

December 30, 2019

SENT VIA EMAIL

City Council
City of Cape Coral
c/o Victoria Bateman, Finance Director
1015 Cultural Park Boulevard
Cape Coral, FL 33990

**RE: City of Cape Coral Municipal General Employees' Retirement Plan
Annual Report of Investment Activity**

Dear Ms. Bateman,

In accordance with Section 112.661(15), Florida Statutes, please find enclosed the Annual Report of Investment Activity for the City of Cape Coral Municipal General Employees' Retirement Plan.

This report includes investments in the portfolio as of September 30, 2019, listed by class or type, book value, income earned and market value as of the stated date.

This report must also be made available to the public.

Thank You,



Ferrell Jenne
Plan Administrator



ACCOUNT STATEMENT-516

Page 1

Statement Period

10/01/2018 through 09/30/2019

SALEM TRUST COMPANY
AS CUSTODIAN FOR

THE CITY OF CAPE CORAL GENERAL
EMPLOYEES RETIREMENT SYSTEM

Index Of Related Accounts

THIS REPORT CONSOLIDATES THE ACTIVITY OF
THE FOLLOWING ACCOUNTS:

NAME

SALEM TRUST COMPANY
AS CUSTODIAN FOR THE
CITY OF CAPE CORAL GENERAL
EMPLOYEES RETIREMENT SYSTEM
AJO
CAPE CORAL GENERAL / AJO

SALEM TRUST COMPANY
AS CUSTODIAN FOR THE
CITY OF CAPE CORAL GENERAL
EMPLOYEES RETIREMENT SYSTEM
ROTHSCHILD
CAPE CORAL GENERAL / ROTHSCCHILD

SALEM TRUST COMPANY
AS CUSTODIAN FOR THE
CITY OF CAPE CORAL GENERAL
EMPLOYEES RETIREMENT SYSTEM
JP MORGAN
CAPE CORAL GENERAL - JP MORGAN

SALEM TRUST COMPANY
AS CUSTODIAN FOR
THE CITY OF CAPE CORAL GENERAL
EMPLOYEES RETIREMENT SYSTEM
SAWGRASS
CAPE CORAL GENERAL - SAWGRASS CLOSED

SALEM TRUST COMPANY
AS CUSTODIAN FOR
THE CITY OF CAPE CORAL GENERAL
EMPLOYEES RETIREMENT SYSTEM
RECEIPT AND DISBURSEMENT ACCOUNT
CAPE CORAL GENERAL - R & D

SALEM TRUST COMPANY
AS CUSTODIAN FOR
THE CITY OF CAPE CORAL GENERAL
EMPLOYEES RETIREMENT SYSTEM
ALTERNATE INVESTMENTS
CAPE CORAL GENERAL/ALTERNATE INVEST

ACCOUNT STATEMENT-516

Statement Period

10/01/2018 through 09/30/2019

SALEM TRUST COMPANY
AS CUSTODIAN FOR

THE CITY OF CAPE CORAL
GENERAL
EMPLOYEES RETIREMENT SYSTEM

Balance Sheet

	AS OF 10/01/2018		AS OF 09/30/2019	
	COST	MARKET	COST	MARKET
	VALUE	VALUE	VALUE	VALUE
A S S E T S				
CASH	12,387.01	12,387.01	3,256,344.35	3,256,344.35
DUE FROM BROKERS	1,822,395.52	1,822,395.52	154,387.73	154,387.73
ACCRUED INCOME	53,470.41	53,470.41	66,441.81	66,441.81
TOTAL CASH & RECEIVABLES	1,888,252.94	1,888,252.94	3,477,173.89	3,477,173.89
CASH AND EQUIVALENTS				
SHORT TERM INVESTMENTS	6,923,356.98	6,923,356.98	4,477,132.66	4,477,132.66
TOTAL CASH AND EQUIVALENTS	6,923,356.98	6,923,356.98	4,477,132.66	4,477,132.66
EQUITIES				
COMMON STOCK	49,798,427.54	59,438,414.89	52,153,023.61	56,657,872.18
FOREIGN STOCK	1,420,221.91	1,526,432.90	1,280,918.08	1,277,670.68
ETF - EQUITY	116,918.88	121,248.15	116,918.88	135,743.29
MUT FUNDS - EQUITY	26,440,009.13	27,281,032.44	0.00	0.00
UNIT INVESTMENT TRUSTS	1,079,859.57	1,225,142.51	1,148,996.34	1,423,171.45
TOTAL EQUITIES	78,855,437.03	89,592,270.89	54,699,856.91	59,494,457.60
OTHER ASSETS				
SUNDRY ASSETS	143,631,571.40	183,365,617.42	174,986,125.09	234,618,655.32
PARTNERSHIPS	5,000,000.00	8,234,630.74	5,000,000.00	8,429,166.45
REAL ESTATE	630,468.00	11,356.00	630,468.00	1,265.00
TOTAL OTHER ASSETS	149,262,039.40	191,611,604.16	180,616,593.09	243,049,086.77
TOTAL HOLDINGS	235,040,833.41	288,127,232.03	239,793,582.66	307,020,677.03
TOTAL ASSETS	236,929,086.35	290,015,484.97	243,270,756.55	310,497,850.92
L I A B I L I T I E S				
DUE TO BROKERS	1,854,732.53	1,854,732.53	18,838.11	18,838.11
TOTAL LIABILITIES	1,854,732.53	1,854,732.53	18,838.11	18,838.11
TOTAL NET ASSET VALUE	235,074,353.82	288,160,752.44	243,251,918.44	310,479,012.81

ACCOUNT STATEMENT-516

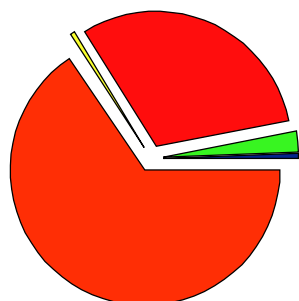
Statement Period

10/01/2018 through 09/30/2019

SALEM TRUST COMPANY
AS CUSTODIAN FOR

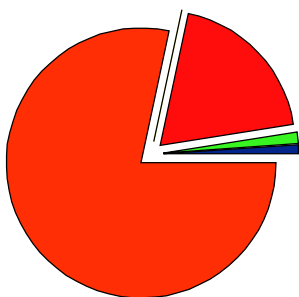
THE CITY OF CAPE CORAL
GENERAL
EMPLOYEES RETIREMENT SYSTEM

Beginning Market Allocation



0.7%	CASH & RECEIVABLES	1,888,252.94
2.4%	CASH AND EQUIVALENTS	6,923,356.98
31.1%	EQUITIES	89,592,270.89
0.6%	LIABILITIES	1,854,732.53-
66.4%	OTHER ASSETS	191,611,604.16
100.0%	Total	288,160,752.44

Ending Market Allocation



1.1%	CASH & RECEIVABLES	3,477,173.89
1.4%	CASH AND EQUIVALENTS	4,477,132.66
19.2%	EQUITIES	59,494,457.60
0.0%	LIABILITIES	18,838.11-
78.3%	OTHER ASSETS	243,049,086.77
100.0%	Total	310,479,012.81

Statement Period

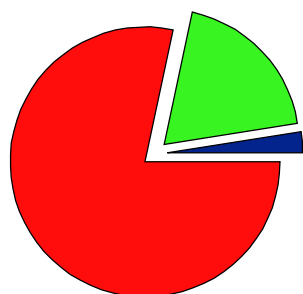
10/01/2018 through 09/30/2019

SALEM TRUST COMPANY
AS CUSTODIAN FOR

THE CITY OF CAPE CORAL
GENERAL
EMPLOYEES RETIREMENT SYSTEM

Summary Of Investments

Investment Allocation



2.6%	CASH AND EQUIVALENTS	7,935,468.44
19.2%	EQUITIES	59,494,457.60
78.2%	OTHER ASSETS	243,049,086.77
100.0%	Total	310,479,012.81

Investment Summary

	Cost	Market Value	% of Acct	Estim Ann Inc	Income Yield
CASH AND EQUIVALENTS					
CASH	3,458,335.78	3,458,335.78	1.11	0	0.00
SHORT TERM INVESTMENTS	4,477,132.66	4,477,132.66	1.44	77,007	1.72
TOTAL CASH AND EQUIVALENTS	7,935,468.44	7,935,468.44	2.56	77,007	0.97
EQUITIES					
COMMON STOCK	52,153,023.61	56,657,872.18	18.25	1,190,041	2.10
FOREIGN STOCK	1,280,918.08	1,277,670.68	0.41	12,296	0.96
ETF - EQUITY	116,918.88	135,743.29	0.04	900	0.66

Statement Period

10/01/2018 through 09/30/2019

SALEM TRUST COMPANY
AS CUSTODIAN FOR

THE CITY OF CAPE CORAL
GENERAL
EMPLOYEES RETIREMENT SYSTEM

Summary Of Investments

Investment Summary

	Cost	Market Value	% of Acct	Estim Ann Inc	Income Yield
UNIT INVESTMENT TRUSTS	1,148,996.34	1,423,171.45	0.46	48,075	3.38
TOTAL EQUITIES	54,699,856.91	59,494,457.60	19.16	1,251,311	2.10
OTHER ASSETS					
SUNDRY ASSETS	174,986,125.09	234,618,655.32	75.57	0	0.00
PARTNERSHIPS	5,000,000.00	8,429,166.45	2.71	0	0.00
REAL ESTATE	630,468.00	1,265.00	0.00	0	0.00
TOTAL OTHER ASSETS	180,616,593.09	243,049,086.77	78.28	0	0.00
Total Net Asset Value	243,251,918.44	310,479,012.81	100.00	1,328,318	0.43

City of Cape Coral
Asset Allocation Comparison

Portfolio Value 9/30/19

\$313,473,711

Target Allocations

Equity

Large Cap Equity 24.50% (000)

Large Cap Equity 24.50% \$76,801

SMID Cap Equity 4.50%

SMID Cap Equity 4.50% \$14,106

Developed International 9.00%

Emerging International 7.00%

International 16.00% \$50,156

Equity Total 45.00% \$141,063

Fixed Income

Core Plus Fixed Income 20.00% \$62,695

(including HY, Int'l Bonds)

Core Fixed 20.00% \$62,695

Fixed Income Total 20.00% \$62,695

Real Estate

Core Real Estate 6.00% \$18,808

Value Added Real Estate 6.00% \$18,808

Real Estate Total 12.00% \$37,617

Alternative

Hedge Fund of Funds 4.00% \$12,539

GTAA 4.00% \$12,539

Alternative Total 8.00% \$25,078

Private Equity

Fund of Funds 5.00% \$15,674

Private Equity Total 5.00% \$15,674

Farmland

Farmland 2.50% \$7,837

Timber/Farmland 2.50% \$7,837

Farmland Total 5.00% \$15,674

Infrastructure

Infrastructure 5.00% \$15,674

Infrastructure Total 5.00% \$15,674

Cash

Internal Account 0.00% \$0

Cash 0.00% \$0

Total 100% \$313,474

Current Managers & Allocations

AJO (LCV) 13.52% \$42,388
ClearBridge (LCG) 15.17% \$47,555

Large Cap Equity 28.69% \$89,942

Rothschild (SMID) 5.06% \$15,870

SMID Cap Equity 5.06% \$15,870

Arrowstreet Int'l Equity 8.55% \$26,817

Wells Berkeley Street EME 7.58% \$23,758

International 16.13% \$50,575

Equity Total 49.89% \$156,387

Fidelity Core Plus 14.89% \$46,672
Fidelity Tactical Bond 5.46% \$17,117

Core Fixed 20.35% \$63,789

Fixed Income Total 20.35% \$63,789

JP Morgan Strategic Property Fund 3.94% \$12,366

JP Morgan Special Situation Fund 4.05% \$12,694

Easterly Partners (Formerly PRP) 0.61% \$1,920

Cornerstone (Barings) Real Estate Fund VIII 0.00% \$1 (Commitment \$3M, Called \$4.1M, Distributed \$5.3M)

WCP Special Core Plus Fund 0.99% \$3,115 (Commitment \$3M, Called \$3.6M, Distributed \$1.3M)

TerraCap Partners Fund III 0.56% \$1,769 (Commitment \$2M, Called \$1.8M, Distributed \$0.9M)

Gerding Edlen Green Cities III 1.70% \$5,328 (Commitment \$5M, Called \$5.0M, Distributed \$0.6M)

Gerding Edlen Green Cities IV (\$5M Commitment)

Oaktree Real Estate Opp's Fund VIII (\$5M Commitment)

Real Estate Total 11.86% \$37,192

Aetos 2.67% \$8,375

Wellington 4.05% \$12,698

Alternative Total 6.72% \$21,073

GCM Grosvenor Secondary Opportunities Fund II 0.83% \$2,587 (Commitment \$9M, Called \$2.5M, Distributed \$0.5M)

JP Morgan Global Private Equity Fund V 3.84% \$12,023 (Commitment \$10M, Called \$9.2M, Distributed \$3.8M)

JP Morgan Global Private Equity Fund VIII 0.30% \$946 (Commitment \$10M, Called \$1.1M, Distributed \$0.1M)

Mesirow Private Equity Fund VII-B 0.99% \$3,104 (Commitment \$4.5M, Called \$3.1M, Distributed \$0.2M)

Mesirow Private Equity Fund VII-A 0.40% \$1,252 (Commitment \$4.5M, Called \$1.3M, Distributed \$0.0M)

Private Equity Total 6.35% \$19,912

Ceres Farms, LLC 1.80% \$5,653

Hancock Timberland & Farmland Fund 0.71% \$2,218 (Commitment \$5M, Called \$2.2M, Distributed \$0.0M)

Farmland Total 2.51% \$7,871

JPMorgan (\$14M) 0.00% \$0

Infrastructure Total 0.00% \$0

Cash 2.31% \$7,251

Cash 2.31% \$7,251

Total 100% \$313,474

Difference

4.19%

20%-35%

0.56%

0%-10%

0.13%

10%-26%

4.89%

40%-60%

0%-10%

0%-10%

-0.14%

5%-20%

-1.28%

3%-13%

1.35%

0%-10%

-2.49%

0%-10%

-5.00%

0%-10%

2.31%

0%-10%

Cape Coral General Employees

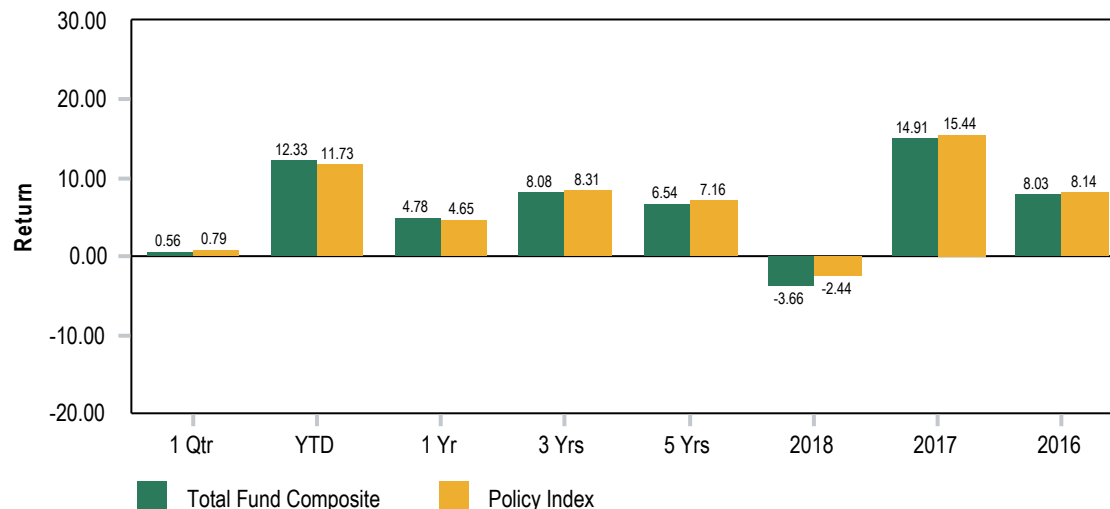
Total Fund Composite

As of September 30, 2019

Asset Allocation by Segment

Segments	Market Value (\$)	Allocation (%)
Domestic Equity	105,264,478	33.58
Domestic Fixed Income	63,789,231	20.35
Real Estate	37,191,520	11.86
International Equity	26,817,342	8.55
Emerging Equity	23,757,291	7.58
Private Equity	18,965,676	6.05
GTAA	12,697,657	4.05
Cash	8,744,515	2.79
Hedge Fund	8,375,392	2.67
Farmland	5,652,680	1.80
Alternative Investment	2,217,930	0.71

Performance Bar Chart



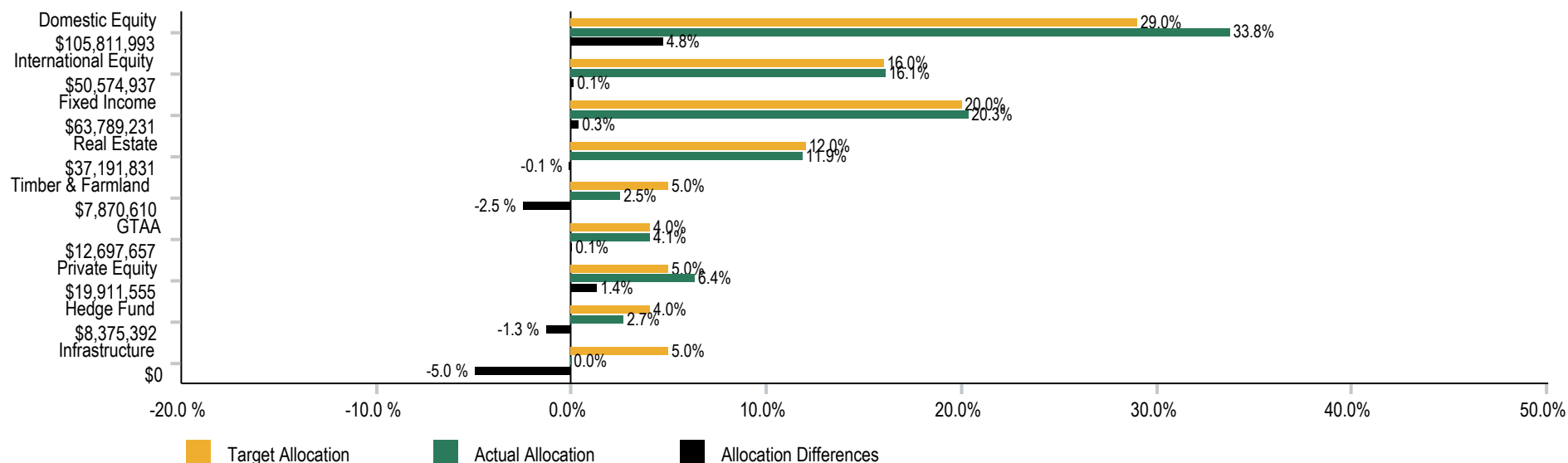
Gain / Loss

	1 Qtr	YTD	1 Yr	3 Yrs	5 Yrs
Total Fund Composite					
Beginning Market Value	307,832,576	272,265,855	289,602,314	224,551,481	194,419,192
Net Cash Flows	3,910,277	7,460,594	9,577,517	27,169,254	39,248,848
Income	522,271	1,409,296	1,699,604	4,899,755	7,944,500
Gain/Loss	1,208,588	32,337,967	12,594,276	56,853,221	71,861,171
Ending Market Value	313,473,711	313,473,711	313,473,711	313,473,711	313,473,711

Cape Coral General Employees

Total Fund Composite

As of September 30, 2019



	Asset Allocation (\$)	Asset Allocation (%)	Target Allocation (%)	Differences (%)	Minimum Allocation (%)	Maximum Allocation (%)
Total Fund Composite	313,473,711	100.00	100.00	0.00	N/A	N/A
Domestic Equity	105,811,993	33.75	29.00	4.75	24.00	34.00
International Equity	50,574,937	16.13	16.00	0.13	10.00	26.00
Fixed Income	63,789,231	20.35	20.00	0.35	10.00	30.00
Real Estate	37,191,831	11.86	12.00	-0.14	5.00	20.00
Timber & Farmland	7,870,610	2.51	5.00	-2.49	0.00	10.00
GTAA	12,697,657	4.05	4.00	0.05	0.00	6.00
Private Equity	19,911,555	6.35	5.00	1.35	0.00	10.00
Hedge Fund	8,375,392	2.67	4.00	-1.33	0.00	6.00
Infrastructure	-	0.00	5.00	-5.00	0.00	10.00

Cape Coral General Employees

Asset Allocation

As of September 30, 2019

	Total Fund	
	(\$)	%
Total Fund Composite	313,473,711	100.00
Domestic Equity	105,811,993	33.75
AJO LCV	42,387,565	13.52
ClearBridge LCG	47,554,654	15.17
Rothschild	15,869,773	5.06
International Equity	50,574,937	16.13
Arrowstreet Int'l Equity	26,817,342	8.55
Wells Berkeley Street EME	23,757,595	7.58
Fixed Income	63,789,231	20.35
Fidelity Core Plus	46,672,104	14.89
Fidelity Tactical Bond	17,117,127	5.46
Real Estate	37,191,831	11.86
JP Morgan Special Situation Fund	12,693,553	4.05
JP Morgan Strategic Property	12,365,777	3.94
Easterly Partners US Gov't Properties Fund	1,920,293	0.61
Cornerstone (Barings) Real Estate Fund VIII	1,036	0.00
Westport Capital Special Core Plus Fund	3,114,915	0.99
TerraCap Partners Fund III	1,768,535	0.56
Gerding Edlen Green Cities III, L.P.	5,327,722	1.70
Timber & Farmland	7,870,610	2.51
Ceres Farms	5,652,680	1.80
Hancock Timberland and Farmland Fund LP	2,217,930	0.71
GTAA	12,697,657	4.05
Wellington Opportunistic Investment	12,697,657	4.05
Hedge Fund	8,375,392	2.67
Aetos	8,375,392	2.67
Private Equity	19,911,555	6.35
JP Morgan Global Private Equity Fund V	12,022,556	3.84
JP Morgan Global Private Equity Fund VIII	945,879	0.30
Mesirow Fund VII-A	1,251,895	0.40
Mesirow Fund VII-B	3,103,975	0.99
Grosvenor Secondary Opportunities Fund II	2,587,250	0.83
Cash Account	7,250,506	2.31