1.00	0.22	100.00	100.00



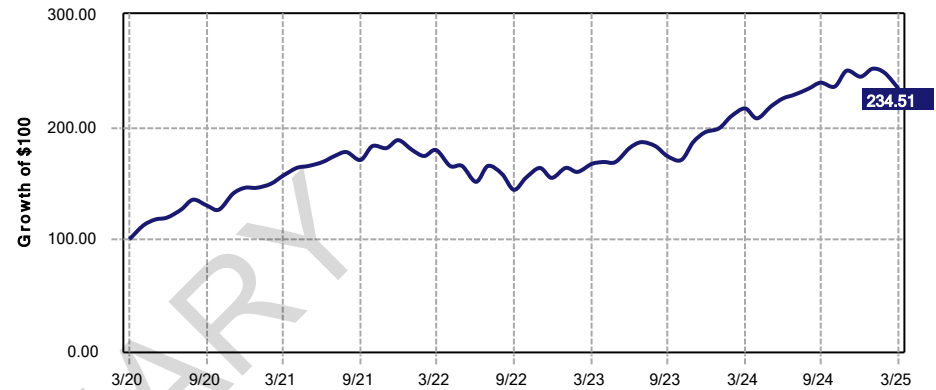
**Winter Park Police Officers Pension Plan
Fidelity Large Cap Core Blend (MF)
March 31, 2025**

5 Years Rolling Percentile Ranking - 5 Years

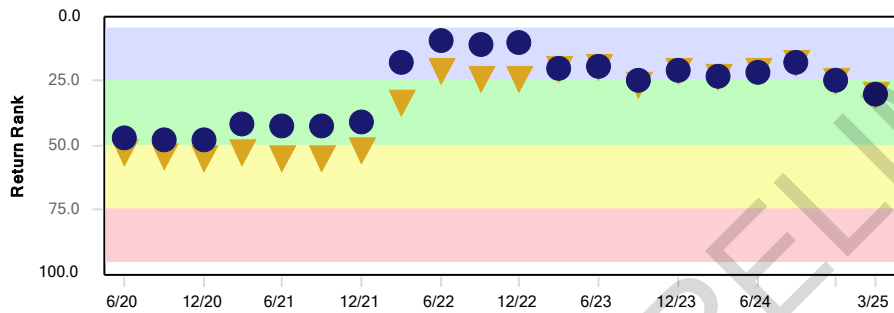


	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Fidelity Large Cap Core Blend (MF)	20	10 (50%)	10 (50%)	0 (0%)	0 (0%)
▼ S&P 500 Index	20	2 (10%)	14 (70%)	4 (20%)	0 (0%)

Growth of a Dollar

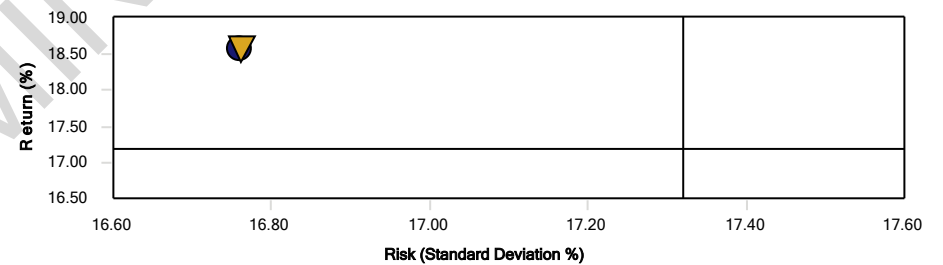


3 Years Rolling Percentile Ranking - 5 Years



	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Fidelity Large Cap Core Blend (MF)	20	12 (60%)	8 (40%)	0 (0%)	0 (0%)
▼ S&P 500 Index	20	10 (50%)	3 (15%)	7 (35%)	0 (0%)

Peer Group Risk/Reward - 5 Years



	Return	Standard Deviation
● Fidelity Large Cap Core Blend (MF)	18.59	16.76
▼ S&P 500 Index	18.59	16.76
— Median	17.18	17.32

Historical Statistics - 5 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Fidelity Large Cap Core Blend (MF)	18.59	16.76	0.00	1.00	0.95	99.95	99.96
S&P 500 Index	18.59	16.76	0.00	1.00	0.95	100.00	100.00

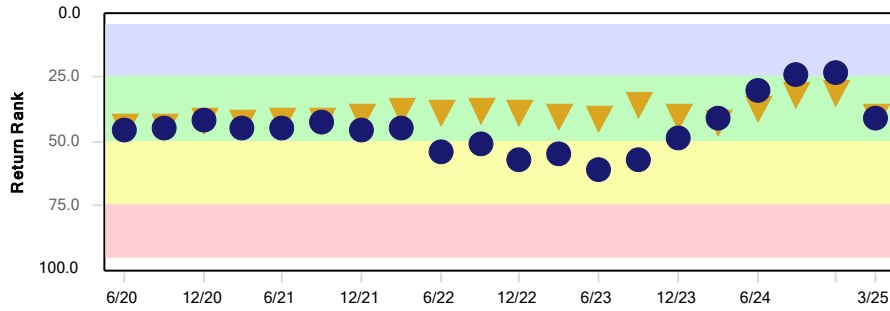
Historical Statistics - 3 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Fidelity Large Cap Core Blend (MF)	9.04	17.07	-0.02	1.00	0.35	100.05	99.98
S&P 500 Index	9.06	17.07	0.00	1.00	0.36	100.00	100.00



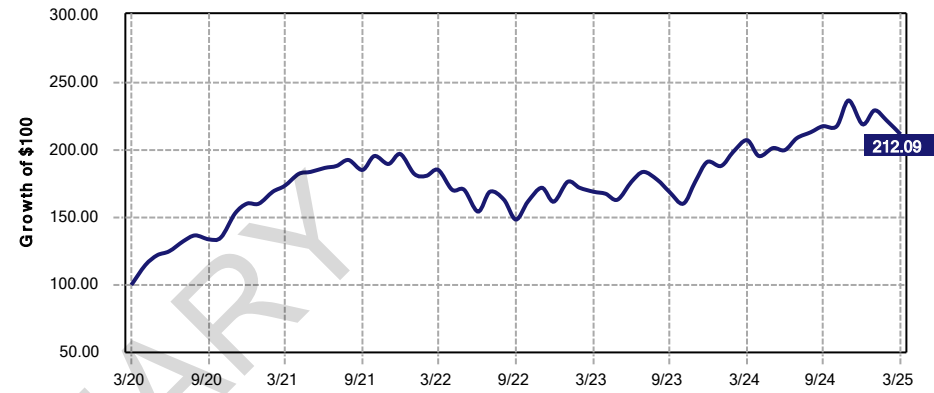
**Winter Park Police Officers Pension Plan
Fidelity Mid Cap Blend (MF)
March 31, 2025**

5 Years Rolling Percentile Ranking - 5 Years

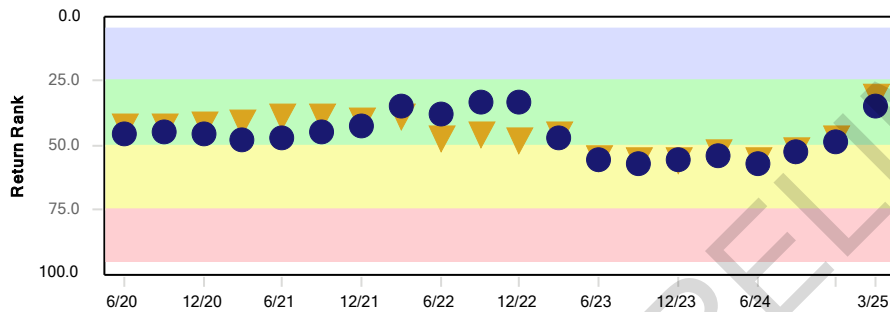


	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Fidelity Mid Cap Blend (MF)	20	2 (10%)	12 (60%)	6 (30%)	0 (0%)
▼ Mid-Cap Benchmark	20	0 (0%)	20 (100%)	0 (0%)	0 (0%)

Growth of a Dollar

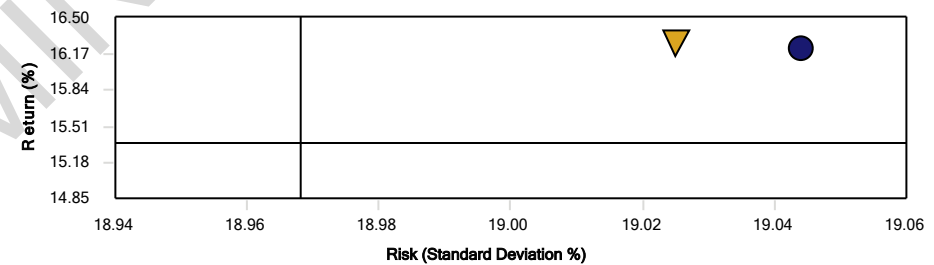


3 Years Rolling Percentile Ranking - 5 Years



	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Fidelity Mid Cap Blend (MF)	20	0 (0%)	14 (70%)	6 (30%)	0 (0%)
▼ Mid-Cap Benchmark	20	0 (0%)	14 (70%)	6 (30%)	0 (0%)

Peer Group Risk/Reward - 5 Years



	Return	Standard Deviation
● Fidelity Mid Cap Blend (MF)	16.23	19.04
▼ Mid-Cap Benchmark	16.28	19.03
— Median	15.36	18.97

Historical Statistics - 5 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Fidelity Mid Cap Blend (MF)	16.23	19.04	-0.06	1.00	0.75	100.05	99.91
Mid-Cap Benchmark	16.28	19.03	0.00	1.00	0.76	100.00	100.00

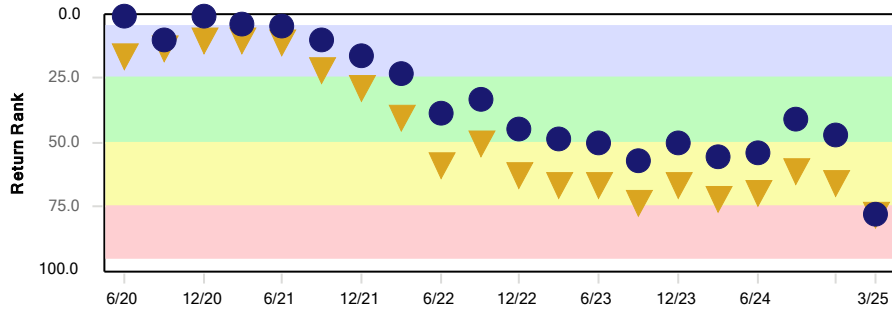
Historical Statistics - 3 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Fidelity Mid Cap Blend (MF)	4.50	19.87	-0.11	1.00	0.11	100.35	99.97
Mid-Cap Benchmark	4.62	19.83	0.00	1.00	0.12	100.00	100.00



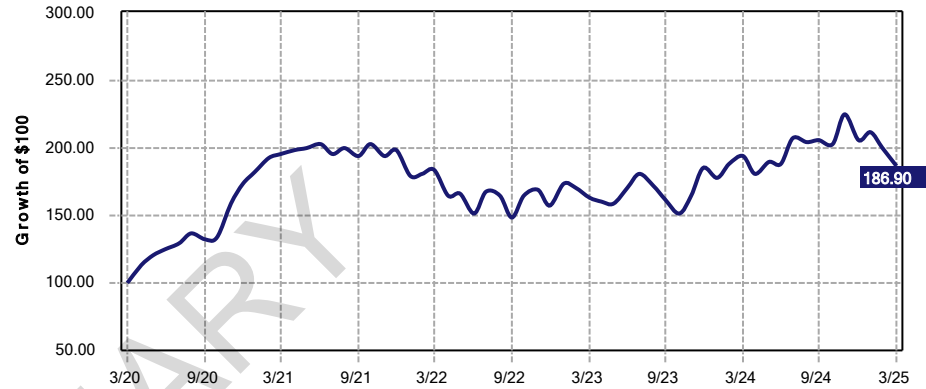
**Winter Park Police Officers Pension Plan
Fidelity Small Cap Blend (MF)
March 31, 2025**

5 Years Rolling Percentile Ranking - 5 Years

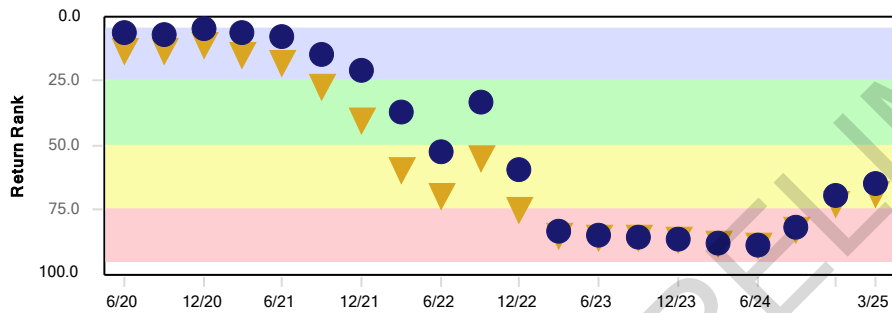


	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Fidelity Small Cap Blend (MF)	20	8 (40%)	8 (40%)	3 (15%)	1 (5%)
▼ Russell 2000 Index	20	6 (30%)	3 (15%)	10 (50%)	1 (5%)

Growth of a Dollar

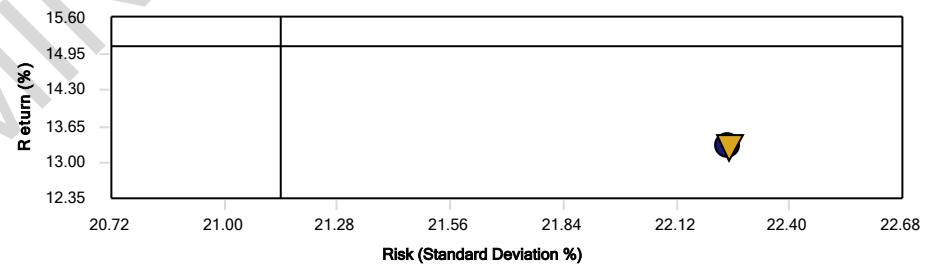


3 Years Rolling Percentile Ranking - 5 Years



	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Fidelity Small Cap Blend (MF)	20	7 (35%)	2 (10%)	4 (20%)	7 (35%)
▼ Russell 2000 Index	20	5 (25%)	2 (10%)	6 (30%)	7 (35%)

Peer Group Risk/Reward - 5 Years



	Return	Standard Deviation
● Fidelity Small Cap Blend (MF)	13.32	22.25
▼ Russell 2000 Index	13.27	22.25
— Median	15.09	21.14

Historical Statistics - 5 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Fidelity Small Cap Blend (MF)	13.32	22.25	0.05	1.00	0.56	99.90	100.05
Russell 2000 Index	13.27	22.25	0.00	1.00	0.56	100.00	100.00

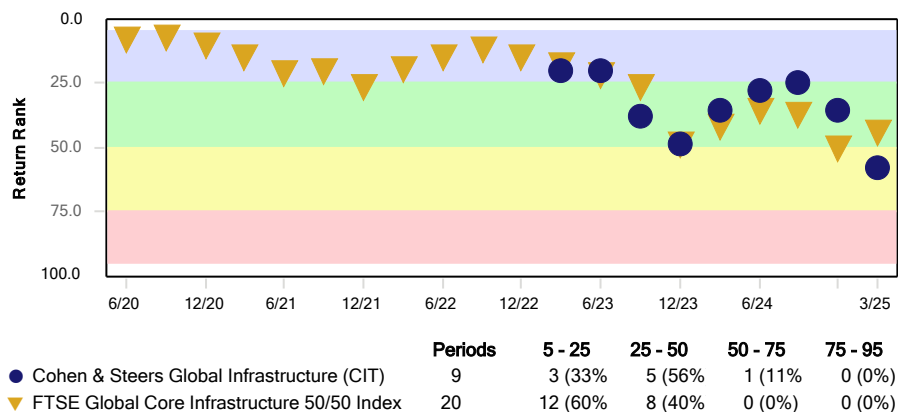
Historical Statistics - 3 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Fidelity Small Cap Blend (MF)	0.62	23.23	0.10	1.00	-0.04	99.88	100.17
Russell 2000 Index	0.52	23.21	0.00	1.00	-0.04	100.00	100.00

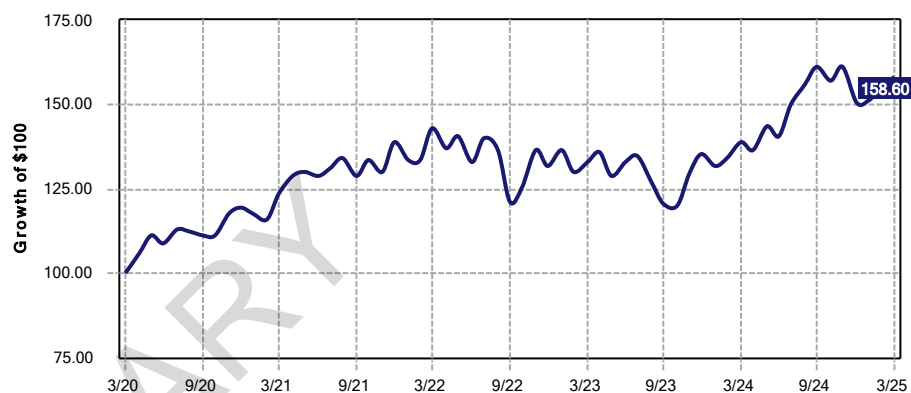


Winter Park Police Officers Pension Plan Cohen & Steers Global Infrastructure (CIT) March 31, 2025

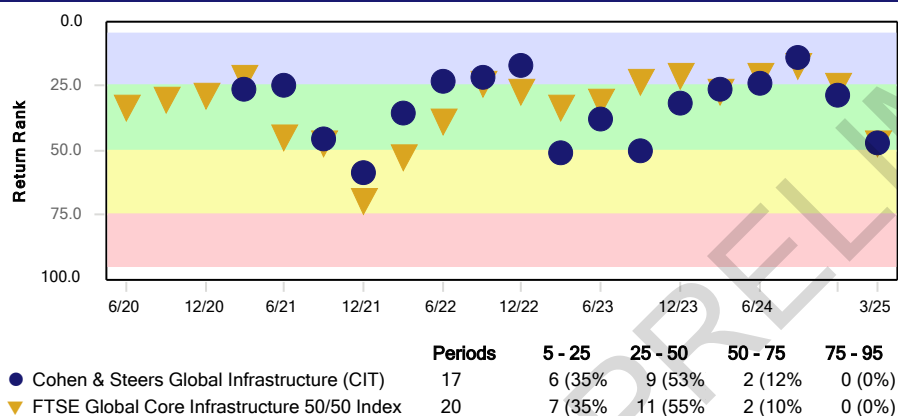
5 Years Rolling Percentile Ranking - 5 Years



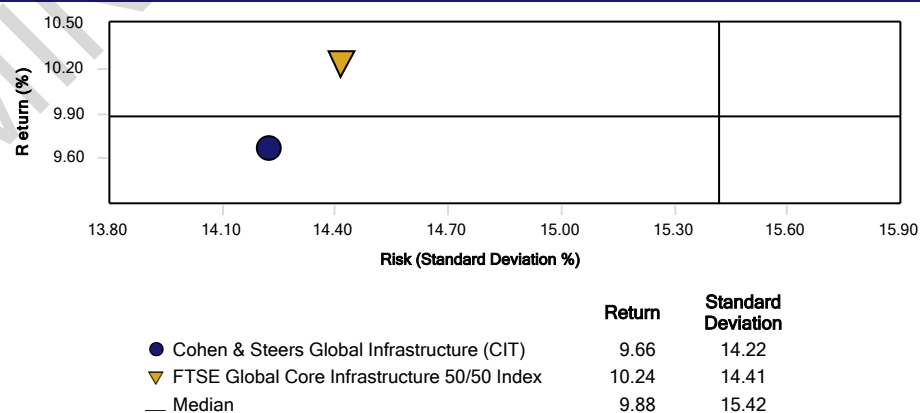
Growth of a Dollar



3 Years Rolling Percentile Ranking - 5 Years



Peer Group Risk/Reward - 5 Years



Historical Statistics - 5 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Cohen & Steers Global Infrastructure (CIT)	9.66	14.22	-0.29	0.98	0.54	101.85	99.03
FTSE Global Core Infrastructure 50/50 Index	10.24	14.41	0.00	1.00	0.57	100.00	100.00

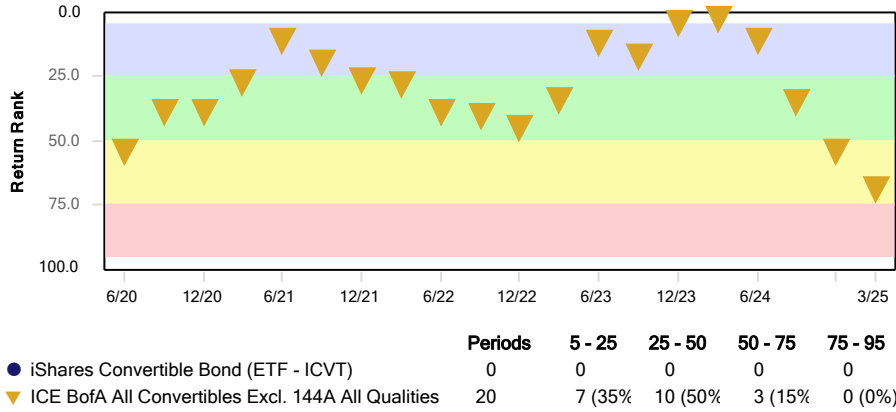
Historical Statistics - 3 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Cohen & Steers Global Infrastructure (CIT)	3.39	15.38	0.06	1.01	0.02	102.32	102.28
FTSE Global Core Infrastructure 50/50 Index	3.33	15.14	0.00	1.00	0.02	100.00	100.00

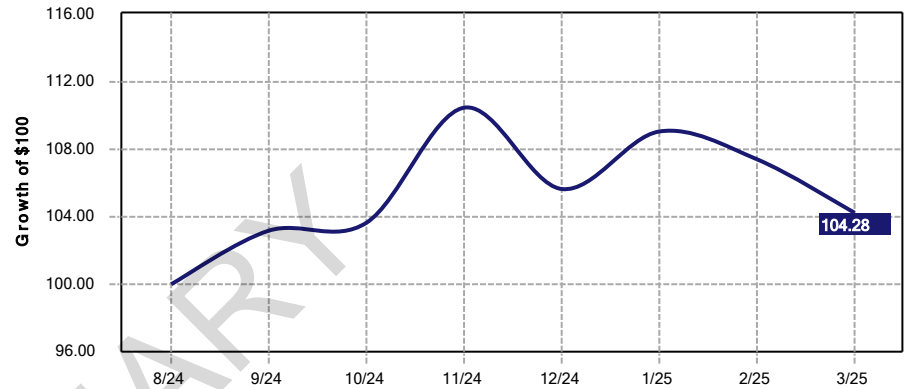


Winter Park Police Officers Pension Plan iShares Convertible Bond (ETF - ICVT) March 31, 2025

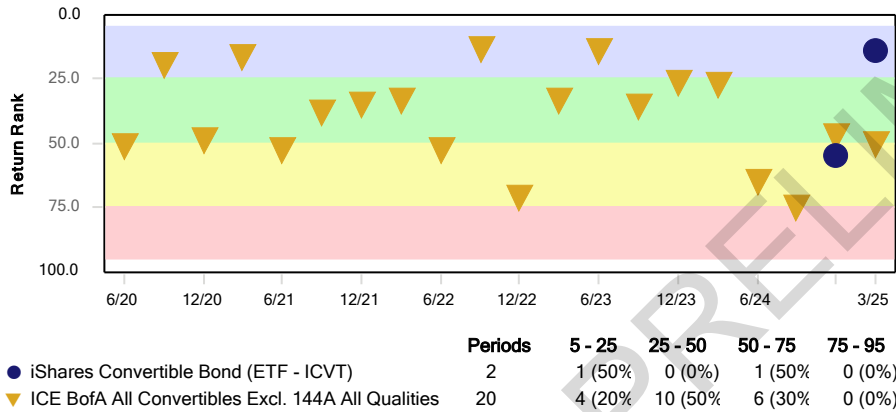
1 Year Rolling Percentile Ranking - 5 Years



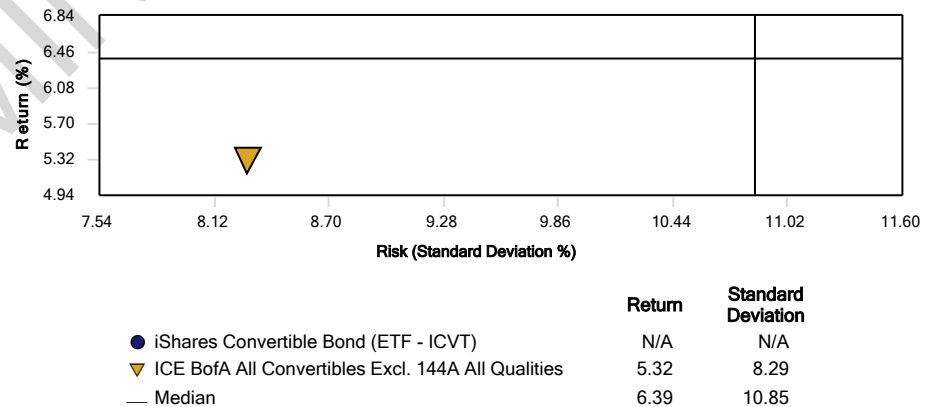
Growth of a Dollar



1 Quarter Rolling Percentile Ranking - 5 Years



Peer Group Risk/Reward - 1 Year



Historical Statistics - 1 Year

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
iShares Convertible Bond (ETF - ICVT)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
ICE BofA All Convertibles Excl. 144A All Qualities	5.32	8.29	0.00	1.00	0.08	100.00	100.00

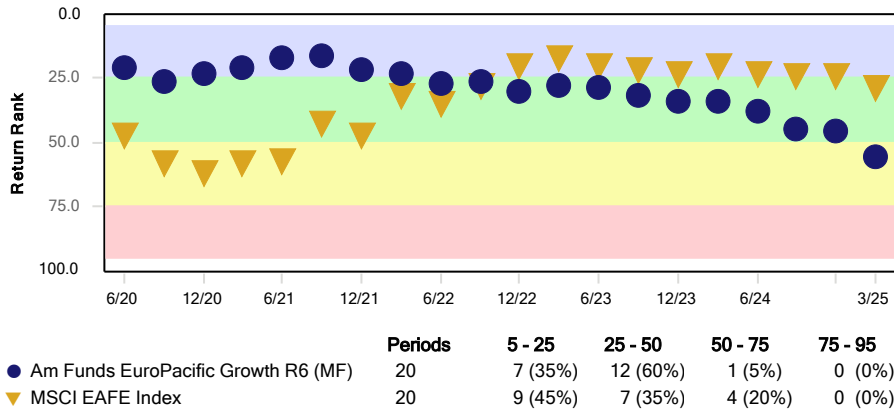
Historical Statistics - 1 Quarter

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
iShares Convertible Bond (ETF - ICVT)	-1.27	2.63	0.48	1.29	-0.28	107.17	156.07
ICE BofA All Convertibles Excl. 144A All Qualities	-2.09	2.03	0.00	1.00	-0.51	100.00	100.00

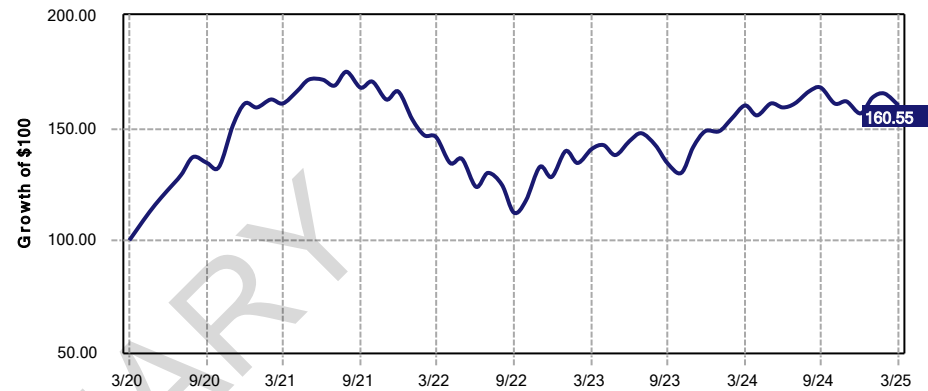


Winter Park Police Officers Pension Plan Am Funds EuroPacific Growth R6 (MF) March 31, 2025

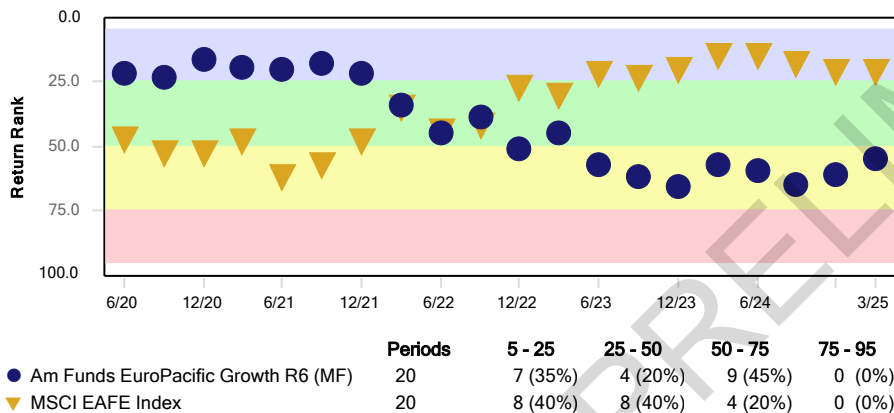
5 Years Rolling Percentile Ranking - 5 Years



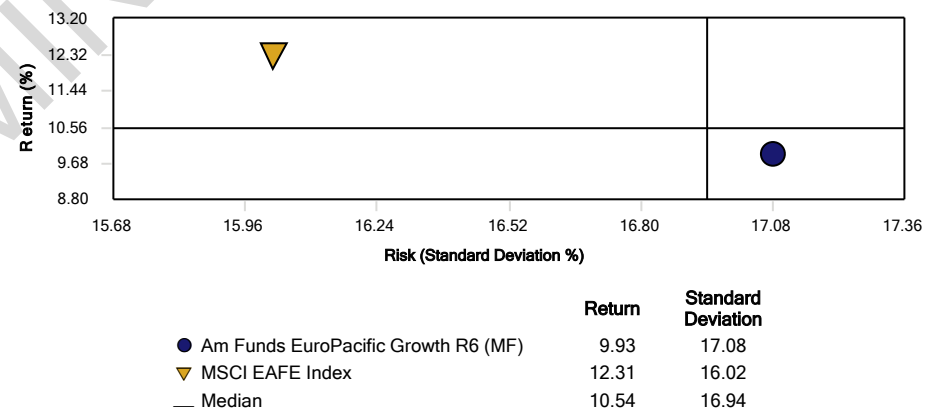
Growth of a Dollar



3 Years Rolling Percentile Ranking - 5 Years



Peer Group Risk/Reward - 5 Years



Historical Statistics - 5 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Am Funds EuroPacific Growth R6 (MF)	9.93	17.08	-2.11	1.01	0.49	106.92	97.13
MSCI EAFE Index	12.31	16.02	0.00	1.00	0.65	100.00	100.00

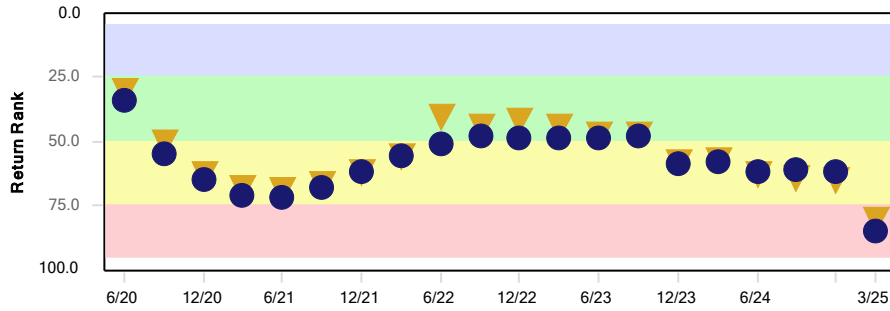
Historical Statistics - 3 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Am Funds EuroPacific Growth R6 (MF)	3.28	17.17	-3.09	1.01	0.03	106.11	93.28
MSCI EAFE Index	6.60	16.53	0.00	1.00	0.22	100.00	100.00



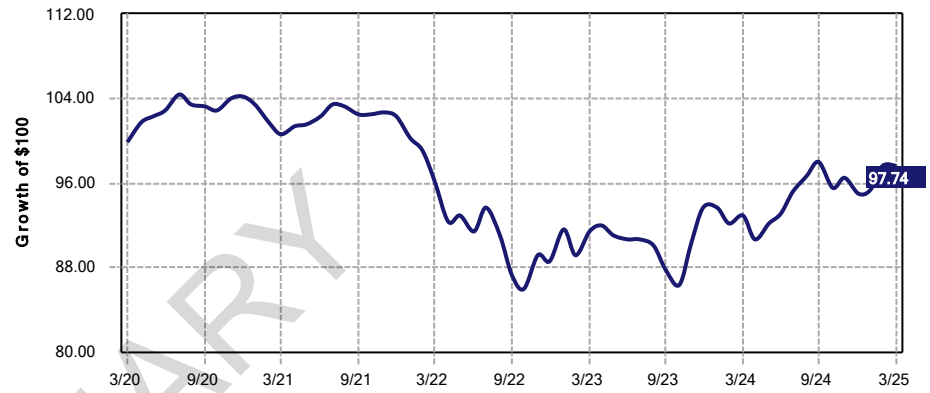
**Winter Park Police Officers Pension Plan
Fidelity US Bond Blend (MF)
March 31, 2025**

5 Years Rolling Percentile Ranking - 5 Years

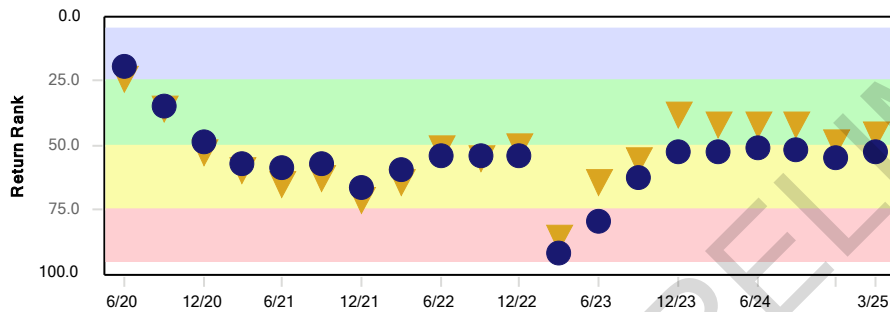


	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Fidelity US Bond Blend (MF)	20	0 (0%)	6 (30%)	13 (65%)	1 (5%)
▼ Blmbg. U.S. Aggregate Index	20	0 (0%)	8 (40%)	11 (55%)	1 (5%)

Growth of a Dollar

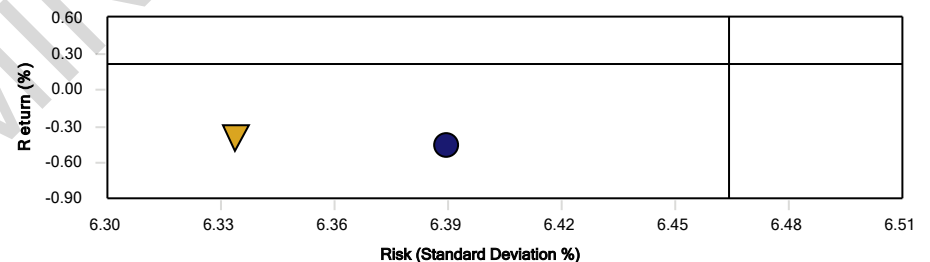


3 Years Rolling Percentile Ranking - 5 Years



	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Fidelity US Bond Blend (MF)	20	1 (5%)	2 (10%)	15 (75%)	2 (10%)
▼ Blmbg. U.S. Aggregate Index	20	1 (5%)	8 (40%)	10 (50%)	1 (5%)

Peer Group Risk/Reward - 5 Years



	Return	Standard Deviation
● Fidelity US Bond Blend (MF)	-0.46	6.39
▼ Blmbg. U.S. Aggregate Index	-0.40	6.33
— Median	0.23	6.46

Historical Statistics - 5 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Fidelity US Bond Blend (MF)	-0.46	6.39	-0.05	1.01	-0.44	101.09	100.46
Blmbg. U.S. Aggregate Index	-0.40	6.33	0.00	1.00	-0.44	100.00	100.00

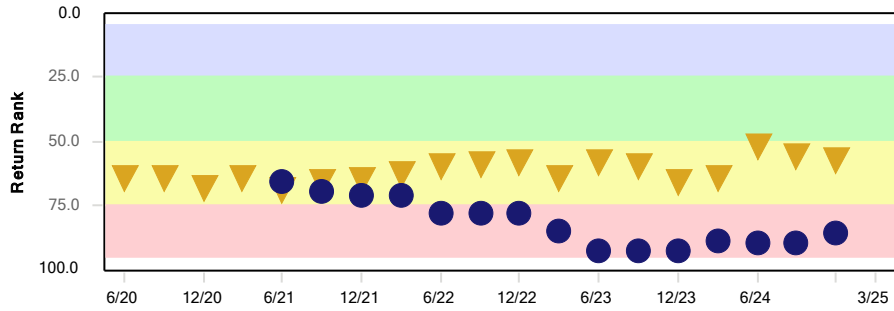
Historical Statistics - 3 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Fidelity US Bond Blend (MF)	0.46	7.63	-0.06	1.01	-0.45	100.99	100.44
Blmbg. U.S. Aggregate Index	0.52	7.56	0.00	1.00	-0.45	100.00	100.00



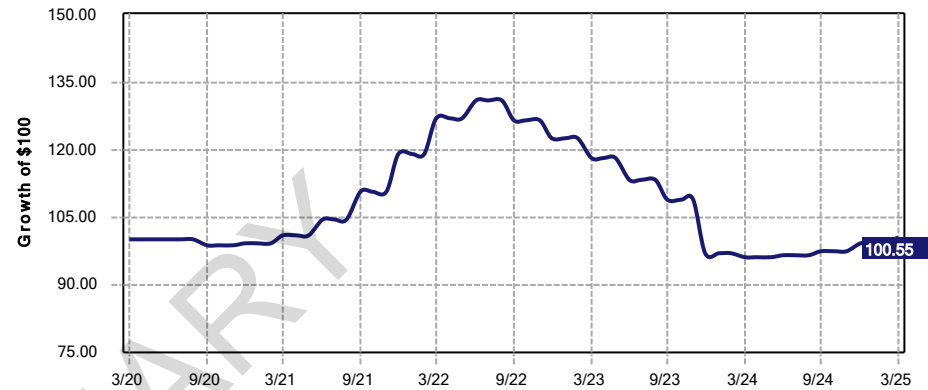
**Winter Park Police Officers Pension Plan
Barings Core Property Fund LP (CF)
March 31, 2025**

5 Years Rolling Percentile Ranking - 5 Years

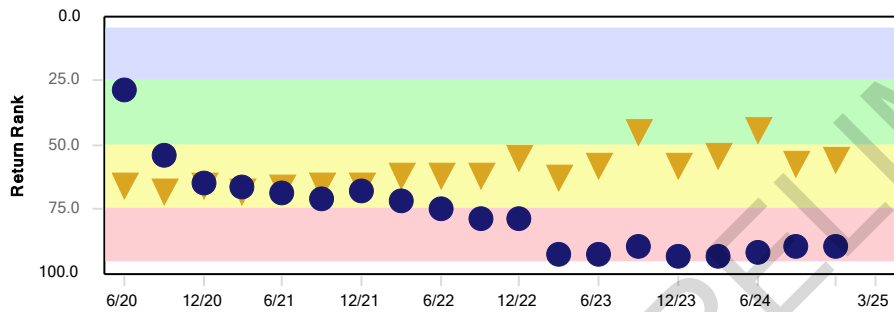


	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Barings Core Property Fund LP (CF)	15	0 (0%)	0 (0%)	4 (27%)	11 (73%)
▼ NCREIF Fund Index-ODCE (VW)	19	0 (0%)	0 (0%)	19 (100%)	0 (0%)

Growth of a Dollar

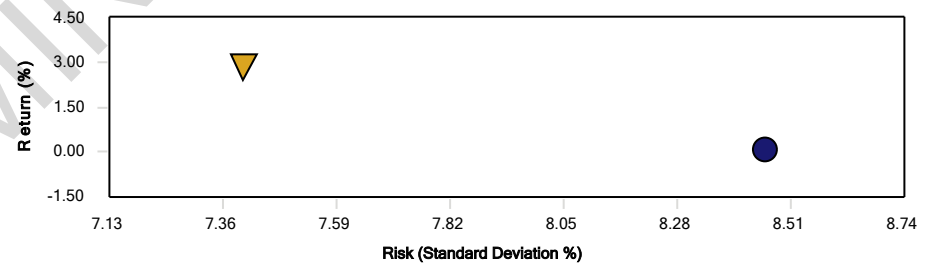


3 Years Rolling Percentile Ranking - 5 Years



	Periods	5 - 25	25 - 50	50 - 75	75 - 95
● Barings Core Property Fund LP (CF)	19	0 (0%)	1 (5%)	8 (42%)	10 (53%)
▼ NCREIF Fund Index-ODCE (VW)	19	0 (0%)	2 (11%)	17 (89%)	0 (0%)

Peer Group Risk/Reward - 5 Years



	Return	Standard Deviation
● Barings Core Property Fund LP (CF)	0.11	8.46
▼ NCREIF Fund Index-ODCE (VW)	2.89	7.40
— Median	N/A	N/A

Historical Statistics - 5 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Barings Core Property Fund LP (CF)	0.11	8.46	-2.70	1.03	-0.22	119.24	75.90
NCREIF Fund Index-ODCE (VW)	2.89	7.40	0.00	1.00	0.07	100.00	100.00

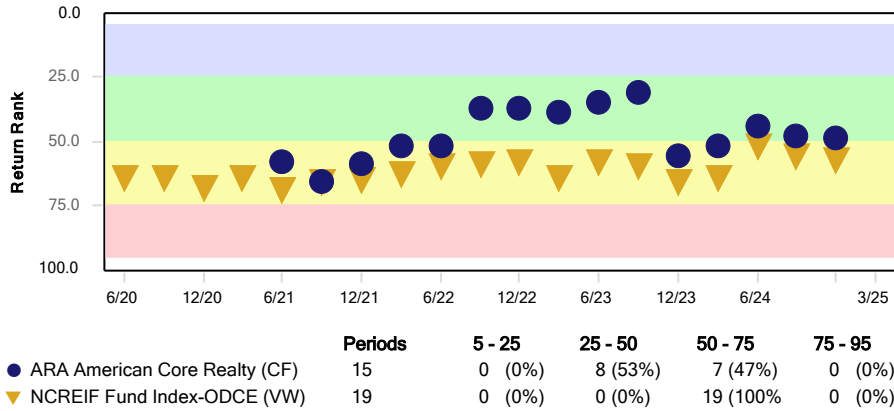
Historical Statistics - 3 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
Barings Core Property Fund LP (CF)	-7.49	7.36	-2.88	1.07	-1.52	128.62	50.21
NCREIF Fund Index-ODCE (VW)	-4.28	5.38	0.00	1.00	-1.43	100.00	100.00

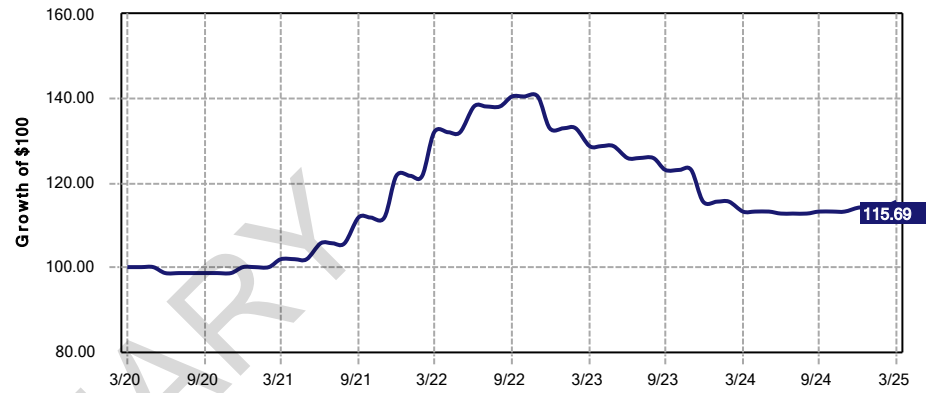


**Winter Park Police Officers Pension Plan
ARA American Core Realty (CF)
March 31, 2025**

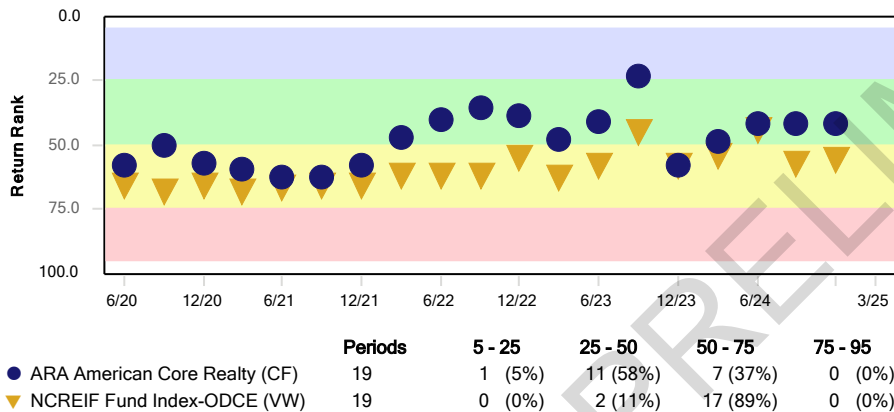
5 Years Rolling Percentile Ranking - 5 Years



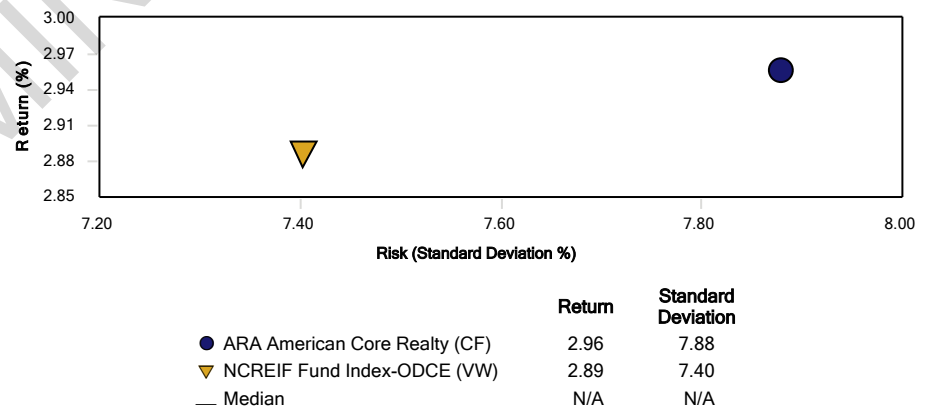
Growth of a Dollar



3 Years Rolling Percentile Ranking - 5 Years



Peer Group Risk/Reward - 5 Years



Historical Statistics - 5 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
ARA American Core Realty (CF)	2.96	7.88	-0.06	1.05	0.08	103.86	103.64
NCREIF Fund Index-ODCE (VW)	2.89	7.40	0.00	1.00	0.07	100.00	100.00

Historical Statistics - 3 Years

	Return	Standard Deviation	Alpha	Beta	Sharpe Ratio	Down Market Capture	Up Market Capture
ARA American Core Realty (CF)	-4.34	5.94	0.35	1.09	-1.31	105.76	113.99
NCREIF Fund Index-ODCE (VW)	-4.28	5.38	0.00	1.00	-1.43	100.00	100.00



**Winter Park Police Officers Pension Plan
Glossary
March 31, 2025**

- ACCRUED INTEREST- Bond interest earned since the last interest payment, but not yet received.
- ALPHA- A linear regressive constant that measures expected return independent of Beta.
- ASSET ALLOCATION- The division of portfolio asset classes in order to achieve an expected investment objective.
- BALANCED UNIVERSES - Public Funds, Endowments & Foundations, Corporate peer groups, and PSN peer groups.
- BETA- A measure of portfolio sensitivity (volatility) in relation to the market, based upon past experience.
- BOND DURATION- A measure of portfolio sensitivity to interest rate risk.
- COMMINGLED FUND- An investment fund which is similar to a mutual fund in that investors are permitted to purchase and redeem units that represent ownership in a pool of securities.
- CONVERTIBLE BONDS - Hybrid securities' that offer equity returns during rising equity markets and improved down-market protection.
- CORE- An equal weighting in both growth and value stocks.
- CORRELATION COEFFICIENT- A measure of how two assets move together. The measure is bounded by +1 and -1; +1 means that the two assets move together positively, while a measure of -1 means that the assets are perfectly negatively correlated.
- GROWTH MANAGER- Generally invests in companies that have either experienced above-average growth rates and/or are expected to experience above-average growth rates in the future. Growth portfolios tend to have high price/earnings ratios and generally pay little to no dividends.
- INDEXES- Indexes are used as "independent representations of markets" (e.g., S&P 500).
- INFORMATION RATIO- Annualized excess return above the benchmark relative to the annualized tracking error.
- LARGE CAP- Generally, the term refers to a company that has a market capitalization that exceeds \$10 billion.
- MANAGER UNIVERSE- A collection of quarterly investment returns from various investment management firms that may be subdivided by style (e.g. growth, value, core).
- MID CAP- Generally, the term refers to a company that has a market capitalization between \$2 and \$10 billion.
- NCREIF - A quarterly time series composite total rate of return measure of investment performance of a large pool of individual commercial real estate properties acquired in the private market for investment purposes only.
- NCREIF ODCE - Open End Diversified Core Equity index which consists of historical and current returns from 26 open-end commingled funds pursuing core strategy. This index is capitalization weighted, time weighted and gross of fees.
- NET- Investment return accounts only for manager fees.
- PROTECTING FLORIDA INVESTMENT ACT (PFIA) - SBA publishes a list of prohibited investments (scrutinized companies).
- RATE OF RETURN- The percentage change in the value of an investment in a portfolio over a specified time period, excluding contributions.
- RISK MEASURES- Measures of the investment risk level, including beta, credit, duration, standard deviation, and others that are based on current and historical data.
- R-SQUARED- Measures how closely portfolio returns and those of the market are correlated, or how much variation in the portfolio returns may be explained by the market. An R2 of 40 means that 40% of the variation in a fund's price changes could be attributed to changes in the market index over the time period.



Winter Park Police Officers Pension Plan
Glossary
March 31, 2025

- SHARPE RATIO- The ratio of the rate of return earned above the risk-free rate to the standard deviation of the portfolio. It measures the number of units of return per unit of risk.
- SMALL CAP- Generally refers to a company with a market capitalization \$300 million to \$2 billion.
- STANDARD DEVIATION- Measure of the variability (dispersion) of historical returns around the mean. It measures how much exposure to volatility was experienced by the implementation of an investment strategy.
- SYSTEMATIC RISK- Measured by beta, it is the risk that cannot be diversified away (market risk).
- TIME WEIGHTED (TW) RETURN - A measure of the investments versus the investor. When there are no flows the TW & DOLLAR weighted (DW) returns are the same and vice versa.
- TRACKING ERROR- A measure of how closely a manager's performance tracks an index; it is the annualized standard deviation of the differences between the quarterly returns for the manager and the benchmark.
- TREYNOR RATIO- A measure of reward per unit of risk. (excess return divided by beta).
- UP AND DOWN-MARKET CAPTURE RATIO- Ratio that illustrates how a manager performed relative to the market during rising and declining market periods.
- VALUE MANAGER- Generally invests in companies that have low price-to-earnings and price-to-book ratios and/or above-average dividend yields.

PRELIMINARY



**Winter Park Police Officers Pension Plan
Disclosure
March 31, 2025**

Advisory services are offered through or by Burgess Chambers and Associates, Inc., a registered SEC investment advisor.

Performance Reporting:

1. Changes in portfolio valuations due to capital gains or losses, dividends, interest, income and management fees are included in the calculation of returns. All calculations are made in accordance with generally accepted industry standards.
2. BCA complies with the Association for Investment Management and Research Performance Presentation Standards (AIMR-PPS). Returns are time-weighted rates of return (TWR).
3. Transaction costs, such as commissions, are included in the purchase cost or deducted from the proceeds or sale of a security. Differences in transaction costs may affect comparisons.
4. Individual client returns may vary due to a variety of factors, including differences in investment objectives, asset allocating and timing of investment decisions.
5. Performance reports are generated from information supplied by the client, custodian, and/or investment managers. BCA relies upon the accuracy of this data when preparing reports.
6. The market indexes do not include transaction costs, and an investment in a product similar to the index would have lower performance dependent upon costs, fees, dividend reinvestments, and timing. Benchmarks and indexes are for comparison purposes only, and there is no assurance or guarantee that such performance will be achieved.
7. Performance information prepared by third party sources may differ from that shown by BCA. These differences may be due to different methods of analysis, different time periods being evaluated, different pricing sources for securities, treatment of accrued income, treatment of cash, and different accounting procedures.
8. Certain valuations, such as alternative assets, ETF, and mutual funds, are prepared based on information from third party sources, the accuracy of such information cannot be guaranteed by BCA. Such data may include estimates and maybe subject to revision.
9. BCA relies on third party vendors to supply tax cost and market values, In the event that cost values are not available, market values may be used as a substitute.
10. BCA has not reviewed the risks of individual security holdings.
11. BCA investment reports are not indicative of future results.
12. Performance rankings are time sensitive and subject to change.
13. Mutual Fund (MF), Collective Investment Trusts (CIT) and Exchange Traded Funds (ETF) are ranked in net of fee universes.
14. Separately Managed Account (SMA) and Commingled Fund (CF) returns are ranked in gross of fees universes.
15. Composite returns are ranked in universes that encompass both gross and net of fee returns.
16. Total Fund returns are ranked in a gross of fee universe.
17. Private investments may include performance fees in addition to a management fee. For the purpose of BCA's calculations, net returns take in consideration both performance and management fees, but gross returns include management fees only.
18. For a free copy of Part II (mailed w/i 5 bus. days from request receipt) of Burgess Chambers & Associates, Inc.'s most recent Form ADV which details pertinent business procedures, please contact: 315 East Robinson Street Suite #690, Orlando, Florida 32801, 407-644-0111, info@burgesschambers.com.



PRELIMINARY

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