



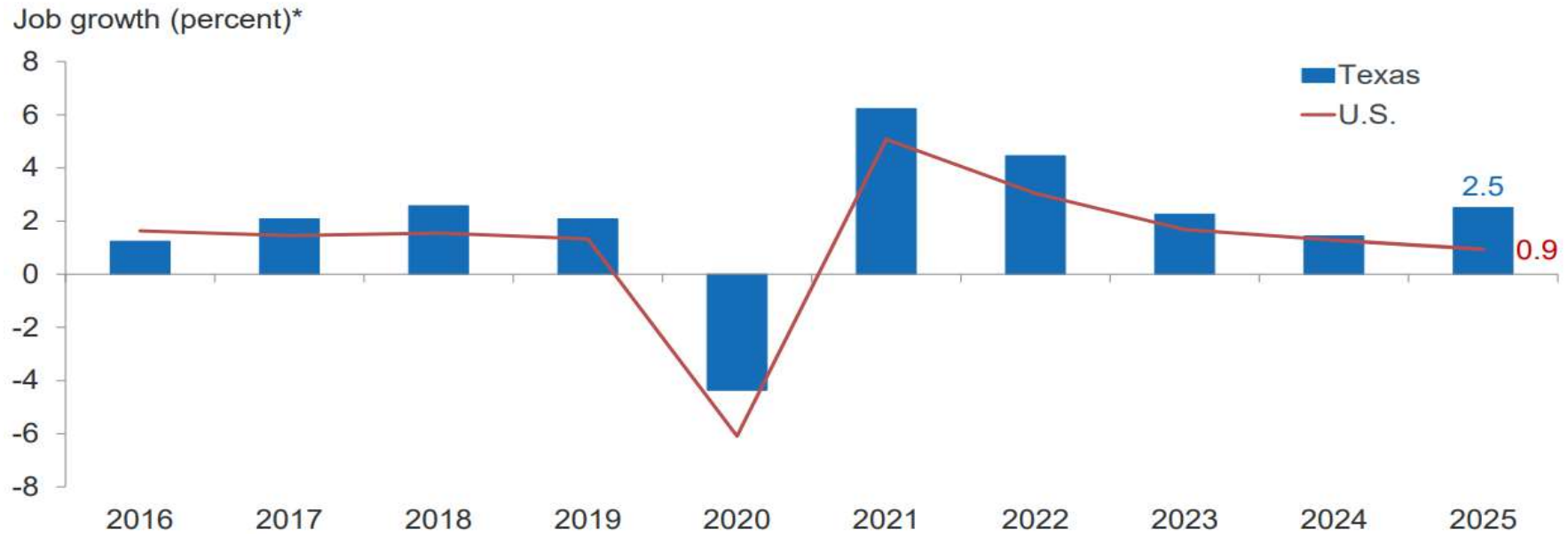
**Quarterly Investment Report**  
**June 30, 2025**



## **Overview of Texas Economy**

- Texas employment rose 2.6 percent in May, while April growth was revised down to 4.0.
- U.S. job growth of 1.1 percent in May was slower than Texas.
- Texas' 2.5 percent job growth (2025) year to date outpaces the nation's 0.9 percent increase.
- May Texas Business Outlook Surveys (TBOS) show a mild contraction in service sector revenue and flat manufacturing output

## Texas' 2025 job growth outpacing the nation



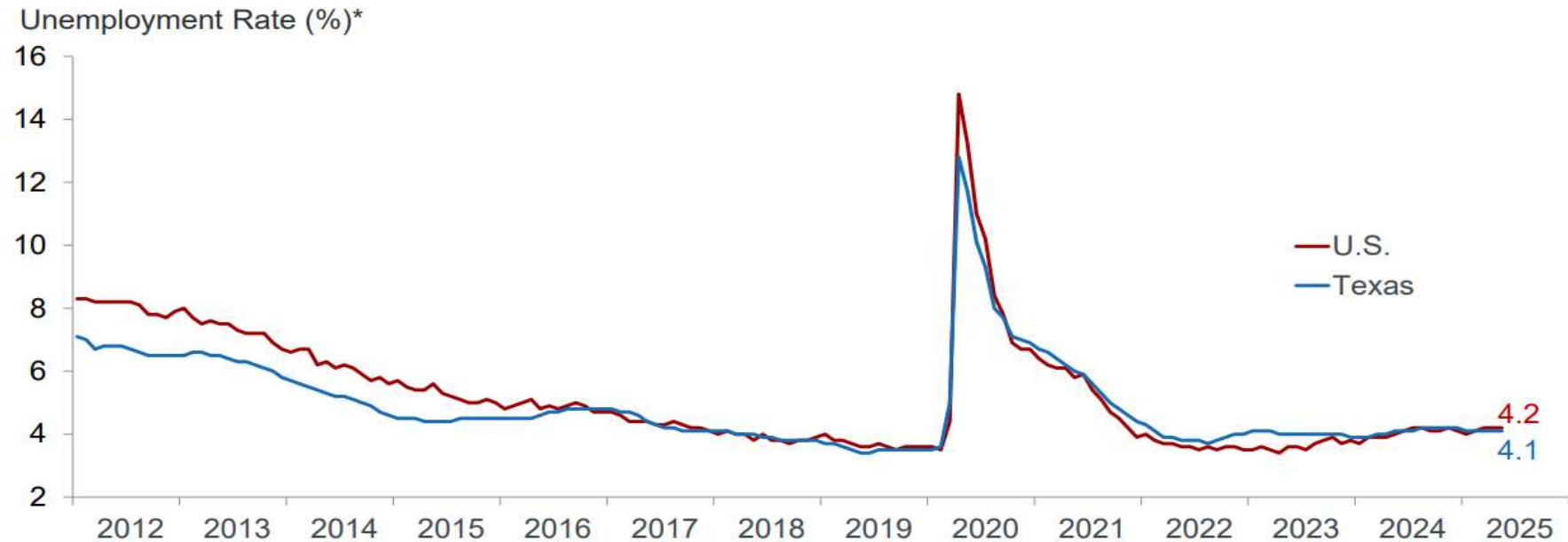
\*Seasonally adjusted, annualized rate.

NOTE: Last data point is annualized job growth for May 2025/Dec. 2024

SOURCES: Bureau of Labor Statistics; Texas Workforce Commission; seasonal and other adjustments by FRB Dallas.

DATA: <https://www.dallasfed.org/research/econdata/tae000000.aspx>

## Texas unemployment remains at 4.1 percent



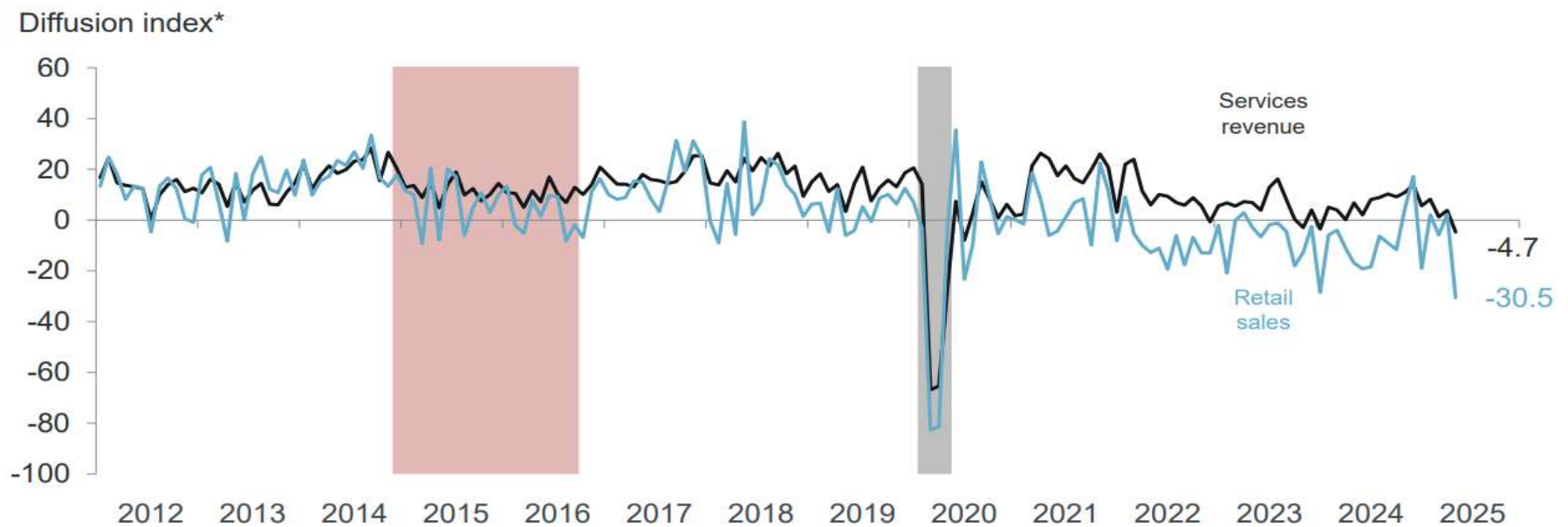
\*Seasonally adjusted.

NOTE: Data are monthly through May 2025.

SOURCES: Bureau of Labor Statistics; Texas Workforce Commission; Federal Reserve Bank of Dallas.

DATA: <https://www.dallasfed.org/research/econdata/tx-emp-ind.aspx>

## TBOS: Service sector revenue and retail sales contract



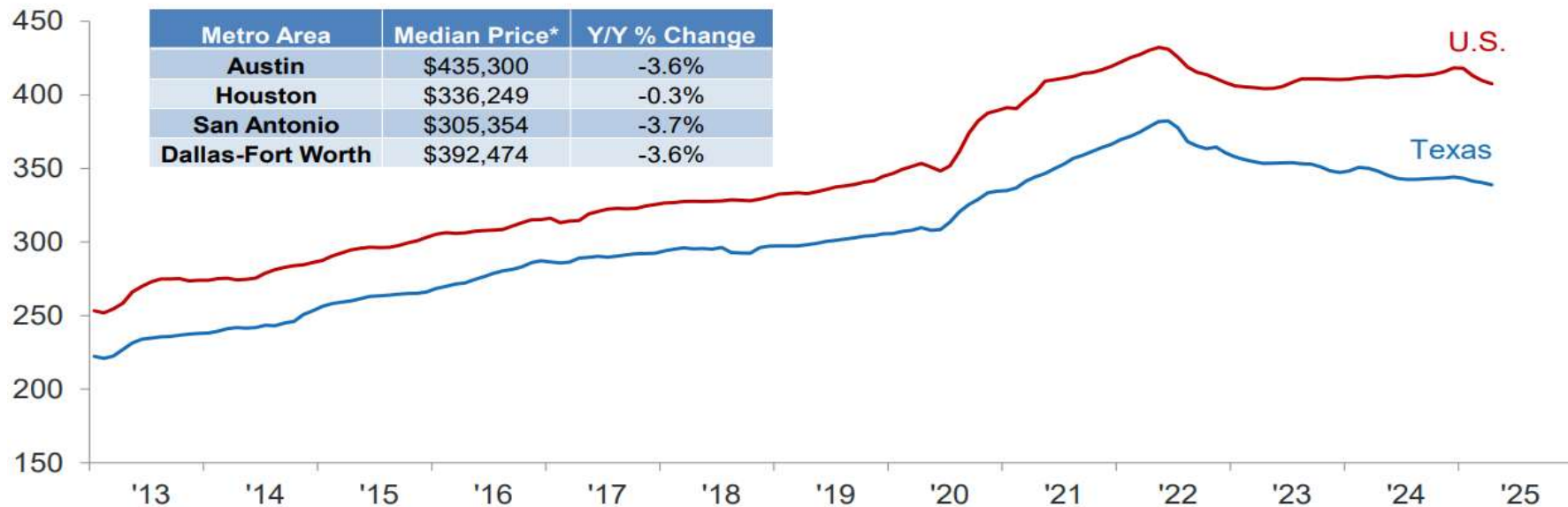
\*Seasonally adjusted.

NOTE: Data are monthly through May 2025.

SOURCES: Texas Service Sector Outlook Surveys; Texas Retail Outlook Surveys.

## Median-home prices flat to down in April

Dollars (thousands)\*



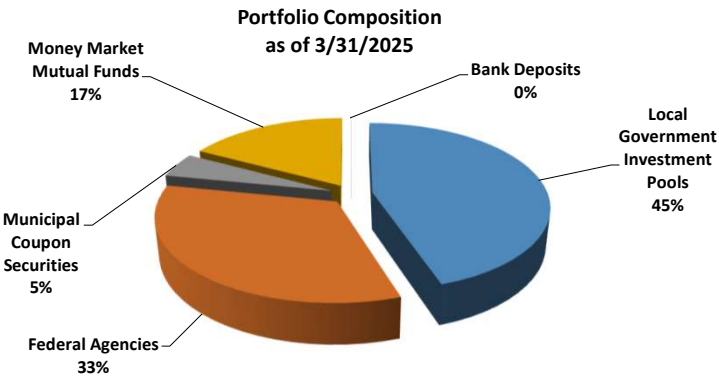
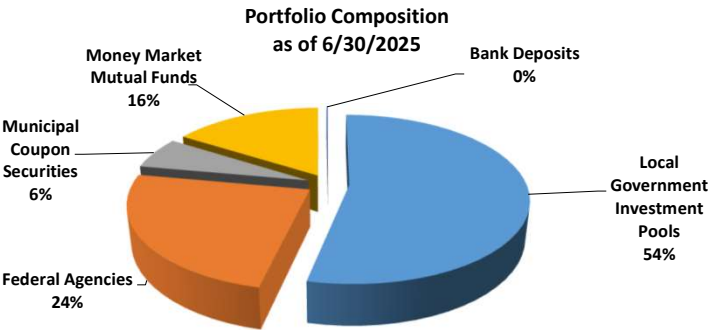
\*Seasonally adjusted, three-month moving average, real dollars.

NOTE: Data are monthly through April 2025.

SOURCES: Multiple Listing Service; seasonal and other adjustments by Federal Reserve Bank of Dallas.

Aggregate Portfolio Composition

| Investments                                      | June 30, 2025      | % of Portfolio | March 31, 2025     | % of Portfolio |
|--------------------------------------------------|--------------------|----------------|--------------------|----------------|
| <b>Bank Deposits</b>                             |                    |                |                    |                |
| Wells Fargo Choice IV                            | 653,381            | 0.1            | 100,242            | 0.0            |
| Wells Fargo Bus. Market Rate Public Funds        | 0                  | -              | 0                  | -              |
|                                                  | 653,381            | 0.1            | 100,242            | 0.0            |
| <b>Money Market Mutual Funds</b>                 |                    |                |                    |                |
| AGI Gov MMF Sel 3802/Goldman FS Tr Ob Ins 468    | 79,485,008         | 15.9           | 75,108,396         | 17.1           |
| <b>CD's - Interest at Maturity</b>               | 0                  | -              | 0                  | -              |
| <b>Local Government Investment Pools</b>         |                    |                |                    |                |
| TexSTAR                                          | 101,748            | 0.0            | 100,664            | 0.0            |
| Logic                                            | 201,971,485        | 40.3           | 131,922,718        | 30.1           |
| TexPOOL                                          | 41,161             | 0.0            | 40,722             | 0.0            |
| Lone Star                                        | 46,593             | 0.0            | 46,083             | 0.0            |
| TexasCLASS                                       | 21,494,586         | 4.3            | 21,259,291         | 4.8            |
| Texas FIT                                        | 38,101,409         | 7.6            | 37,678,988         | 8.6            |
| Texas Range                                      | 0                  | -              | 0                  | -              |
| Texas Range - Daily                              | 6,270,430          | 1.3            | 6,203,452          | 1.4            |
|                                                  | 268,027,413        | 53.5           | 197,251,919        | 45.0           |
| <b>Municipal/Local Govt Bonds/ US Treas Note</b> | 30,648,837         | 6.1            | 20,723,960         | 4.7            |
| <b>Corporate Commercial Paper</b>                | 0                  | -              | 0                  | -              |
| <b>Federal Agency Coupon Securities</b>          |                    |                |                    |                |
| FANNIE MAE (FNMA)                                | 9,745,259          | 1.9            | 13,687,084         | 3.1            |
| FEDERAL HOME LOAN BANK (FHLB)                    | 46,059,713         | 9.2            | 35,110,352         | 8.0            |
| FEDERAL FARM CREDIT BANK (FFCB)                  | 53,192,732         | 10.6           | 60,260,459         | 13.7           |
| FREDDIE MAC (FHLMC)                              | 13,008,025         | 2.6            | 19,945,099         | 4.5            |
| FARMER MAC (FAMCA)                               | 0                  | -              | 16,456,860         | 3.8            |
|                                                  | 122,005,729        | 24.4           | 145,459,854        | 33.2           |
| <b>Total Investments</b>                         | <b>500,820,368</b> | <b>100.00</b>  | <b>438,644,370</b> | <b>100.00</b>  |



## Aggregate Portfolio Summary

| <b><u>Consolidated Cash</u></b>          |                                                    | <b><u>June 30, 2025</u></b> | <b><u>March 31, 2025</u></b> |
|------------------------------------------|----------------------------------------------------|-----------------------------|------------------------------|
|                                          | Book Value                                         | 136,990,105                 | 131,288,732                  |
|                                          | Market Value                                       | 137,108,505                 | 131,303,206                  |
|                                          | % of Portfolio                                     | 27.4%                       | 29.9%                        |
|                                          | Accrued Interest                                   | 374,223                     | 534,145                      |
|                                          | Interest Earned                                    | 1,797,346                   | 1,314,026                    |
|                                          | Weighted Average Maturity (Days)                   | 65                          | 103                          |
|                                          | Wt'd Average Yield to Maturity for Period:         | 4.47%                       | 4.61%                        |
| <b><u>Consolidated Cash Reserves</u></b> |                                                    | <b><u>June 30, 2025</u></b> | <b><u>March 31, 2025</u></b> |
|                                          | Book Value                                         | 34,562,699                  | 34,282,074                   |
|                                          | Market Value                                       | 34,559,974                  | 34,264,612                   |
|                                          | % of Portfolio                                     | 6.9%                        | 7.8%                         |
|                                          | Accrued Interest                                   | 193,206                     | 64,446                       |
|                                          | Interest Earned                                    | 280,725                     | 320,164                      |
|                                          | Weighted Average Maturity (Days)                   | 462                         | 355                          |
|                                          | Wt'd Average Yield to Maturity for Period:         | 4.19%                       | 4.18%                        |
| <b><u>Enterprise Fund</u></b>            |                                                    | <b><u>June 30, 2025</u></b> | <b><u>March 31, 2025</u></b> |
|                                          | Book Value                                         | 290,815,239                 | 235,103,406                  |
|                                          | Market Value                                       | 290,814,861                 | 235,041,392                  |
|                                          | % of Portfolio                                     | 58.1%                       | 53.6%                        |
|                                          | Accrued Interest                                   | 846,716                     | 913,615                      |
|                                          | Interest Earned                                    | 3,050,617                   | 2,286,351                    |
|                                          | Weighted Average Maturity (Days)                   | 77                          | 125                          |
|                                          | Wt'd Average Yield to Maturity for Period:         | 4.42%                       | 4.55%                        |
| <b><u>Enterprise Fund Reserves</u></b>   |                                                    | <b><u>June 30, 2025</u></b> | <b><u>March 31, 2025</u></b> |
|                                          | Book Value                                         | 38,376,883                  | 38,060,689                   |
|                                          | Market Value                                       | 38,337,029                  | 38,035,160                   |
|                                          | % of Portfolio                                     | 7.7%                        | 8.7%                         |
|                                          | Accrued Interest                                   | 287,920                     | 105,923                      |
|                                          | Interest Earned                                    | 327,371                     | 245,363                      |
|                                          | Weighted Average Maturity (Days)                   | 491                         | 260                          |
|                                          | Wt'd Average Yield to Maturity for Period:         | 4.26%                       | 4.22%                        |
| <b><u>Benchmark</u></b>                  |                                                    | <b><u>June 30, 2025</u></b> | <b><u>March 31, 2025</u></b> |
|                                          | Average Yield 1 Year US Treasury Bill for period:  | 4.04%                       | 4.15%                        |
|                                          | Average Yield 6-month Treasury Bill for period:    | 4.25%                       | 4.29%                        |
|                                          | Rolling Average Yield 1 Year US Treasury Bill YTD: | 4.23%                       | 4.51%                        |
|                                          | Rolling Average Yield 6-month Treasury Bill YTD:   | 4.47%                       | 4.75%                        |

## 6/30/2025

|                              | Account             | CUSIP                         | Issuer / Description                      | Book Value           | Par Value         | Market Value     | Maturity Date | Current Rate (%) | Yield to Maturity (%) | W'd Avg Yield to Maturity (%) | Days To Maturity | Current Price  | Current Par   | W'd Avg Days to Maturity | Interest Income Received |                   |            |            |              |              |            |
|------------------------------|---------------------|-------------------------------|-------------------------------------------|----------------------|-------------------|------------------|---------------|------------------|-----------------------|-------------------------------|------------------|----------------|---------------|--------------------------|--------------------------|-------------------|------------|------------|--------------|--------------|------------|
|                              |                     |                               |                                           |                      |                   |                  |               |                  |                       |                               |                  |                |               |                          | Apr                      | May               | Jun        | Qtr Total  |              |              |            |
| Consolidated Cash            | TextSTAR            |                               | Govt Pool                                 | 30,743.58            | 30,743.58         | 30,743.58        |               | 4.2844           | 4.2844                | 0.0000096                     | 1                | 1.0000         | 30,743.58     | 30,743.58                | 108.23                   | 111.36            | 107.85     | 327.44     |              |              |            |
|                              | Logic               |                               | Govt Pool                                 | 49,432,568.34        | 49,432,568.34     | 49,432,568.34    |               | 4.4108           | 4.4108                | 0.0159163                     | 1                | 1.0000         | 49,432,568.34 | 49,432,568.34            | 121,782.81               | 231,423.60        | 178,531.28 | 531,737.69 |              |              |            |
|                              | TexPOOL             |                               | Govt Pool                                 | 6,139.61             | 6,139.61          | 6,139.61         |               | 4.3520           | 4.3520                | 0.0000020                     | 1                | 1.0000         | 6,139.61      | 6,139.61                 | 21.62                    | 22.36             | 21.66      | 65.64      |              |              |            |
|                              | Lone Star           |                               | Govt Pool                                 | 22,377.64            | 22,377.64         | 22,377.64        |               | 4.4480           | 4.4480                | 0.0000073                     | 1                | 1.0000         | 22,377.64     | 22,377.64                | 80.67                    | 83.31             | 80.84      | 244.82     |              |              |            |
|                              | TexasCLASS          |                               | Govt Pool                                 | 3,157,496.31         | 3,157,496.31      | 3,157,496.31     |               | 4.4021           | 4.4021                | 0.0010146                     | 1                | 1.0000         | 3,157,496.31  | 3,157,496.31             | 11,406.12                | 11,755.53         | 11,402.57  | 34,564.22  |              |              |            |
|                              | Texas Range - Daily |                               | Govt Pool                                 | 1,706,566.26         | 1,706,566.26      | 1,706,566.26     |               | 4.3200           | 4.3200                | 0.0005382                     | 1                | 1.0000         | 1,706,566.26  | 1,706,566.26             | 6,024.16                 | 6,203.87          | 6,000.82   | 18,228.85  |              |              |            |
|                              | Texas FIT           |                               | Govt Pool                                 | 38,101,409.06        | 38,101,409.06     | 38,101,409.06    |               | 4.4700           | 4.4700                | 0.0124325                     | 1                | 1.0000         | 38,101,409.06 | 38,101,409.06            | 139,524.71               | 143,451.25        | 139,445.15 | 422,421.11 |              |              |            |
|                              | Wells Fargo         |                               | WF - Choice IV                            | 333,755.00           | 333,755.00        | 333,755.00       |               | 4.3611           | 4.3611                | 0.0001063                     | 1                | 1.0000         | 333,755.00    | 333,755.00               | -                        | -                 | -          | -          |              |              |            |
|                              | Wells Fargo MM      |                               | AGI Gov MMF Sel 3802                      | 6,989,868.59         | 6,989,868.59      | 6,989,868.59     |               | 4.2200           | 4.2200                | 0.0021532                     | 1                | 1.0000         | 6,989,868.59  | 6,989,868.59             | 32,974.10                | 11,069.07         | 16,372.82  | 60,415.99  |              |              |            |
|                              | Wells Fargo MM      |                               | Goldman FS Tr Ob Ins 468                  | 6.87                 | 6.87              | 6.87             |               | 4.1500           | 4.1500                | 0.0000000                     | 1                | 1.0000         | 6.87          | 6.87                     | 7,441.39                 | 6.87              | 0.02       | 7,448.28   |              |              |            |
|                              | Wells Fargo MM      |                               | ALLSPRING GOV'T FUND INST CLS             | 2,876,611.62         | 2,876,611.62      | 2,876,611.62     |               | 4.1989           | 4.1989                | 0.0008817                     | 1                | 1.0000         | 2,876,611.62  | 2,876,611.62             | 108,123.19               | 13,340.04         | 12,728.29  | 134,191.52 |              |              |            |
|                              | 1AB57407            | 313081HL4                     | FEDERAL HOME LOAN BANK (FHLB)             | 0.00                 | 0.00              | 0.00             | 5/23/2025     | 5.1250           | 5.1750                | -                             | 0                | 1.0000         | 0.00          | 0.00                     | 51,250.00                | -                 | -          | 51,250.00  |              |              |            |
|                              | 1AB57407            | 31422XK38                     | FARMER MAC (FAMCA)                        | 0.00                 | 0.00              | 0.00             | 6/9/2025      | 4.6500           | 5.1380                | -                             | 0                | 1.0000         | 0.00          | 0.00                     | -                        | -                 | 116,250.00 | 116,250.00 |              |              |            |
|                              | 1AB57407            | 341271AD6                     | FLORIDA ST BRD OF ADMIN FIN CO TXBL-SER A | 7,808,968.00         | 8,000,000.00      | 8,000,000.00     | 7/1/2025      | 1.2580           | 5.2000                | 0.0030367                     | 1                | 1.0000         | 8,000,000.00  | 8,000,000.00             | -                        | -                 | -          | -          |              |              |            |
|                              | 1AB57407            | 3133ERLV1                     | FEDERAL FARM CREDIT BANK (FFCB)           | 1,509,565.26         | 1,500,000.00      | 1,500,415.89     | 7/22/2025     | 4.8750           | 4.8790                | 0.0005344                     | 22               | 1.0003         | 1,500,000.00  | 1,500,000.00             | -                        | -                 | -          | -          |              |              |            |
|                              | 1AB57407            | 3133ERRC7                     | FEDERAL FARM CREDIT BANK (FFCB)           | 2,005,747.86         | 2,000,000.00      | 1,999,772.16     | 8/27/2025     | 4.3750           | 4.1680                | 0.0006084                     | 58               | 0.9999         | 2,000,000.00  | 2,000,000.00             | -                        | -                 | -          | -          |              |              |            |
|                              | 1AB57407            | 3133EPYK5                     | FEDERAL FARM CREDIT BANK (FFCB)           | 3,036,673.05         | 3,000,000.00      | 3,005,942.04     | 10/10/2025    | 5.1250           | 4.8960                | 0.0010743                     | 102              | 1.0020         | 3,000,000.00  | 3,000,000.00             | 76,875.00                | -                 | -          | 76,875.00  |              |              |            |
|                              | 1AB57407            | 3133ERMf5                     | FEDERAL FARM CREDIT BANK (FFCB)           | 3,022,552.02         | 3,000,000.00      | 3,003,521.73     | 10/24/2025    | 4.7500           | 4.8290                | 0.0010588                     | 116              | 1.0012         | 3,000,000.00  | 3,000,000.00             | 71,250.00                | -                 | -          | 71,250.00  |              |              |            |
|                              | 1AB57407            | 3133EP7C3                     | FEDERAL FARM CREDIT BANK (FFCB)           | 5,058,995.90         | 5,000,000.00      | 5,015,685.45     | 4/1/2026      | 4.6250           | 4.7660                | 0.0017450                     | 275              | 1.0031         | 5,000,000.00  | 5,000,000.00             | 115,625.00               | -                 | -          | 115,625.00 |              |              |            |
|                              | 1AB57407            | 3133EREX5                     | FEDERAL FARM CREDIT BANK (FFCB)           | 0.00                 | 0.00              | 0.00             | 5/20/2026     | 5.2300           | 5.2300                | -                             | 324              | 1.0000         | -             | -                        | 78,450.00                | -                 | -          | 78,450.00  |              |              |            |
|                              | 1AB57407            | 3134H1V34                     | FREDDIE MAC                               | 0.00                 | 0.00              | 0.00             | 5/21/2026     | 5.2000           | 5.2000                | -                             | 325              | 1.0000         | -             | -                        | 78,000.00                | -                 | -          | 78,000.00  |              |              |            |
|                              | 1AB57407            | 3135GOQ22                     | FANNIE MAE                                | 4,843,930.52         | 5,000,000.00      | 4,872,629.55     | 9/24/2026     | 1.8750           | 4.0480                | 0.0014398                     | 451              | 0.9745         | 5,000,000.00  | 5,000,000.00             | -                        | -                 | -          | -          |              |              |            |
|                              | 1AB57407            | 3130AVBC5                     | FEDERAL HOME LOAN BANK (FHLB)             | 5,043,430.00         | 5,000,000.00      | 5,053,895.55     | 3/12/2027     | 4.5000           | 4.0650                | 0.0014997                     | 620              | 1.0108         | 5,000,000.00  | 5,000,000.00             | -                        | -                 | -          | -          |              |              |            |
| 1AB57407                     | 3130BSQV3           | FEDERAL HOME LOAN BANK (FHLB) | 2,002,700.00                              | 2,000,000.00         | 1,999,100.24      | 3/25/2027        | 4.5000        | 4.5001           | 0.0006567             | 633                           | 0.9996           | 2,000,000.00   | 2,000,000.00  | -                        | -                        | -                 | -          |            |              |              |            |
|                              |                     |                               | Subtotal and Average                      | \$ 136,990,105.49    | \$ 137,157,542.88 | 137,108,505.49   |               | 4.57%            | 4.47%                 |                               |                  | 137,157,542.88 |               | 65                       | 8,909,657,542.88         | 691,237.00        | 625,167.26 | 480,941.30 | 1,797,345.56 | 1,797,345.56 |            |
| Consolidated Cash - Reserves | Wells Fargo MM      |                               | Goldman FS Tr Ob Ins 468                  | 10,649,702.55        | 10,649,702.55     | 10,649,702.55    |               | 4.1500           | 4.1500                | 0.0127873                     | 1                | 1.0000         | 10,649,702.55 | 10,649,702.55            | 52,207.82                | 52,862.43         | 37,295.85  | 142,366.10 |              |              |            |
|                              | TexasCLASS          |                               | Govt Pool                                 | 4,710,015.80         | 4,710,015.80      | 4,710,015.80     |               | 4.4021           | 4.4021                | 0.0059989                     | 1                | 1.0000         | 4,710,015.80  | 4,710,015.80             | 17,014.44                | 17,535.66         | 17,009.13  | 51,559.23  |              |              |            |
|                              | 1AB71306            | 3133ERRW3                     | FEDERAL FARM CR BKS (FFCB)                | 2,605,746.08         | 2,600,000.00      | 2,597,882.51     | 9/3/2026      | 3.8750           | 3.6950                | 0.0027773                     | 430              | 0.9992         | 2,600,000.00  | 2,600,000.00             | -                        | -                 | -          | -          |              |              |            |
|                              | 1AB71306            | 3130B2P18                     | FEDERAL HOME LOAN BANK (FHLB)             | 2,596,927.71         | 2,600,000.00      | 2,589,272.30     | 9/4/2026      | 3.6250           | 3.6710                | 0.0027501                     | 431              | 0.9959         | 2,600,000.00  | 2,600,000.00             | -                        | -                 | -          | -          |              |              |            |
|                              | 1AB71306            | 3133ERN31                     | FEDERAL FARM CR BKS (FFCB)                | 4,000,307.11         | 4,000,000.00      | 4,012,960.40     | 12/23/2027    | 4.3400           | 4.4540                | 0.0051714                     | 906              | 1.0032         | 4,000,000.00  | 4,000,000.00             | -                        | -                 | 86,800.00  | 86,800.00  |              |              |            |
|                              | 1AB71306            | 3134HBFG1                     | FREDDIE MAC                               | 5,000,000.00         | 5,000,000.00      | 5,007,286.55     | 3/24/2028     | 4.1100           | 4.1100                | 0.0059544                     | 998              | 1.0015         | 5,000,000.00  | 4,990,000,000.00         | -                        | -                 | -          | -          |              |              |            |
|                              | 1AB71306            | 3130B64X1                     | FEDERAL HOME LOAN BANK (FHLB)             | 5,000,000.00         | 5,000,000.00      | 4,992,853.70     | 4/17/2028     | 4.5000           | 4.5000                | 0.0060506                     | 1022             | 0.9986         | 5,000,000.00  | 5,110,000,000.00         | -                        | -                 | -          | -          |              |              |            |
|                              |                     |                               |                                           | Subtotal and Average | \$ 34,562,699.25  | \$ 34,559,718.35 | 34,559,718.35 |                  | 4.14%                 | 4.19%                         |                  |                | 34,559,718.35 |                          | 462                      | 15,977,959,718.35 | 69,222.26  | 70,398.09  | 141,104.98   | 280,725.33   | 280,725.33 |

5,456,058.88

| Summary by Type                           |                                      |                    |                    |                   |
|-------------------------------------------|--------------------------------------|--------------------|--------------------|-------------------|
|                                           | Number of Investments<br>or Accounts | Book<br>Value      | Market<br>Value    | % of<br>Portfolio |
| <b>Consolidated Cash</b>                  |                                      |                    |                    |                   |
| Municipal Coupon Securities               | 1                                    | 7,808,968          | 8,000,000          | 1.60%             |
| Federal Agency Coupon Securities          | 12                                   | 26,523,595         | 26,450,963         | 5.28%             |
| Government Investment Pools               | 7                                    | 92,457,301         | 92,457,301         | 18.46%            |
| Commercial Paper                          | 0                                    | 0                  | 0                  | 0.00%             |
| Wells Fargo Choice IV                     | 1                                    | 333,755            | 333,755            | 0.07%             |
| Money Market Mutual Funds                 | 3                                    | 9,866,487          | 9,866,487          | 1.97%             |
| <b>Subtotal</b>                           |                                      | <b>136,990,105</b> | <b>137,108,505</b> | <b>27.38%</b>     |
| <b>Consolidated Cash - Reserves</b>       |                                      |                    |                    |                   |
| Federal Agency Coupon Securities          | 5                                    | 19,202,981         | 19,200,255         | 3.83%             |
| Government Investment Pools               | 1                                    | 4,710,016          | 4,710,016          | 0.94%             |
| Money Market Mutual Funds                 | 1                                    | 10,649,703         | 10,649,703         | 2.13%             |
| <b>Subtotal</b>                           |                                      | <b>34,562,699</b>  | <b>34,559,974</b>  | <b>6.90%</b>      |
| <b>Enterprise</b>                         |                                      |                    |                    |                   |
| Municipal Coupon Securities               | 5                                    | 18,041,939         | 18,222,992         | 3.64%             |
| Federal Agency Coupon Securities          | 20                                   | 57,535,194         | 57,353,762         | 11.45%            |
| Government Investment Pools               | 6                                    | 170,860,096        | 170,860,096        | 34.12%            |
| Wells Fargo Choice IV                     | 1                                    | 319,626            | 319,626            | 0.06%             |
| Wells Fargo Bus. Market Rate Public Funds | 0                                    | 0                  | 0                  | 0.00%             |
| Money Market Mutual Funds                 | 3                                    | 44,058,384         | 44,058,384         | 8.80%             |
| Commercial Paper                          | 0                                    | 0                  | 0                  | 0.00%             |
| <b>Subtotal</b>                           |                                      | <b>290,815,239</b> | <b>290,814,861</b> | <b>58.07%</b>     |
| <b>Enterprise - Reserves</b>              |                                      |                    |                    |                   |
| Municipal Coupon Securities               | 2                                    | 4,463,570          | 4,425,845          | 0.88%             |
| Federal Agency Coupon Securities          | 6                                    | 19,002,878         | 19,000,750         | 3.79%             |
| Money Market Mutual Funds                 | 1                                    | 14,910,434         | 14,910,434         | 2.98%             |
| <b>Subtotal</b>                           |                                      | <b>38,376,883</b>  | <b>38,337,029</b>  | <b>7.65%</b>      |
| <b>Total</b>                              |                                      | <b>500,744,927</b> | <b>500,820,368</b> | <b>100.00%</b>    |

Jon Locke, Director of Finance

Date

\$ 500,744,926.98

\$ 500,820,368.47