

**Passardi Realty**  
**Profit & Loss Miller Building**  
 January through December 2021

	Jan - Dec 21	Jan - Dec 20	\$ Change
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4002 · Rental Income-Miller Building	852,657.00	741,008.28	111,648.72
4050 · Parking Receipts	21,870.00	20,075.00	1,795.00
4100 · Interest Income	121.00	27.88	93.12
<b>Total Income</b>	<u>874,648.00</u>	<u>761,111.16</u>	<u>113,536.84</u>
<b>Gross Profit</b>	874,648.00	761,111.16	113,536.84
<b>Expense</b>			
5032 · Cleaning & Maintenance-Miller	63,296.08	62,646.95	649.13
5042 · Elevator Maintenance	24,449.78	14,269.44	10,180.34
5062 · Utilities-Miller Building	113,882.64	98,927.39	14,955.25
5082 · Water & Sewer-Miller Building	1,986.26	4,207.01	-2,220.75
5102 · Management Fees-Miller	16,500.00	24,000.00	-7,500.00
5202 · Rubbish & Snow Removal-Miller	4,527.00	4,232.51	294.49
5302 · Repair & Maintenance-Miller	153,858.56	7,695.95	146,162.61
5322 · MILLER COVID RELATED	-4,920.50	3,120.00	-8,040.50
6202 · Insurance-Miller Building	43,425.00	38,496.00	4,929.00
6402 · Real Estate Taxes-Miller Buildi	72,872.30	74,284.24	-1,411.94
6602 · Depreciation - Miller	149,853.00	89,137.00	60,716.00
6612 · Amortization - Miller	2,847.00	1,115.00	1,732.00
<b>Total Expense</b>	<u>642,577.12</u>	<u>422,131.49</u>	<u>220,445.63</u>
<b>Net Ordinary Income</b>	232,070.88	338,979.67	-106,908.79
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
6431 · Ma Income Tax	12,000.00	0.00	12,000.00
6480 · Service Charges	59.00	66.00	-7.00
6490 · Miscellaneous Expenses	205.98	1,514.23	-1,308.25
6491 · Legal & Accounting Fees	6,000.00	2,100.00	3,900.00
6492 · Fees-Miller Building	4,487.99	0.00	4,487.99
6502 · Interest-Miller Building	46,362.51	51,623.50	-5,260.99
6512 · Interest-Construction Loan	53,403.71	2,741.79	50,661.92
6515 · Loss on abandonment of improve	202,572.00	92,790.00	109,782.00
<b>Total Other Expense</b>	<u>325,091.19</u>	<u>150,835.52</u>	<u>174,255.67</u>
<b>Net Other Income</b>	<u>-325,091.19</u>	<u>-150,835.52</u>	<u>-174,255.67</u>
<b>Net Income</b>	<u><b>-93,020.31</b></u>	<u><b>188,144.15</b></u>	<u><b>-281,164.46</b></u>