



MEMORANDUM

September 19, 2016

TO: MCWD BOARD OF MANAGERS
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: *July 2016 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	906,643	755,277	151,366	20.04
Operating Exp. & Taxes	745,116	767,939	(22,823)	(2.97)
Net Operating Income	161,527	-12,662	174,189	(1375.68)

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 this month were over budget. The increased budgeted expense was due to the unusual occurrence of having two energy bills fall in the same month.

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

2001 Killebrew Drive Suite 308
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07/16 Through 07/16

Vendor/Alternate
 Address ID Vendor Name Invoice Number Invoice Date Due Date

Check # Entity	Check Date Reference	Check Pd	Vendor/Alternate Address ID	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
2220 EJG001	7/11/2016 6/16-6/17/16 roof repair	07/16	ALR003	ALLWEATHER ROOF INC 5510-000	1600411	6/17/2016	6/17/2016	846.43	0.00	846.43
							Check Total:	846.43	0.00	846.43
2221 EJG001	7/11/2016 6/4-6/17/16 bldg engr	07/16	CBTE01	CBRE TECHNICAL SERVICES LLC 1054010541008490	TS0123890P	6/17/2016	6/17/2016	2,990.61	0.00	2,990.61
							Check Total:	2,990.61	0.00	2,990.61
2222 EJG001	7/11/2016 5/21-6/20/16 gas	07/16	CENPOI	CENTERPOINTE ENERGY 5120-000	7087-0616	6/22/2016	7/20/2016	270.14	0.00	270.14
							Check Total:	270.14	0.00	270.14
2223 EJG001	7/11/2016 6/16-7/5/16 FLS PHONE	07/16	CW3161	CENTURYLINK 952938-0065667	80065-0616	6/16/2016	7/7/2016	8.88	0.00	8.88
							Check Total:	8.88	0.00	8.88
2224 EJG001	7/11/2016 5/16 pk lot sweep	07/16	DB4580	DAKOTA SWEEPING AND MAINTENANCE CO 5610-000	4461	6/22/2016	6/22/2016	115.00	0.00	115.00
							Check Total:	115.00	0.00	115.00
2225 EJG001 EJG001	7/11/2016 5/20/16 water treatment 5/20-6/1/16 repl dock filt	07/16	GARE05	GARTNER REFRIGERATION AND 5420-000	51624	6/16/2016	7/16/2016	275.00	0.00	275.00
					51625	6/16/2016	7/16/2016	275.00	0.00	275.00
							Check Total:	550.00	0.00	550.00
2226 EJG001	7/11/2016 5/31-6/1/16 adj temp rm	07/16	GARE05	GARTNER REFRIGERATION AND 5430-000	51626	6/16/2016	7/16/2016	275.00	0.00	275.00
							Check Total:	275.00	0.00	275.00
2227 EJG001	7/11/2016 6/16 cleaning	07/16	HAMA01	HARVARD MAINTENANCE INC 5210-000	807224	6/1/2016	6/1/2016	338.56	0.00	338.56
							Check Total:	338.56	0.00	338.56
2228	7/11/2016	07/16	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN						

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EJG001	7/1-7/31/16	FLS phone		5710-000	26661021	6/11/2016	7/1/2016	983.35	0.00	983.35
							<i>Check Total:</i>	983.35	0.00	983.35
2229	7/14/2016	07/16	CENPOI	5120-000	7145-0616	6/23/2016	7/21/2016	88.50	0.00	88.50
EJG001	5/19-6/21/16		9234714-5				<i>Check Total:</i>	88.50	0.00	88.50
2230	7/14/2016	07/16	GARE05	5430-000	51796	6/30/2016	7/30/2016	687.50	0.00	687.50
EJG001	6/3-6/7/16	adj rm temps		5420-000	51797	6/30/2016	7/30/2016	275.00	0.00	275.00
EJG001	6/30/16	repl dock filters					<i>Check Total:</i>	962.50	0.00	962.50
2231	7/14/2016	07/16	VD121444	XCEL ENERGY	6069-0616	6/24/2016	7/22/2016	16.99	0.00	16.99
EJG001	5/24-6/23/16	elec	51-0372606-9				<i>Check Total:</i>	16.99	0.00	16.99
2232	7/14/2016	07/16	VD121444	XCEL ENERGY	6161-0616	6/27/2016	7/25/2016	139.77	0.00	139.77
EJG001	5/24-6/25/16		51-0372616-1				<i>Check Total:</i>	139.77	0.00	139.77
2233	7/14/2016	07/16	VD209118	XCEL ENERGY	3257-0616	6/27/2016	7/25/2016	42,275.12	0.00	42,275.12
EJG001	5/24-6/23/16		51-0319325-7				<i>Check Total:</i>	42,275.12	0.00	42,275.12
2234	7/25/2016	07/16	CBTE01	CBRE TECHNICAL SERVICES LLC		6/28/2016	6/28/2016	103.13	0.00	103.13
EJG001	6/18-6/28/16	bidg engr	1054010541008490	5560-000	TS0124802P	7/4/2016	7/4/2016	1,512.49	0.00	1,512.49
EJG001	6/18-7/1/16	bidg engr	1054010541008490	5560-000	TS0125050P	7/15/2016	7/15/2016	1,718.74	0.00	1,718.74
EJG001	7/2-7/15/16	bidg engr	1054010541008490	5560-000	TS0126212P	7/18/2016	7/18/2016	68.75	0.00	68.75
EJG001	7/16-7/29/16	bidg engr	1054010541008490	5560-000	TS0126789P		<i>Check Total:</i>	3,403.11	0.00	3,403.11
2235	7/25/2016	07/16	CIHO02	CITY OF HOPKINS		7/1/2016	7/20/2016	3.71	0.00	3.71
EJG001	6/1-6/30/16	water/sewer	006172-001	5130-000	2001-0716	7/1/2016	7/20/2016	0.74	0.00	0.74
EJG001	6/1-6/30/16	water/sewer	006172-005	5130-000	2005-0716	7/1/2016	7/20/2016			

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2236 EJG001	7/25/2016 6/01-6/30/16	07/16 water/sew	CIHO02 006172-000	CITY OF HOPKINS 5130-000	2000-0716	7/1/2016	7/20/2016	4.45	0.00	4.45
Check Total: 4.45										
2237 EJG001	7/25/2016 6/1-6/30/16	07/16 water/sewer	CIHO02 006172-002	CITY OF HOPKINS 5130-000	2002-0716	7/1/2016	7/20/2016	20.26	0.00	20.26
Check Total: 20.26										
2238 EJG001	7/25/2016 6/1-6/30/16	07/16 water/sewer	CIHO02 006172-008	CITY OF HOPKINS 5130-000	2008-0716	7/1/2016	7/20/2016	0.28	0.00	0.28
Check Total: 0.28										
2239 EJG001	7/25/2016 6/1-6/30/16	07/16 water/sewer	CIHO02 006172-009	CITY OF HOPKINS 5130-000	2009-0716	7/1/2016	7/20/2016	8.74	0.00	8.74
Check Total: 8.74										
2240 EJG001	7/25/2016 7/1/16	07/16 water treatment	CV6693	METRO WATER CONDITIONING INC 5420-000	89650	7/1/2016	7/20/2016	3,172.72	0.00	3,172.72
Check Total: 3,172.72										
2241 EJG001	7/25/2016 7/6/16	07/16 door rail repair	CW1817	KRECH IRON WORKS INC 5540-000	7319	7/1/2016	7/31/2016	1,211.30	0.00	1,211.30
Check Total: 1,211.30										
2242 EJG001	7/25/2016 6/4/16	07/16 repl door	CZ4692 LARRY	WHEELER HARDWARE COMPANY 5540-000	SPI63522	7/6/2016	7/6/2016	287.00	0.00	287.00
Check Total: 287.00										
2243 EJG001	7/25/2016 7/16	07/16 lawn maint	DF2694	MAPLESCAPES LLC 5640-000	44402	6/4/2016	7/4/2016	2,245.12	0.00	2,245.12
Check Total: 2,245.12										
								475.23	0.00	475.23
								475.23	0.00	475.23

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2244	7/25/2016	07/16	GARE05	GARTNER REFRIGERATION AND						
EJG001	8/16 HVAC cont			5410-000	15895	7/7/2016	7/17/2016	12,858.00	0.00	12,858.00
EJG001	6/21-6/22/16 repaired sc			5430-000	51833	7/7/2016	8/6/2016	206.25	0.00	206.25
EJG001	6/13-6/15/16 HVAC rfm			5430-000	51836	7/7/2016	8/6/2016	251.68	0.00	251.68
							Check Total:	13,315.93	0.00	13,315.93
2245	7/25/2016	07/16	HAMA01	HARVARD MAINTENANCE INC						
EJG001	07/16 cleaning			5210-000	810993	7/1/2016	7/1/2016	338.56	0.00	338.56
							Check Total:	338.56	0.00	338.56
2246	7/25/2016	07/16	VD251723	TYCO FIRE AND SECURITY US MANAGEMENT						
EJG001	8/1-8/31/16 FLS monitor			5710-000	26829608	7/9/2016	8/1/2016	983.35	0.00	983.35
							Check Total:	983.35	0.00	983.35
072716AP	7/27/2016	07/16	VD209118	XCEL ENERGY						
EJG001	5/24-6/23/16 elec			5110-000	32570616A	7/25/2016	7/25/2016	42,275.12	0.00	42,275.12
							Hand Check			
							Check Total:	42,275.12	0.00	42,275.12
							Blake Road Building Total:	117,602.02	0.00	117,602.02
							Grand Total:	117,602.02	0.00	117,602.02



MEMORANDUM

September 19, 2016

TO: MCWD BOARD OF MANAGERS
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **August 2016 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	1,035,449	863,174	172,275	19.96
Operating Exp. & Taxes	793,241	857,169	(63,928)	(7.46)
Net Operating Income	242,209	6,005	236,204	3933.46

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 this month were under budget. The lower than expected expenses was due to the unusual occurrence of having two energy bills fall in the same month in the month of July. As a result, there was no energy bill in August.

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

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Check #	Check Date	Check Pt	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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2247	8/4/2016	08/16	CENPOI	9234708-7		CENTERPOINTE ENERGY ***	VOID ***	VOID ***	7/12/2016	8/19/2016	94.30	0.00	94.30
EJG001	6/20-7/20/16 gas					\$120-000		7087-0716	7/22/2016		0.00		
EJG001	Printing error					\$120-000		7087-0716	7/22/2016	8/19/2016	-94.30	0.00	-94.30
2248	8/4/2016	08/16	CENPOI	9234714-5		CENTERPOINTE ENERGY ***	VOID ***	VOID ***	7/25/2016	8/22/2016	79.09	0.00	79.09
EJG001	6/21-7/21/16 gas					\$120-000		7145-0716	7/25/2016		0.00		
EJG001	Printing error					\$120-000		7145-0716	7/25/2016	8/22/2016	-79.09	0.00	-79.09
2249	8/4/2016	08/16	CW3161	9329380065667		CENTURYLINK ***	VOID ***	VOID ***	7/16/2016	8/6/2016	198.09	0.00	198.09
EJG001	7/16-8/15/16 FLS phone					\$570-000		80065-0716	7/16/2016	8/6/2016	-198.09	0.00	-198.09
EJG001	Printing error					\$570-000		80065-0716	7/16/2016	8/6/2016	0.00	0.00	0.00

2250	8/4/2016	08/16	GARE05	5430000		GARTNER REFRIGERATION AND	VOID ***	VOID ***	7/27/2016	8/26/2016	825.00	0.00	825.00
EJG001	6/23-7/20/16 adj frm term					\$4300000		52061	7/27/2016	8/26/2016	959.75	0.00	959.75
EJG001	7/1-7/13/16 HVAC rfm					\$4200000		52062	7/27/2016	8/26/2016	687.50	0.00	687.50
EJG001	6/23-7/20/16 repl dock fl					\$4300000		52064	7/27/2016	8/26/2016	546.00	0.00	546.00
EJG001	7/4-7/6/16 reset compre					\$4300000		52067	7/27/2016	8/26/2016	206.25	0.00	206.25
EJG001	7/6/16 remove ice buildt					\$4300000		52064	7/27/2016	8/26/2016	-546.00	0.00	-546.00
EJG001	Printing error					\$4300000		52062	7/27/2016	8/26/2016	-687.50	0.00	-687.50
EJG001	Printing error					\$4300000		52072	7/27/2016	8/26/2016	-959.75	0.00	-959.75
EJG001	Printing error					\$4300000		52061	7/27/2016	8/26/2016	-825.00	0.00	-825.00
2251	8/4/2016	08/16	VD20443	5620000		PLUNKETTS PEST CONTROL INC ***	VOID ***	VOID ***	8/1/2016	8/1/2016	531.01	0.00	531.01
EJG001	7/16 pest control					\$620-000		5492666	8/1/2016	8/1/2016	531.01	0.00	531.01
EJG001	6/16 pest control					\$620-000		5468823	7/1/2016	7/1/2016	-531.01	0.00	-531.01
EJG001	Printing error					\$620-000		5492666	7/1/2016	8/1/2016	0.00	0.00	0.00
EJG001	Printing error					\$620-000		5492666	7/1/2016	8/1/2016	-531.01	0.00	-531.01
2252	8/9/2016	08/16	CENPOI	5620000		CENTERPOINTE ENERGY			8/1/2016	8/1/2016	0.00	0.00	0.00
EJG001	Printing error					\$620-000			8/1/2016	8/1/2016	0.00	0.00	0.00
EJG001	Printing error					\$620-000			8/1/2016	8/1/2016	0.00	0.00	0.00
EJG001	Printing error					\$620-000			8/1/2016	8/1/2016	0.00	0.00	0.00

Check Total:											0.00	0.00	0.00
Check Total:											0.00	0.00	0.00
Check Total:											0.00	0.00	0.00
Check Total:											0.00	0.00	0.00
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EJG001	6/20-7/20/16 gas		9234708-7	5120-000	7087-0716	7/22/2016	8/19/2016	94.30	0.00	94.30
Check Total: 94.30										
2253	8/9/2016	08/16	CENPOI	CENTERPOINTE ENERGY	7145-0716	7/25/2016	8/22/2016	79.09	0.00	79.09
EJG001	6/21-7/21/16 gas		9234714-5	5120-000				79.09	0.00	79.09
Check Total: 79.09										
2254	8/9/2016	08/16	CW3161	CENTURYLINK	80065-0716	7/16/2016	8/6/2016	198.09	0.00	198.09
EJG001	7/16-8/15/16 FLS phone		9529380065667	5570-000				198.09	0.00	198.09
Check Total: 198.09										
2255	8/9/2016	08/16	GARE05	GARTNER REFRIGERATION AND						
EJG001	6/23-7/20/16 adj rm tem			5430-000	52061	7/27/2016	8/26/2016	825.00	0.00	825.00
EJG001	7/11-7/13/16 HVAC rfm			5430-000	52072	7/27/2016	8/26/2016	959.75	0.00	959.75
EJG001	6/23-7/20/16 repl dock fi			5420-000	52062	7/27/2016	8/26/2016	687.50	0.00	687.50
EJG001	7/4-7/6/16 reset compre			5430-000	52064	7/27/2016	8/26/2016	546.00	0.00	546.00
EJG001	7/6/16 remove ice build			5430-000	52067	7/27/2016	8/26/2016	206.25	0.00	206.25
Check Total: 3,224.50										
2256	8/9/2016	08/16	VD209413	PLUNKETTS PEST CONTROL INC						
EJG001	7/16 pest control			5620-000	5492666	8/1/2016	8/1/2016	531.01	0.00	531.01
EJG001	6/16 pest control			5620-000	5468823	7/1/2016	7/1/2016	531.01	0.00	531.01
Check Total: 1,062.02										
2257	8/12/2016	08/16	DB4580	DAKOTA SWEEPING AND MAINTENANCE CO						
EJG001	6/18/16 pk lot sweep			5610-000	4570	7/29/2016	7/29/2016	315.00	0.00	315.00
Check Total: 315.00										
2258	8/10/2016	08/16	CIHQ02	CITY OF HOPKINS						
EJG001	6/6-7/6/16 water/sewer			5130-000	2000-0816	8/1/2016	8/22/2016	26.85	0.00	26.85
Check Total: 26.85										
2259	8/10/2016	08/16	CIHQ02	CITY OF HOPKINS						
EJG001	6/6-7/6/16 water/sewer			5130-000	2009-0816	8/1/2016	8/22/2016	4,009.95	0.00	4,009.95
Check Total: 26.85										

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2260 EJJG001	8/10/2016 8/16 lawn maint.	08/16	DF2694	MAPLESCAPES LLC 5640-000	44661	8/4/2016	9/1/2016	475.23	0.00	475.23	
								Check Total:	4,009.95	0.00	4,009.95
2261 EJJG001 EJJG001	8/10/2016 7/29/16 printer cartridge 7/29/16 filter	08/16	GARE05	GARTNER REFRIGERATION AND 5420-000 5420-000	52080 52081	7/29/2016 7/29/2016	8/28/2016 8/28/2016	699.28 341.09	0.00 0.00	699.28 341.09	
								Check Total:	1,040.37	0.00	1,040.37
2262 EJJG001	8/10/2016 6/23-7/25/16 electric	08/16	VD121444	XCEL ENERGY 5110-000	6069-0716	7/26/2016	8/22/2016	17.00	0.00	17.00	
								Check Total:	17.00	0.00	17.00
2263 EJJG001	8/10/2016 6/25-7/25/16 elec	08/16	VD121444	XCEL ENERGY 5110-000	6161-0716	7/27/2016	8/23/2016	115.72	0.00	115.72	
								Check Total:	115.72	0.00	115.72
2264 EJJG001	8/18/2016 6/6-7/6/16 water/sewer	08/16	CIHO02	CITY OF HOPKINS 5130-000	2001-0816	8/1/2016	8/22/2016	4.65	0.00	4.65	
								Check Total:	4.65	0.00	4.65
2265 EJJG001	8/18/2016 6/6-7/6/16 water/sewer	08/16	CIHO02	CITY OF HOPKINS 5130-000	2002-0816	8/1/2016	8/22/2016	0.16	0.00	0.16	
								Check Total:	0.16	0.00	0.16
2266 EJJG001	8/18/2016 6/6-7/6/16 water/sewer	08/16	CIHO02	CITY OF HOPKINS 5130-000	2005-0816	8/1/2016	8/22/2016	0.17	0.00	0.17	
								Check Total:	0.17	0.00	0.17
2267 EJJG001	8/18/2016 6/6-7/6/16 water/sewer	08/16	CIHO02	CITY OF HOPKINS 5130-000	2006-0816	8/1/2016	8/22/2016	0.04	0.00	0.04	

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Check #	Check Date	Check Pd	Vendor/Alternate	Address ID	Vendor Name	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
2268	8/18/2016	08/16	CIHQ02		CITY OF HOPKINS	2008-0816	8/1/2016	8/22/2016	9.61	0.00	9.61
EJG001	6/6-7/6/16	water/sewer	006172-008		5130-000						
Check Total: 0.04 0.00 0.04											
2269	8/18/2016	08/16	GARE05		GARTNER REFRIGERATION AND	15921	8/3/2016	8/13/2016	12,858.00	0.00	12,858.00
EJG001	9/16	HVAC cont.			5410-000						
Check Total: 12,858.00 0.00 12,858.00											
2270	8/26/2016	08/16	ALRO03		ALLWEATHER ROOF INC	1600616	7/27/2016	7/27/2016	7,467.52	0.00	7,467.52
EJG001	7/27/16	roof repair	155298		5510-000						
Check Total: 7,467.52 0.00 7,467.52											
2271	8/26/2016	08/16	CBTE01		CBRE TECHNICAL SERVICES LLC	TS0128616P	8/12/2016	8/12/2016	1,804.67	0.00	1,804.67
EJG001	7/30-8/12/16	blldg engr	1054010541008490		5560-000						
Check Total: 1,804.67 0.00 1,804.67											
2272	8/26/2016	08/16	CZ2766		FREMONT INDUSTRIES INC	881942	8/3/2016	8/3/2016	2,817.26	0.00	2,817.26
EJG001	8/3/16	water treatment	CRJ01-125407-CRJ		5420-000						
Check Total: 2,817.26 0.00 2,817.26											
2273	8/26/2016	08/16	DB4580		DAKOTA SWEEPING AND MAINTENANCE CO	4675	8/12/2016	8/12/2016	115.00	0.00	115.00
EJG001	07/26/16	sweep pk lot			5610-000						
Check Total: 115.00 0.00 115.00											
2274	8/26/2016	08/16	GARE05		GARTNER REFRIGERATION AND						
EJG001	8/2/16	chg dock filters			5420-000		8/10/2016	9/9/2016	137.50	0.00	137.50
EJG001	8/2-8/3/16	adj temps			5430-000		8/10/2016	9/9/2016	275.00	0.00	275.00
EJG001	8/1-8/3/16	clean condns			5430-000		8/10/2016	9/9/2016	2,407.00	0.00	2,407.00
EJG001	8/2/16	repair leak/compi			5430-000		8/10/2016	9/9/2016	662.58	0.00	662.58
EJG001	7/27/16	dock filters			5420-000		8/11/2016	9/10/2016	137.50	0.00	137.50
Check Total: 3,619.58 0.00 3,619.58											

Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building

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08/16 Through 08/16

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
2275 EJG001	8/26/2016 8/16 Janitorial	08/16	HAMMA01	HARVARD MAINTENANCE INC 5210-000	818714	8/11/2016	8/11/2016	338.56	0.00	338.56
Check Total: 338.56 0.00 338.56										
2276 EJG001	8/26/2016 9/1-9/30/16 FLS phone	08/16	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN 5710-000	26991912	8/6/2016	9/1/2016	983.35	0.00	983.35
Check Total: 983.35 0.00 983.35										
81916AP EJG001	8/19/2016 6/20-7/20 Gas	08/16	CENPOI	CENTERPOINTE ENERGY 5120-000	7087-0716B	8/19/2016	8/19/2016	94.30	0.00	94.30
Hand Check										
Check Total: 94.30 0.00 94.30										
Blake Road Building Total: 40,770.99 0.00 40,770.99										
Grand Total: 40,770.99 0.00 40,770.99										