



# MEMORANDUM

October 17, 2016

TO: MCWD BOARD OF MANAGERS  
FROM: LASALLE MANAGEMENT GROUP, LTD.  
RE: **SEPTEMBER 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
<b>Income</b>	<b>1,115,789</b>	<b>971,071</b>	<b>144,718</b>	<b>14.90</b>
<b>Operating Exp. &amp; Taxes</b>	<b>868,125</b>	<b>942,786</b>	<b>(74,661)</b>	<b>(7.92)</b>
<b>Net Operating Income</b>	<b>287,664</b>	<b>28,285</b>	<b>259,379</b>	<b>917.02</b>

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.

We were about \$10,000 over budget in the month of September for our expenses. This \$10,000 is due to a repair made to the HVAC system. We remain well under budget for 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 September. There were no security or tenant issues in the month of September. All of the September income came from rents and related expenses (CAM).

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Database: CBRE STANDARD  
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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
EJG001	9/1/2016	09/16	ALR003	ALLWEATHER ROOF INC 5510-000	1600807	8/9/2016	8/9/2016	245.50	0.00	245.50
	8/9/16			roof repair				245.50	0.00	245.50
								Check Total:		245.50
EJG001	9/1/2016	09/16	CBTE01	CBRE TECHNICAL SERVICES LLC 1054010541008490	TS0127497P	7/29/2016	7/29/2016	2,612.50	0.00	2,612.50
	7/16-7/29/16			blldg engr				2,612.50	0.00	2,612.50
								Check Total:		2,612.50
EJG001	9/8/2016	09/16	CBTE01	CBRE TECHNICAL SERVICES LLC 1054010541008490	TS0129655P	8/27/2016	8/27/2016	1,014.71	0.00	1,014.71
	8/13-8/26/16			blldg engr				1,014.71	0.00	1,014.71
								Check Total:		1,014.71
EJG001	9/8/2016	09/16	CENPO1	CENTERPOINTE ENERGY 9234708-7	7087-0816	8/22/2016	9/19/2016	116.78	0.00	116.78
	7/20-8/18/16			gas				116.78	0.00	116.78
								Check Total:		116.78
EJG001	9/8/2016	09/16	CENPO1	CENTERPOINTE ENERGY 9234714-5	7145-0816	8/23/2016	9/20/2016	76.22	0.00	76.22
	7/21-8/19/16			gas				76.22	0.00	76.22
								Check Total:		76.22
EJG001	9/8/2016	09/16	CW3161	CENTURYLINK 9529338-0065667	80065-0816	8/16/2016	9/7/2016	198.03	0.00	198.03
	8/16-9/15/16			FLS phone				198.03	0.00	198.03
								Check Total:		198.03
EJG001	9/8/2016	09/16	GARE05	GARTNER REFRIGERATION AND 5430-000	52291	8/23/2016	9/22/2016	412.50	0.00	412.50
	8/4-8/10/16			adi rm temp				412.50	0.00	412.50
								Check Total:		412.50
EJG001	9/8/2016	09/16	GARE05	GARTNER REFRIGERATION AND 5420-000	52292	8/23/2016	9/22/2016	137.50	0.00	137.50
	8/10/16			chg dock filters				137.50	0.00	137.50
								Check Total:		137.50
EJG001	9/8/2016	09/16	GARE05	GARTNER REFRIGERATION AND 5430-000	52323	8/26/2016	9/25/2016	275.00	0.00	275.00
	8/16-8/17/16			repl fuses				275.00	0.00	275.00
								Check Total:		275.00
EJG001	9/8/2016	09/16	GARE05	GARTNER REFRIGERATION AND 5430-000	52325	8/26/2016	9/25/2016	550.00	0.00	550.00
	8/11-8/17/16			adi rm tem				550.00	0.00	550.00
								Check Total:		550.00
EJG001	9/8/2016	09/16	VD121444	XGEL ENERGY 5110-000	6069-0816	8/24/2016	9/21/2016	17.00	0.00	17.00
	7/25-8/23/16			elec				17.00	0.00	17.00
								Check Total:		17.00

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2285	9/8/2016	09/16	VD121444	XCEL ENERGY	6161-0816	8/25/2016	9/22/2016	128.91	0.00	128.91	
EJG001	7/25-8/23/16	elec	51-0372616-1	5110-000				128.91	0.00	128.91	
								Check Total:	17.00	0.00	17.00
2286	9/15/2016	09/16	CIHQ02	CITY OF HOPKINS	2005-0916	9/1/2016	9/20/2016	0.15	0.00	0.15	
EJG001	7/6-8/9/16	water/sewer	006172-005	5130-000	2006-0916	9/1/2016	9/20/2016	0.03	0.00	0.03	
EJG001	7/6-8/9/16	water/sewer	006172-006	5130-000				0.18	0.00	0.18	
								Check Total:	0.18	0.00	0.18
2287	9/15/2016	09/16	CIHQ02	CITY OF HOPKINS	2000-0916	9/1/2016	9/20/2016	282.32	0.00	282.32	
EJG001	7/6-8/9/16	water/sewer	006172-000	5130-000				282.32	0.00	282.32	
								Check Total:	282.32	0.00	282.32
2288	9/15/2016	09/16	CIHQ02	CITY OF HOPKINS	2001-0916	9/1/2016	9/20/2016	5.63	0.00	5.63	
EJG001	8/1-8/31/16	water/sewer	006172-001	5130-000				5.63	0.00	5.63	
								Check Total:	5.63	0.00	5.63
2289	9/15/2016	09/16	CIHQ02	CITY OF HOPKINS	2002-0916	9/1/2016	9/20/2016	0.57	0.00	0.57	
EJG001	7/6-8/9/16	water/sewer	006172-002	5130-000				0.57	0.00	0.57	
								Check Total:	0.57	0.00	0.57
2290	9/15/2016	09/16	CIHQ02	CITY OF HOPKINS	2008-0916	9/1/2016	9/20/2016	8.74	0.00	8.74	
EJG001	8/1-8/31/16	water/sewer	006172-008	5130-000				8.74	0.00	8.74	
								Check Total:	8.74	0.00	8.74
2291	9/15/2016	09/16	CIHQ02	CITY OF HOPKINS	2009-0916	9/1/2016	9/20/2016	4,326.19	0.00	4,326.19	
EJG001	7/6-8/9/16	water/sewer	006172-009	5130-000				4,326.19	0.00	4,326.19	
								Check Total:	4,326.19	0.00	4,326.19
2292	9/15/2016	09/16	DA7522	VIKING AUTOMATIC SPRINKLER CO	SP011023-A	6/29/2016	6/29/2016	900.00	0.00	900.00	
EJG001	6/29/16	repaired broken		5570-000				900.00	0.00	900.00	



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2293 EJG001	9/15/2016 9/16 lawn maint	09/16	DF2694	MAPLESCAPES LLC 5640-000	44855	9/11/2016	9/29/2016	475.23	0.00	475.23	
								<b>Check Total:</b>	900.00	0.00	900.00
2294 EJG001 EJG001	9/15/2016 8/24/16 repl dock filters 8/18-8/24/16 adj rm 5	09/16	GARE05	GARTNER REFRIGERATION AND 5420-000 5430-000	52391 52392	8/31/2016 8/31/2016	9/30/2016 9/30/2016	137.50 275.00	0.00 0.00	137.50 275.00	
								<b>Check Total:</b>	412.50	0.00	412.50
2295 EJG001	9/15/2016 9/16 Janitorial	09/16	HAMMA01	HARVARD MAINTENANCE INC 5210-000	822727	9/11/2016	9/11/2016	338.56	0.00	338.56	
								<b>Check Total:</b>	338.56	0.00	338.56
2296 EJG001	9/15/2016 8/16 pest control	09/16	VD209413	PLUNKETTS PEST CONTROL INC 5620-000	5515021	9/11/2016	9/11/2016	531.01	0.00	531.01	
								<b>Check Total:</b>	531.01	0.00	531.01
2297 EJG001	9/23/2016 9/8/16 roof survey	09/16	AML T01	AMBE LTD 5510-000	3138	9/8/2016	9/8/2016	850.00	0.00	850.00	
								<b>Check Total:</b>	850.00	0.00	850.00
2298 EJG001	9/23/2016 8/27-9/9/16 bldg engr	09/16	CBTE01	CBRE TECHNICAL SERVICES LLC 1054010541008490	5560-000 TS0130917P	9/10/2016	9/10/2016	3,145.30	0.00	3,145.30	
								<b>Check Total:</b>	3,145.30	0.00	3,145.30
2299 EJG001	9/23/2016 10/16 HVAC PM	09/16	GARE05	GARTNER REFRIGERATION AND 5410-000	15962	9/9/2016	9/20/2016	12,858.00	0.00	12,858.00	
								<b>Check Total:</b>	12,858.00	0.00	12,858.00
2300 EJG001 EJG001	9/30/2016 9/1-9/7/16 adj rm temp 9/6/16 repl dock filters	09/16	GARE05	GARTNER REFRIGERATION AND 5430-000 5420-000	52537 52538	9/16/2016 9/16/2016	10/16/2016 10/16/2016	550.00 137.50	0.00 0.00	550.00 137.50	

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EJG001	8/31/16 repl dock fillers			5420-000	52541	9/16/2016	10/16/2016	137.50	0.00	137.50
EJG001	8/26-8/31/16 adj rm term			5430-000	52542	9/16/2016	10/16/2016	275.00	0.00	275.00
								<b>Check Total:</b>	0.00	<b>1,100.00</b>

092616AP 9/26/2016 09/16 VD209118 XCEL ENERGY										
EJG001	7/25-8/23/16 elec		51-0319325-7	5110-000	3257-0816	8/29/2016	9/26/2016	41,928.22	0.00	41,928.22
EJG001	5/24-6/25/16 elec dbl py		51-0319325-7	5110-000	3257-0716	7/27/2016	8/23/2016	-42,275.12	0.00	-42,275.12
EJG001	6/25-7/25/16 elec		51-0319325-7	5110-000	3257-0716	7/27/2016	8/23/2016	40,347.72	0.00	40,347.72
								<b>Check Total:</b>	0.00	<b>40,000.82</b>

Blake Road Building Total: 71,019.70 0.00 71,019.70

Grand Total: 71,019.70 0.00 71,019.70