



**Association of Landowners of Port Royal Plantation
PRP Income and Expense
1/1/2020 - 1/31/2020**

1/1/2020 - 1/31/2020 1/1/2020 - 1/31/2020

Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
Income							
<u>Operating Income</u>							
3000 - Assessments	\$1,519,912.00	\$1,520,150.00	(\$238.00)	\$1,519,912.00	\$1,520,150.00	(\$238.00)	\$1,520,150.00
3010 - Replacement Reserve	\$268,262.00	\$268,262.00	\$0.00	\$268,262.00	\$268,262.00	\$0.00	\$268,262.00
3100 - Decal & Pass Sales	\$91,585.90	\$90,000.00	\$1,585.90	\$91,585.90	\$90,000.00	\$1,585.90	\$550,623.00
3120 - PAB Fees	\$1,200.00	\$2,083.33	(\$883.33)	\$1,200.00	\$2,083.33	(\$883.33)	\$25,000.00
3125 - Cable Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,000.00
3130 - Closing Fees	\$500.00	\$400.00	\$100.00	\$500.00	\$400.00	\$100.00	\$5,500.00
3150 - Past Due - Late Fees	\$1,129.25	\$1,200.00	(\$70.75)	\$1,129.25	\$1,200.00	(\$70.75)	\$8,000.00
3180 - Miscellaneous Income	\$323.56	\$750.00	(\$426.44)	\$323.56	\$750.00	(\$426.44)	\$9,000.00
3190 - Beach House Reservation	\$100.00	\$500.00	(\$400.00)	\$100.00	\$500.00	(\$400.00)	\$25,000.00
3235 - EMA Billings	\$19,784.67	\$19,784.67	\$0.00	\$19,784.67	\$19,784.67	\$0.00	\$237,416.00
Total Operating Income	\$1,902,797.38	\$1,903,130.00	(\$332.62)	\$1,902,797.38	\$1,903,130.00	(\$332.62)	\$2,667,951.00
Total Income	\$1,902,797.38	\$1,903,130.00	(\$332.62)	\$1,902,797.38	\$1,903,130.00	(\$332.62)	\$2,667,951.00
Expense							
<u>ADMIN</u>							
4000 - Salaries-Admin	\$20,769.11	\$21,000.00	\$230.89	\$20,769.11	\$21,000.00	\$230.89	\$350,611.00
4010 - Insurance-Admin	\$2,033.27	\$2,500.00	\$466.73	\$2,033.27	\$2,500.00	\$466.73	\$37,514.00
4020 - Education - Administration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$8,400.00
4030 - Communications - Admin	\$88.28	\$200.00	\$111.72	\$88.28	\$200.00	\$111.72	\$12,000.00
4040 - Insurance	\$6,480.11	\$6,369.58	(\$110.53)	\$6,480.11	\$6,369.58	(\$110.53)	\$76,435.00
4050 - Property Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$32,000.00
4060 - Legal/Professional	\$301.00	\$300.00	(\$1.00)	\$301.00	\$300.00	(\$1.00)	\$20,000.00
4070 - PAB Professionals	\$601.17	\$575.00	(\$26.17)	\$601.17	\$575.00	(\$26.17)	\$4,950.00
4080 - Audit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15,000.00
4090 - Website	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,000.00
4100 - Computers/Technology	\$1,088.46	\$1,260.00	\$171.54	\$1,088.46	\$1,260.00	\$171.54	\$15,120.00
4120 - Printing	\$12.34	\$120.00	\$107.66	\$12.34	\$120.00	\$107.66	\$9,100.00
4130 - Office Supplies	\$133.13	\$150.00	\$16.87	\$133.13	\$150.00	\$16.87	\$5,100.00
4140 - Postage	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,590.00
4150 - Celebration	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$4,000.00
4160 - Miscellaneous	\$329.42	\$300.00	(\$29.42)	\$329.42	\$300.00	(\$29.42)	\$11,300.00
4200 - Bank Service Charge	\$261.41	\$266.67	\$5.26	\$261.41	\$266.67	\$5.26	\$3,200.00
4220 - Management Fee/Software	\$2,261.76	\$1,500.00	(\$761.76)	\$2,261.76	\$1,500.00	(\$761.76)	\$10,000.00
4999 - EMA Admin Assessments	(\$3,331.50)	(\$3,331.50)	\$0.00	(\$3,331.50)	(\$3,331.50)	\$0.00	(\$39,978.00)
Total ADMIN	\$31,027.96	\$31,209.75	\$181.79	\$31,027.96	\$31,209.75	\$181.79	\$582,342.00
<u>MAINTENANCE</u>							
5000 - Salaries-Maintenance	\$8,153.76	\$8,224.41	\$70.65	\$8,153.76	\$8,224.41	\$70.65	\$162,547.00
5010 - Insurance-Maintenance	\$1,129.98	\$1,459.44	\$329.46	\$1,129.98	\$1,459.44	\$329.46	\$28,136.00
5020 - Education-Maintenance	\$0.00	\$51.00	\$51.00	\$0.00	\$51.00	\$51.00	\$2,560.00
5030 - Communications-Maintenance	\$88.28	\$150.00	\$61.72	\$88.28	\$150.00	\$61.72	\$1,800.00
5040 - Uniforms	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,625.00
5050 - Outside Services	\$22,452.16	\$22,902.00	\$449.84	\$22,452.16	\$22,902.00	\$449.84	\$280,824.00
5060 - Pest Control	\$2,155.75	\$2,156.00	\$0.25	\$2,155.75	\$2,156.00	\$0.25	\$16,332.00
5070 - Debris Removal	\$2,939.76	\$3,635.58	\$695.82	\$2,939.76	\$3,635.58	\$695.82	\$43,627.00
5090 - Beach House Maintenance	\$949.84	\$895.00	(\$54.84)	\$949.84	\$895.00	(\$54.84)	\$24,035.00
5100 - Pool Maintenance	\$262.40	\$263.00	\$0.60	\$262.40	\$263.00	\$0.60	\$19,020.00
5110 - Tennis Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$19,000.00
5120 - Facilities Maintenan	\$548.79	\$575.00	\$26.21	\$548.79	\$575.00	\$26.21	\$37,000.00
5130 - Road Shoulder Repair	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
5140 - Lagoon Maintenance	\$750.96	\$751.90	\$0.94	\$750.96	\$751.90	\$0.94	\$69,023.00
5150 - Landscape Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56,522.00
5160 - Tree Maintenance	\$19,800.00	\$20,000.00	\$200.00	\$19,800.00	\$20,000.00	\$200.00	\$67,000.00
5170 - Mailboxes	(\$218.00)	\$83.33	\$301.33	(\$218.00)	\$83.33	\$301.33	\$1,000.00
5180 - Equipment Maintenance	\$0.00	\$145.00	\$145.00	\$0.00	\$145.00	\$145.00	\$11,500.00
5190 - Vehicle Maintenance	\$0.00	\$166.67	\$166.67	\$0.00	\$166.67	\$166.67	\$2,000.00
5200 - Gas-Oil-Lube	\$120.90	\$333.33	\$212.43	\$120.90	\$333.33	\$212.43	\$4,000.00
5210 - Small Tools	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$2,500.00
5220 - Storage Lease	\$225.00	\$220.00	(\$5.00)	\$225.00	\$220.00	(\$5.00)	\$2,640.00
5230 - Storm Related Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00
5999 - EMA Maint Assessments	(\$10,934.75)	(\$10,934.75)	\$0.00	(\$10,934.75)	(\$10,934.75)	\$0.00	(\$131,217.00)
Total MAINTENANCE	\$48,424.83	\$51,076.91	\$2,652.08	\$48,424.83	\$51,076.91	\$2,652.08	\$741,474.00



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PRP Income and Expense
1/1/2020 - 1/31/2020**

1/1/2020 - 1/31/2020	1/1/2020 - 1/31/2020
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Accounts	Actual	Budget	Variance	Actual	Budget	Variance	Annual Budget
SECURITY							
6000 - Salaries-Security	\$26,972.62	\$27,268.31	\$295.69	\$26,972.62	\$27,268.31	\$295.69	\$518,191.00
6010 - Insurance-Security	\$2,305.84	\$2,437.71	\$131.87	\$2,305.84	\$2,437.71	\$131.87	\$80,144.00
6020 - Training-Security	\$153.34	\$250.00	\$96.66	\$153.34	\$250.00	\$96.66	\$5,850.00
6030 - Communications	\$329.69	\$341.66	\$11.97	\$329.69	\$341.66	\$11.97	\$8,900.00
6040 - Uniform Purchases	\$55.64	\$400.00	\$344.36	\$55.64	\$400.00	\$344.36	\$3,650.00
6050 - Gate Software	\$1,009.54	\$1,039.25	\$29.71	\$1,009.54	\$1,039.25	\$29.71	\$12,471.00
6060 - Vehicles-Maint-Secur	\$398.85	\$400.00	\$1.15	\$398.85	\$400.00	\$1.15	\$5,892.00
6070 - Gasoline-Security	\$844.91	\$875.00	\$30.09	\$844.91	\$875.00	\$30.09	\$10,500.00
6080 - Printing-Security	\$140.57	\$500.00	\$359.43	\$140.57	\$500.00	\$359.43	\$8,500.00
6090 - Supplies-Security	\$1,615.70	\$1,500.00	(\$115.70)	\$1,615.70	\$1,500.00	(\$115.70)	\$7,200.00
6100 - Licenses-Security	\$92.00	\$100.00	\$8.00	\$92.00	\$100.00	\$8.00	\$2,110.00
6110 - Miscellaneous-Securi	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,600.00
6999 - EMA Sec Assessments	(\$4,496.50)	(\$4,496.50)	\$0.00	(\$4,496.50)	(\$4,496.50)	\$0.00	(\$53,958.00)
Total SECURITY	\$29,422.20	\$30,615.43	\$1,193.23	\$29,422.20	\$30,615.43	\$1,193.23	\$617,050.00
UTILITIES							
7000 - Electricity	\$5,988.71	\$3,781.25	(\$2,207.46)	\$5,988.71	\$3,781.25	(\$2,207.46)	\$45,375.00
7010 - Water	\$345.00	\$375.00	\$30.00	\$345.00	\$375.00	\$30.00	\$4,500.00
7029 - EMA Utilites Assessments	(\$1,021.92)	(\$1,021.92)	\$0.00	(\$1,021.92)	(\$1,021.92)	\$0.00	(\$12,263.00)
Total UTILITIES	\$5,311.79	\$3,134.33	(\$2,177.46)	\$5,311.79	\$3,134.33	(\$2,177.46)	\$37,612.00
EMA							
8100 - Admin Fee-EMA	\$3,331.50	\$3,331.50	\$0.00	\$3,331.50	\$3,331.50	\$0.00	\$39,978.00
8120 - Maintenance-EMA	\$10,934.75	\$10,934.75	\$0.00	\$10,934.75	\$10,934.75	\$0.00	\$131,217.00
8170 - Security-EMA	\$4,496.50	\$4,496.50	\$0.00	\$4,496.50	\$4,496.50	\$0.00	\$53,958.00
8180 - Utilities-EMA	\$1,021.92	\$1,021.92	\$0.00	\$1,021.92	\$1,021.92	\$0.00	\$12,263.00
Total EMA	\$19,784.67	\$19,784.67	\$0.00	\$19,784.67	\$19,784.67	\$0.00	\$237,416.00
Total Expense	\$133,971.45	\$135,821.09	\$1,849.64	\$133,971.45	\$135,821.09	\$1,849.64	\$2,215,894.00
Operating Net Income	\$1,768,825.93	\$1,767,308.91	\$1,517.02	\$1,768,825.93	\$1,767,308.91	\$1,517.02	\$452,057.00
Reserve Income							
Transfer Fee							
9900 - Transfer Fee	\$21,150.00	\$16,666.67	\$4,483.33	\$21,150.00	\$16,666.67	\$4,483.33	\$200,000.00
9899 - Storm Recovery/ Loan Interest	(\$2,432.30)	(\$3,980.50)	\$1,548.20	(\$2,432.30)	(\$3,980.50)	\$1,548.20	(\$47,766.00)
Total Transfer Fee	\$18,717.70	\$12,686.17	\$6,031.53	\$18,717.70	\$12,686.17	\$6,031.53	\$152,234.00
Replacement Reserve Income							
9010 - Revenue - Reserve Interest Income	\$138.08	\$360.00	(\$221.92)	\$138.08	\$360.00	(\$221.92)	\$4,320.00
9030 - Revenue - Equipment Lease Back	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	\$1,500.00	\$0.00	\$7,500.00
9031 - Revenue - EMA Payback	\$14,499.98	\$3,520.00	\$10,979.98	\$14,499.98	\$3,520.00	\$10,979.98	\$42,240.00
Total Replacement Reserve Income	\$16,138.06	\$5,380.00	\$10,758.06	\$16,138.06	\$5,380.00	\$10,758.06	\$54,060.00
Total Reserve Income	\$34,855.76	\$18,066.17	\$16,789.59	\$34,855.76	\$18,066.17	\$16,789.59	\$206,294.00
Reserve Expense							
Beach House Expenses							
8999 - BH Loan Interest	\$1,796.71	\$0.00	(\$1,796.71)	\$1,796.71	\$0.00	(\$1,796.71)	\$0.00
Total Beach House Expenses	\$1,796.71	\$0.00	(\$1,796.71)	\$1,796.71	\$0.00	(\$1,796.71)	\$0.00
RESERVES							
9560 - Road Paving	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$108,743.00
9605 - Tennis Court Resurface	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$92,484.00
9640 - Leisure Path Repair	\$40,350.00	\$40,000.00	(\$350.00)	\$40,350.00	\$40,000.00	(\$350.00)	\$268,897.00
9650 - Security Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$26,394.00
9660 - Maintenance Equipment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$29,033.00
Total RESERVES	\$40,350.00	\$40,000.00	(\$350.00)	\$40,350.00	\$40,000.00	(\$350.00)	\$525,551.00
Total Reserve Expense	\$42,146.71	\$40,000.00	(\$2,146.71)	\$42,146.71	\$40,000.00	(\$2,146.71)	\$525,551.00
Reserve Net Income	(\$7,290.95)	(\$21,933.83)	\$14,642.88	(\$7,290.95)	(\$21,933.83)	\$14,642.88	(\$319,257.00)
Net Income	\$1,761,534.98	\$1,745,375.08	\$16,159.90	\$1,761,534.98	\$1,745,375.08	\$16,159.90	\$132,800.00



Association of Landowners of Port Royal Plantation

PR Balance Sheet

As Of 1/31/2020

	<u>Balance</u> <u>1/31/2020</u>	<u>Balance</u> <u>12/31/2019</u>	<u>Change</u>
Assets			
Operating Cash			
1000 - Alliance 8662 Operating Cash	\$1,428,198.43	\$2,585.33	\$1,425,613.10
1005 - NBSC - 9101 Operating	\$5,600.68	\$6,001.93	(\$401.25)
1010 - Alliance - 9625 Payroll	\$69,691.41	\$25,652.24	\$44,039.17
1015 - Alliance - ICS - Operating MM	\$95,198.73	\$95,158.32	\$40.41
1024 - TD Bank-6679 Onsite Bank	\$179,097.18	\$101,187.37	\$77,909.81
<u>Operating Cash Total</u>	\$1,777,786.43	\$230,585.19	\$1,547,201.24
Asset Replacement Cash			
1025 - Alliance - 9633 MM - Reserves	\$278,602.56	\$317,177.13	(\$38,574.57)
1030 - Alliance - ICS - Reserve MM	\$15,850.25	\$15,843.53	\$6.72
1048 - MM - First Citizens Bank	\$34,553.32	\$34,549.18	\$4.14
1050 - CD-Suntrust-2.9% 26M - 8/14	\$250,000.00	\$250,000.00	\$0.00
1051 - CD-Coastal St-0.25% 12M - 9/14	\$225,000.00	\$225,000.00	\$0.00
1052 - CD-BB&T-0.15% 18M - 4/16	\$220,000.00	\$220,000.00	\$0.00
<u>Asset Replacement Cash Total</u>	\$1,024,006.13	\$1,062,569.84	(\$38,563.71)
Escrow			
1090 - BOA - Escrow - PAB	\$87,500.00	\$80,000.00	\$7,500.00
1092 - NBSC 9247 BH Rental Escrow	\$5,400.00	\$5,400.00	\$0.00
<u>Escrow Total</u>	\$92,900.00	\$85,400.00	\$7,500.00
Transfer Fee			
1095 - NBSC - 3104 Operating Transfer Fee MM	\$153,179.59	\$144,916.08	\$8,263.51
<u>Transfer Fee Total</u>	\$153,179.59	\$144,916.08	\$8,263.51
Beach House Cash			
1096 - TD 4377 Special Assessment	\$46,194.60	\$117,765.69	(\$71,571.09)
<u>Beach House Cash Total</u>	\$46,194.60	\$117,765.69	(\$71,571.09)
Accounts Receivable			
1200 - AR Annual Assessment	\$272,119.78	\$27,291.49	\$244,828.29
1201 - AR Beach House	\$683,105.32	\$688,982.63	(\$5,877.31)
1202 - AR PAB	\$0.00	\$0.00	\$0.00
1203 - AR Fines	\$9,318.00	\$9,818.00	(\$500.00)
1204 - AR Misc & EMA	\$8,772.41	\$8,147.23	\$625.18
1300 - Allowance for Uncollectable Accounts	(\$38,000.00)	(\$38,000.00)	\$0.00
<u>Accounts Receivable Total</u>	\$935,315.51	\$696,239.35	\$239,076.16
Prepaid Expenses			
1400 - Prepaid Insurance	\$71,281.16	\$77,761.27	(\$6,480.11)
1401 - Prepaid Property Taxes	\$0.00	\$0.00	\$0.00
<u>Prepaid Expenses Total</u>	\$71,281.16	\$77,761.27	(\$6,480.11)
Fixed Assets			
1600 - Land	\$734,622.00	\$734,622.00	\$0.00
1601 - Land Improvements	\$3,105,426.00	\$3,105,426.00	\$0.00

Association of Landowners of Port Royal Plantation

PR Balance Sheet

As Of 1/31/2020

	<u>Balance</u> <u>1/31/2020</u>	<u>Balance</u> <u>12/31/2019</u>	<u>Change</u>
1602 - Beach & Tennis Facilities	\$333,565.00	\$333,565.00	\$0.00
1603 - Furniture & Fixtures	\$451,511.00	\$451,511.00	\$0.00
1604 - Landscaping Equipment	\$156,591.00	\$156,591.00	\$0.00
1605 - CIP - Construction In Progress	\$0.00	\$0.00	\$0.00
1606 - Accumulated Depreciation	\$0.00	\$0.00	\$0.00
1607 - Admin/Security Building	\$183,285.00	\$183,285.00	\$0.00
1608 - Vehicles	\$116,231.00	\$116,231.00	\$0.00
1609 - Accumulated Depreciation	(\$2,682,957.00)	(\$2,682,957.00)	\$0.00
1611 - Administration Office	\$154,401.75	\$154,401.75	\$0.00
<u>Fixed Assets Total</u>	\$2,552,675.75	\$2,552,675.75	\$0.00
Beach House Expenses			
1610 - Beach House Construction Costs	\$3,619,600.60	\$3,620,173.20	(\$572.60)
1612 - Bath House	\$339,218.32	\$339,218.32	\$0.00
<u>Beach House Expenses Total</u>	\$3,958,818.92	\$3,959,391.52	(\$572.60)
Assets Total	\$10,612,158.09	\$8,927,304.69	\$1,684,853.40
Liabilities and Equity			
Long-Term Liabilities			
2000 - Accounts Payable	\$0.00	\$472.67	(\$472.67)
2090 - Escrow Deposits PAB	\$87,500.00	\$80,000.00	\$7,500.00
2092 - Escrow Deposits Beach House	\$5,400.00	\$5,400.00	\$0.00
2100 - Accrued Expenses	\$309,528.00	\$309,528.00	\$0.00
<u>Long-Term Liabilities Total</u>	\$402,428.00	\$395,400.67	\$7,027.33
Current Liabilities			
2040 - BH Construction Loan	\$535,000.38	\$611,429.01	(\$76,428.63)
2050 - Line of Credit-Weather Casualty	\$557,584.53	\$568,055.43	(\$10,470.90)
2060 - Deferred Income	\$0.00	\$0.00	\$0.00
2061 - Deferred Expenses	\$38,810.00	\$38,810.00	\$0.00
2094 - SCS Administrative Costs	\$0.00	\$0.00	\$0.00
2095 - Community Affairs	\$200.00	\$200.00	\$0.00
2096 - BH Fundraiser	\$0.00	\$0.00	\$0.00
2110 - Payroll Deductions	\$0.00	\$0.00	\$0.00
2120 - Holiday Fund	\$0.00	\$0.00	\$0.00
2130 - Celebration Fund	\$0.00	\$0.00	\$0.00
2140 - Fish Haul Farmer (Due to/from)	\$0.00	\$0.00	\$0.00
2150 - Arboretum Fund	\$10,555.76	\$10,455.76	\$100.00
2151 - Deferred BH Rental Income	\$6,050.00	\$1,900.00	\$4,150.00
2152 - Deferred Employee Incentive	\$5,665.10	\$0.00	\$5,665.10
2154 - Prepaid A/R Annual	\$0.00	\$6,830.00	(\$6,830.00)
2155 - Prepaid A/R Violations	\$0.00	\$0.00	\$0.00
2156 - Prepaid A/R Misc.	\$0.00	\$0.00	\$0.00
2157 - Prepaid A/R Beach House	\$78.63	\$48.63	\$30.00
<u>Current Liabilities Total</u>	\$1,153,944.40	\$1,237,728.83	(\$83,784.43)
Capital & Owner's Equity Accounts			
2200 - Reserve Equity	\$1,242,950.00	\$1,242,950.00	\$0.00
2300 - Asset Replacement Reserve Fund	\$1,966,242.00	\$1,966,242.00	\$0.00



Association of Landowners of Port Royal Plantation

PR Balance Sheet

As Of 1/31/2020

	Balance <u>1/31/2020</u>	Balance <u>12/31/2019</u>	<u>Change</u>
2500 - Retained Earnings-PY	\$985,187.01	\$985,187.01	\$0.00
2600 - Special Assess-BH-Interest	\$91,301.85	\$91,226.33	\$75.52
2650 - Special Assessment - Beach House	\$2,599,515.40	\$2,599,515.40	\$0.00
<u>Capital & Owner's Equity Accounts Total</u>	\$6,885,196.26	\$6,885,120.74	\$75.52
Other			
2070 - Exchange acct	\$0.00	\$0.00	\$0.00
<u>Other Total</u>	\$0.00	\$0.00	\$0.00
<u>Retained Earnings</u>	\$409,054.45	\$536,318.09	(\$127,263.64)
<u>Net Income</u>	\$1,761,534.98	(\$127,263.64)	\$1,888,798.62
<u>Liabilities & Equity Total</u>	\$10,612,158.09	\$8,927,304.69	\$1,684,853.40