



MEMORANDUM

April 21, 2017

TO: MCWD BOARD OF MANAGERS
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **MARCH 2017 MANAGEMENT REPORT**

Please find below a summary of the financial status of the Hopkins Cold Storage facility. This report is updated monthly and includes year to date numbers.

Item	YTD Actual	YTD Budget	\$ Variance	% Variance
Income	384,051	320,878	63,173	19.69
Operating Exp. & Taxes	263,070	244,617	18,453	7.54
Net Operating Income	120,505	76,261	44,244	58.02

A summary of the monthly financial activity for the property is as follows:

Our income level remains high this month due to high pallet rentals. As we get closer to closing down the building, it is likely that the pallet rentals will decrease as our tenants begin vacating the building.

Our expenses were slightly under budget for the month of March. The number is not significant and is likely to balance out over the course of the year.

Rentals remain steady. We continue to make certain that all leases conform to our anchor lease.

I have confirmed that there were no unusual property maintenance expenses in the month of March. There were no security or tenant issues in the month of March. All of the March income came from rents and related expenses (CAM).



Check # Entity	Check Date Reference	Check Pd	Vendor/Alternate Address ID P.O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
2427 EJG001	3/6/2017 02/11-02/24/17 bldg eng	03/17	CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0145646P	2/27/2017	2/27/2017	1,990.50	0.00	1,990.50
							Check Total:	1,990.50	0.00	1,990.50
2428 EJG001	3/6/2017 1/19-2/20/17 gas	03/17	CENPOI 9234708-7	CENTERPOINTE ENERGY 5120-000	7087-0217	2/21/2017	3/21/2017	1,099.91	0.00	1,099.91
							Check Total:	1,099.91	0.00	1,099.91
2429 EJG001	3/6/2017 2/17/17 courier	03/17	CW0183	FEDERAL EXPRESS CORPORATION 5895-000	5-715-76710	2/22/2017	3/9/2017	12.99	0.00	12.99
							Check Total:	12.99	0.00	12.99
2430 EJG001	3/6/2017 2/16-3/15/17 FLS phone	03/17	CW3161 952938-0065667	QWEST CORPORATION 5570-000	80065-0217	2/16/2017	3/9/2017	197.36	0.00	197.36
							Check Total:	197.36	0.00	197.36
2431 EJG001	3/6/2017 2/6/17 replace pipe	03/17	DA7522 74	VIKING AUTOMATIC SPRINKLER CO 5570-000	SP014977	2/15/2017	2/15/2017	4,955.38	0.00	4,955.38
							Check Total:	4,955.38	0.00	4,955.38
2432 EJG001	3/6/2017 1/23-1/26/17 remove sn	03/17	DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	44982	1/31/2017	3/2/2017	3,109.00	0.00	3,109.00
							Check Total:	3,109.00	0.00	3,109.00
2433 EJG001	3/10/2017 1/20-2/20/17 gas	03/17	CENPOI 9234714-5	CENTERPOINTE ENERGY 5120-000	7145-0217	2/22/2017	3/22/2017	323.16	0.00	323.16
							Check Total:	323.16	0.00	323.16
2434 EJG001	3/10/2017 2/7-2/8/17 remove snow	03/17	DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	45109	2/23/2017	3/25/2017	381.00	0.00	381.00
							Check Total:	381.00	0.00	381.00
2435 EJG001	3/10/2017 3/1/17 pest control	03/17	VD209413	PLUNKETTS PEST CONTROL INC 5620-000	5625752	3/1/2017	3/1/2017	531.01	0.00	531.01

Database: CBRE STANDARD
 ENTITY: EJG001

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2436 EJG001	3/15/2017 1/10-2/13/17 waer/sew	03/17	CIHO02 006172-000	CITY OF HOPKINS 5130-000	2000-0317	3/1/2017	3/20/2017	48.46	0.00	48.46
Check Total:								531.01	0.00	531.01
2437 EJG001	3/15/2017 1/10-2/13/17 water/sew	03/17	CIHO02 006172-001	CITY OF HOPKINS 5130-000	2001-0317	3/1/2017	3/20/2017	10.31	0.00	10.31
Check Total:								10.31	0.00	10.31
2438 EJG001	3/15/2017 1/10-2/13/17 water/sew	03/17	CIHO02 006172-002	CITY OF HOPKINS 5130-000	2002-0317	3/1/2017	3/20/2017	2.56	0.00	2.56
Check Total:								2.56	0.00	2.56
2439 EJG001	3/15/2017 1/10-2/13/17 water/sew	03/17	CIHO02 006172-003	CITY OF HOPKINS 5130-000	2003-0317	3/1/2017	3/20/2017	2.57	0.00	2.57
Check Total:								2.57	0.00	2.57
2440 EJG001	3/15/2017 1/10-2/13/17 water/sew	03/17	CIHO02 006172-004	CITY OF HOPKINS 5130-000	2004-0317	3/1/2017	3/20/2017	2.56	0.00	2.56
Check Total:								2.56	0.00	2.56
2441 EJG001	3/15/2017 1/10-2/13/17 water/sew	03/17	CIHO02 006172-005	CITY OF HOPKINS 5130-000	2005-0317	3/1/2017	3/20/2017	3.21	0.00	3.21
Check Total:								3.21	0.00	3.21
2442 EJG001	3/15/2017 1/10-2/13/17 water/sew	03/17	CIHO02 006172-006	CITY OF HOPKINS 5130-000	2006-0317	3/1/2017	3/20/2017	2.56	0.00	2.56
Check Total:								2.56	0.00	2.56
2443 EJG001	3/15/2017 1/10-2/13/17 water/sew	03/17	CIHO02 006172-007	CITY OF HOPKINS 5130-000	2007-0317	3/1/2017	3/20/2017	2.56	0.00	2.56
Check Total:								2.56	0.00	2.56

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2444 EJG001	3/15/2017 2/1-2/28/17 water/sewer	03/17	CIHO02 006172-008	CITY OF HOPKINS 5130-000	2008-0317	3/1/2017	3/20/2017	9.61	0.00	9.61
							Check Total:	9.61	0.00	9.61
2445 EJG001 EJG001	3/15/2017 1/10-2/13/17 water/sew 03/2017 LATE FEE	03/17	CIHO02 006172-009 006172-009	CITY OF HOPKINS 5130-000 7290-000	2009-0317 2009-0317	3/1/2017 3/1/2017	3/20/2017 3/20/2017	1,426.25 482.53	0.00 0.00	1,426.25 482.53
							Check Total:	1,888.78	0.00	1,888.78
2446 EJG001	3/17/2017 2/22/17 roof repairs	03/17	ALRO03	ALLWEATHER ROOF INC 5510-000	1702034	2/22/2017	2/22/2017	245.50	0.00	245.50
2447 EJG001	3/17/2017 Carried to 2448	03/17	GARE05	GARTNER REFRIGERATION AND 5420-000	54113	3/3/2017	4/2/2017	0.00	0.00	0.00
							Unused - Continued Check	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
2448 EJG001 EJG001 EJG001 EJG001 EJG001 EJG001 EJG001 EJG001 EJG001	3/17/2017 2/2-2/7/17 adj rms #4-5 2/4-2/15/17 repair brine 2/3/17 drain condenser 1 3/3/17 calibrate thermon 2/20-2/22/17 chg dock fi 2/17-2/22/17 patch floor 2/17-2/22/17 re-set all ai 2/21-2/22/17 clear ADT 2/7-2/14/17 repl dock fit	03/17	GARE05	GARTNER REFRIGERATION AND 5430-000 5430-000 5430-000 5430-000 5420-000 5430-000 5430-000 5430-000 5420-000	54114 54121 54122 54123 54133 54134 54135 54136 54113	3/3/2017 3/3/2017 3/3/2017 3/3/2017 3/3/2017 3/3/2017 3/3/2017 3/3/2017 3/3/2017	4/2/2017 4/2/2017 4/2/2017 4/2/2017 4/2/2017 4/2/2017 4/22/2017 4/2/2017	275.00 616.75 687.50 354.20 137.50 137.50 1,059.13 1,100.00 275.00	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	275.00 616.75 687.50 354.20 137.50 137.50 1,059.13 1,100.00 275.00 4,642.58
							Check Total:	4,642.58	0.00	4,642.58
2449 EJG001	3/17/2017 3/17 Cleaning	03/17	HAMA01	HARVARD MAINTENANCE INC 5210-000	857873	3/1/2017	3/1/2017	971.23	0.00	971.23
2450	3/17/2017	03/17	VD121444	XCEL ENERGY				971.23	0.00	971.23
							Check Total:	971.23	0.00	971.23

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EJG001	1/25-2/26/17 elec		51-0372606-9	5110-000	6069-0217	2/27/2017	3/24/2017	16.97	0.00	16.97
							Check Total:	16.97	0.00	16.97
2451 EJG001	3/17/2017 03/17 1/25-2/25/17 elec		VD121444 51-0372616-1	XCEL ENERGY 5110-000	6161-0217	2/27/2017	3/24/2017	222.47	0.00	222.47
							Check Total:	222.47	0.00	222.47
2452 EJG001	3/24/2017 03/17 2/25-3/10/17 bldg engr		CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0146598P	3/13/2017	3/13/2017	2,320.93	0.00	2,320.93
							Check Total:	2,320.93	0.00	2,320.93
2453 EJG001	3/24/2017 03/17 3/1/17 remove snow		DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	45207	3/7/2017	4/6/2017	976.00	0.00	976.00
							Check Total:	976.00	0.00	976.00
2454 EJG001	3/24/2017 03/17 Carried to 2455		GARE05	GARTNER REFRIGERATION AND 5430-000	54308	3/17/2017	4/16/2017	0.00	0.00	0.00
							Unused - Continued Check	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
2455 EJG001	3/24/2017 03/17 2/25-3/1/17 adj room ter		GARE05	GARTNER REFRIGERATION AND 5430-000	54309	3/17/2017	4/16/2017	410.50	0.00	410.50
EJG001	2/23-2/27/17 adj rms 5 &			5430-000	54310	3/17/2017	4/16/2017	343.75	0.00	343.75
EJG001	2/27-3/1 clean dock coll:			5420-000	54311	3/17/2017	4/16/2017	2,337.50	0.00	2,337.50
EJG001	2/15-2/24/17 added amr			5430-000	54314	3/17/2017	4/16/2017	10,943.59	0.00	10,943.59
EJG001	2/24-3/1/17 add compre			5420-000	54317	3/17/2017	4/16/2017	688.00	0.00	688.00
EJG001	2/27-3/1/17 clean drain			5430-000	54308	3/17/2017	4/16/2017	137.50	0.00	137.50
							Check Total:	14,860.84	0.00	14,860.84
2456 EJG001	3/24/2017 03/17 4/1-4/30/17 monitor FLS		VD251723	TYCO FIRE AND SECURITY US MANAGEMEN 5710-000	28236827	3/11/2017	4/1/2017	983.35	0.00	983.35
							Check Total:	983.35	0.00	983.35
2457 EJG001	3/31/2017 03/17 3/16-4/15/17 FLS phone		CW3161 952938-0065667	QWEST CORPORATION 5570-000	80065-0317	3/16/2017	4/6/2017	197.36	0.00	197.36

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2458 EJG001	3/31/2017 Carried to 2459	03/17	GARE05	GARTNER REFRIGERATION AND 5430-000	54332	3/24/2017	4/23/2017	0.00	0.00	0.00
								Check Total:	197.36	197.36
2459 EJG001	3/31/2017 3/1-3/8/17 clean engine	03/17	GARE05	GARTNER REFRIGERATION AND 5430-000	54333	3/24/2017	4/23/2017	2,544.50	0.00	2,544.50
EJG001	3/8/17 clear ADT alarm			5430-000	54334	3/24/2017	4/23/2017	137.50	0.00	137.50
EJG001	3/8/17 adj temp rm 5			5430-000	54335	3/24/2017	4/23/2017	137.50	0.00	137.50
EJG001	3/8/17 change dock filter			5420-000	54336	3/24/2017	4/23/2017	714.15	0.00	714.15
EJG001	3/14-3/15/17 adj temp rr			5430-000	54337	3/24/2017	4/23/2017	275.00	0.00	275.00
EJG001	3/8/17 patch drain pan			5430-000	54338	3/24/2017	4/23/2017	137.50	0.00	137.50
EJG001	3/15/17 repl dock filters			5420-000	54341	3/24/2017	4/23/2017	137.50	0.00	137.50
EJG001	2/25-2/31/17 repl water l			5430-000	54332	3/24/2017	4/23/2017	1,100.79	0.00	1,100.79
								Check Total:	5,184.44	5,184.44
AD032717 EJG001	3/27/2017 1/25-2/26/17 elec	03/17	VD209118 51-0319325-7	XCEL ENERGY 5110-000	3257-0217	2/27/2017	3/24/2017	30,288.62	0.00	30,288.62
								Hand Check	0.00	30,288.62
								Check Total:	30,288.62	30,288.62
								Blake Road Building Total:	75,483.78	75,483.78
								Grand Total:	75,483.78	75,483.78