



MEMORANDUM

February 17, 2017

TO: MCWD BOARD OF MANAGERS
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **JANUARY 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	140,651	106,959	33,692	31.50
Operating Exp. & Taxes	85,787	81,948	3,839	4.68
Net Operating Income	54,864	25,011	29,853	119.36

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.

Our expenses were slightly over budget for the month of January. This was due to large payments made for snow removal and fire safety expenses. Neither of these expenses were unexpected.

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 January. There were no security or tenant issues in the month of January. All of the January income came from rents and related expenses (CAM).

Database: CBBRE STANDARD
 ENTITY: EJG001

Check Register
 CBBRE STANDARD
 Blake Road Building
 01/17 Through 01/17

Page: 1
 Date: 2/6/2017
 Time: 04:12 PM

Check #	Check Date	Check Pd	Vendor/Alternate Address ID	Vendor Name	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
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2372	1/6/2017	01/17	CBBTE01	CBRE TECHNICAL SERVICES LLC	5560-000	TS0139214P	12/19/2016	12/19/2016	2,122.66	0.00	2,122.66
EJG001	12/3-12/16/16	bldg engr	1054010541008490								
Check Total: 2,122.66											

2373	1/6/2017	01/17	GARE05	GARTNER REFRIGERATION AND	5430-000		12/19/2016	1/18/2017	137.50	0.00	137.50
EJG001	11/28-1/30/16	adj temp			53452		12/19/2016	1/18/2017	482.60	0.00	482.60
EJG001	11/28-1/30/16	dock coi			53453		12/21/2016	1/20/2017	137.50	0.00	137.50
EJG001	12/7/16	adj temp			53495		10/31/2016	11/30/2016	412.50	0.00	412.50
EJG001	10/31/16	adj ms #4 and			52999~						
Check Total: 1,170.10											

2374	1/6/2017	01/17	HAMA01	HARVARD MAINTENANCE INC	5210-000		12/1/2016	12/1/2016	950.48	0.00	950.48
EJG001	12/16	janitorial			841730		11/30/2016	11/30/2016	611.91	0.00	611.91
EJG001	09/16	adj janitorial			842539		11/30/2016	11/30/2016	611.92	0.00	611.92
EJG001	10/16	adj janitorial			842539						
Check Total: 2,174.31											

2375	1/6/2017	01/17	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN	5570-000	27713402	12/10/2016	1/1/2017	983.35	0.00	983.35
EJG001	01/01-01/41/17	monitor									
Check Total: 983.35											

2376	1/13/2017	01/17	CENPO1	CENTERPOINTE ENERGY	5120-000		12/22/2016	1/19/2017	235.01	0.00	235.01
EJG001	11/21-12/20/16	gas			7145-1216		12/22/2016	1/19/2017	-149.96	0.00	-149.96
EJG001	12/8/16	INTERIM CREC			7145-1216						
Check Total: 85.05											

2377	1/13/2017	01/17	CW3161	QWEST CORPORATION	5570-000	80065-1216	12/16/2016	1/6/2017	202.80	0.00	202.80
EJG001	12/16-1/15/17	FLS phon									
Check Total: 202.80											

2378	1/13/2017	01/17	DB9133	INTERSTATEPAVEMENT MAINTAINANCE	5670-000		12/12/2016	1/11/2017	2,133.00	0.00	2,133.00
EJG001	12/4-12/6/16	remove sm			44346		12/30/2016	1/29/2017	5,479.00	0.00	5,479.00
EJG001	12/8-12/14/16	remove si			44468						
Check Total: 7,612.00											

Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building

Page: 2
 Date: 2/8/2017
 Time: 04:12 PM

01/17 Through 01/17

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
2379	1/13/2017	01/17	GARE05	GARTNER REFRIGERATION AND						
EJG001	1/21-11/30/16	compres	VD121444	5430-000	53454	12/19/2016	1/18/2017	548.00	0.00	548.00
EJG001	1/27-11/30/16	compres		5430-000	53455	12/19/2016	1/18/2017	410.50	0.00	410.50
EJG001	1/29-11/30/16	chg shal		5430-000	53450	12/19/2016	1/18/2017	2,590.76	0.00	2,590.76
EJG001	1/28-11/30/16	chg docl		5420-000	53451	12/19/2016	1/18/2017	137.50	0.00	137.50
								Check Total:	0.00	3,686.76
2380	1/13/2017	01/17	VD121444	XCEL ENERGY						
EJG001	1/21-12/26/16	elec	51-0372606-9	5110-000	6069-1216	12/27/2016	1/25/2017	17.10	0.00	17.10
								Check Total:	0.00	17.10
2381	1/13/2017	01/17	VD121444	XCEL ENERGY						
EJG001	1/21-12/25/16	elec	51-0372616-1	5110-000	6161-1216	12/27/2016	1/25/2017	239.49	0.00	239.49
								Check Total:	0.00	239.49
2382	1/13/2017	01/17	VD209118	XCEL ENERGY						
EJG001	1/21-12/26/16	elec	51-0319325-7	5110-000	3257-1216	12/27/2016	1/25/2017	31,968.45	0.00	31,968.45
								Check Total:	0.00	31,968.45
2383	1/20/2017	01/17	CBTE01	CBRE TECHNICAL SERVICES LLC						
EJG001	12/17-12/30/16	bidg eng	1054010541008490	5560-000	TS0141039P	12/30/2016	12/30/2016	1,787.49	0.00	1,787.49
								Check Total:	0.00	1,787.49
2384	1/20/2017	01/17	CIHQ02	CITY OF HOPKINS						
EJG001	1/18-12/9/16	water/sew	006172-000	5130-000	2000-0117	1/1/2017	1/20/2017	27.44	0.00	27.44
EJG001	1/16 & 12/16	LATE FEI	006172-000	7290-000	2000-0117	1/1/2017	1/20/2017	12.50	0.00	12.50
								Check Total:	0.00	39.94
2385	1/20/2017	01/17	CIHQ02	CITY OF HOPKINS						
EJG001	1/18-12/9/16	water/sew	006172-001	5130-000	2001-0117	1/1/2017	1/20/2017	4.57	0.00	4.57
								Check Total:	0.00	4.57
2386	1/20/2017	01/17	CIHQ02	CITY OF HOPKINS						
EJG001	1/18-12/9/16	water/sew	006172-002	5130-000	2002-0117	1/1/2017	1/20/2017	0.51	0.00	0.51

Database: CBRESTANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building
 01/17 Through 01/17

Page: 3
 Date: 2/8/2017
 Time: 04:12 PM

Check #	Check Date	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	
2387	1/20/2017	01/17	CIHQ02 006172-005	CITY OF HOPKINS 5130-000	2005-0117	1/1/2017	1/20/2017	0.12	0.00	0.12	
EJG001	1/8-12/9/16	water/sew									
								Check Total:	0.51	0.00	0.51
2388	1/20/2017	01/17	CIHQ02 006172-008	CITY OF HOPKINS 5130-000	2008-0117	1/1/2017	1/20/2017	8.74	0.00	8.74	
EJG001	12/1-12/31/16	water/sew									
EJG001	01/01/17	LATE FEE			2008-0117	1/1/2017	1/20/2017	0.87	0.00	0.87	
								Check Total:	9.61	0.00	9.61
2389	1/20/2017	01/17	CIHQ02 006172-009	CITY OF HOPKINS 5130-000	2009-0117	1/1/2017	1/20/2017	2,036.33	0.00	2,036.33	
EJG001	1/8-12/9/16	water/sew									
								Check Total:	2,036.33	0.00	2,036.33
2390	1/20/2017	01/17	VD209413	PLUNKETT'S PEST CONTROL INC 5620-000	5595664	1/1/2017	1/1/2017	531.01	0.00	531.01	
EJG001	1/01/17	pest control									
								Check Total:	531.01	0.00	531.01
2391	1/27/2017	01/17	CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0141519P	1/18/2017	1/18/2017	2,497.73	0.00	2,497.73	
EJG001	12/31-01/31/17	blgd eng									
								Check Total:	2,497.73	0.00	2,497.73
2392	1/27/2017	01/17	DA7522	VIKING AUTOMATIC SPRINKLER CO 5570-000	SP012355-	9/22/2016	9/22/2016	3,112.00	0.00	3,112.00	
EJG001	09/22/16	leaking spkl pi									
								Check Total:	3,112.00	0.00	3,112.00
2393	1/27/2017	01/17	DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	44591	12/30/2016	1/29/2017	5,509.00	0.00	5,509.00	
EJG001	12/15-12/18/16	remove									
								Check Total:	5,509.00	0.00	5,509.00
2394	1/27/2017	01/17	GARE05	GARTNER REFRIGERATION AND 5410-000	16113	1/6/2017	1/16/2017	0.00	0.00	0.00	
EJG001	Carried to 2395										
								Unused - Continued Check	0.00	0.00	0.00

Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building

01/17 Through 01/17

Page: 4
 Date: 2/8/2017
 Time: 04:12 PM

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
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2395	1/27/2017	01/17	GARE05	GARTNER REFRIGERATION AND						
EJG001	10/6-10/11/16 adj rm #5			5430-000	52999-	10/31/2016	11/30/2016	412.50	0.00	412.50
EJG001	12/27-12/28/16 adj temp			5430-000	53675	1/17/2017	2/16/2017	275.00	0.00	275.00
EJG001	12/26-12/28/16 HVAC fill			5420-000	53676	1/17/2017	2/16/2017	478.62	0.00	478.62
EJG001	12/18-12/22/16 condens			5430-000	53677	1/17/2017	2/16/2017	1,231.50	0.00	1,231.50
EJG001	12/20-12/22/16 order far			5420-000	53678	1/17/2017	2/16/2017	825.00	0.00	825.00
EJG001	12/24-12/28/16 adj rm tk			5430-000	53679	1/17/2017	2/16/2017	410.50	0.00	410.50
EJG001	12/25-12/28/16 adj temp			5430-000	53680	1/17/2017	2/16/2017	819.00	0.00	819.00
EJG001	12/21-12/22/16 ammuni:			5430-000	53702	1/17/2017	2/16/2017	285.00	0.00	285.00
EJG001	01/06/17 HVAC CONT			5410-000	16113	1/6/2017	1/16/2017	12,858.00	0.00	12,858.00
Check Total:								17,595.12	0.00	17,595.12

2396	1/27/2017	01/17	HAMA01	HARVARD MAINTENANCE INC						
EJG001	01/17 cleaning			5210-000	848392	1/1/2017	1/1/2017	971.23	0.00	971.23
Check Total:								971.23	0.00	971.23

2397	1/27/2017	01/17	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN						
EJG001	2/1-2/28/17 mon FLS			5570-000	27878689	1/7/2017	2/1/2017	983.35	0.00	983.35
Check Total:								983.35	0.00	983.35

AP011817	1/18/2017	01/17	CENPO1	CENTERPOINTE ENERGY						
EJG001	11/17-12/19/16 vac gas			5120-000	7087-1216	12/21/2016	12/21/2016	460.44	0.00	460.44
Hand Check										
Check Total:								460.44	0.00	460.44
Blake Road Building Total:								85,800.52	0.00	85,800.52

Grand Total: 85,800.52 0.00 85,800.52