



MEMORANDUM

September 21, 2015

TO: MCWD BOARD OF MANAGERS
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **AUGUST 2015 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	967,775	815,128	152,647	18.73
Operating Exp. & Taxes	823,012	858,046	(35,034)	(4.08)
Net Operating Income	144,764	-42,918	187,682	(437.30)

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

Our income continues to exceed our budgeted expectations, largely due to higher occupancy than anticipated and steady income from individual pallet rental to tenants.

Our expenses this month were very close to the budgeted expectation. The only thing of note is that our energy expenses were over budget for the first time in several months. We have been anticipating an upswing in those costs and have spent the last several months significantly under budget on energy expenses.

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).

Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
Entity	Reference		Address ID	Account Number						
1959	8/6/2015	08/15	CBTE01	CBRE TECHNICAL SERVICES LLC	TS0098277P	7/31/2015	7/31/2015	1,233.96	0.00	1,233.96
EJG001	7/18-7/31/15 bldg engr		1054010541008490	5560-000				1,233.96	0.00	1,233.96
Check Total: 1,233.96										
1960	8/6/2015	08/15	CW3161	CENTURYLINK	800065-0715	7/16/2015	8/6/2015	190.85	0.00	190.85
EJG001	7/16-8/15/15 FLS phone		952938-0065667	5570-000				190.85	0.00	190.85
Check Total: 190.85										
1961	8/6/2015	08/15	CW5233	E A SWEEN COMPANY	70215	7/2/2015	7/2/2015	1,691.81	0.00	1,691.81
EJG001	7/2/15 reimburse lift repr			5550-000				1,691.81	0.00	1,691.81
Check Total: 1,691.81										
1962	8/6/2015	08/15	CX7077	ROM INC	38194	7/9/2015	7/9/2015	1,230.00	0.00	1,230.00
EJG001	7/9/15 plumbing r/m		LARRYGATEMAN	5530-000				1,230.00	0.00	1,230.00
Check Total: 1,230.00										
1963	8/6/2015	08/15	CZ2766	FREMONT INDUSTRIES INC	856203	7/20/2015	7/20/2015	1,465.59	0.00	1,465.59
EJG001	7/20/15 water treatment			5420-000				1,465.59	0.00	1,465.59
Check Total: 1,465.59										
1964	8/6/2015	08/15	GARE05	GARTNER REFRIGERATION AND	48529	7/29/2015	8/28/2015	1,060.00	0.00	1,060.00
EJG001	7/3/15 reset all alarms			5430-000				1,060.00	0.00	1,060.00
EJG001	6/25-7/8/15 HVAC r/m			5430-000	48520	7/29/2015	8/28/2015	10,967.86	0.00	10,967.86
Check Total: 12,027.86										
1965	8/13/2015	08/15	CBTE01	CBRE TECHNICAL SERVICES LLC	TS0099064P	8/4/2015	8/4/2015	5.52	0.00	5.52
EJG001	8/01-8/14/15 bldg suppl		1054010541008490	5550-000				5.52	0.00	5.52
Check Total: 5.52										
1966	8/13/2015	08/15	CENPO1	CENTERPOINTE ENERGY	7145-0715	7/27/2015	8/24/2015	44.46	0.00	44.46
EJG001	6/24-7/23/15 gas		9234714-5	5120-000				44.46	0.00	44.46
Check Total: 44.46										
1967	8/13/2015	08/15	CIHO02	CITY OF HOPKINS						
Unused - Continued Check										

Database: CBRE STANDARD
 ENTITY: EUG001

Check Register
 CBRE STANDARD
 Blake Road Building
 08/15 Through 08/15

Page: 2
 Date: 9/9/2015
 Time: 11:07 AM

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
EUG001	Carried to 1968					5130-000		1502-0715	7/31/2015	8/20/2015	0.00	0.00	0.00
<i>Check Total:</i>													
											0.00	0.00	
1968	8/13/2015	08/15	CHHO02										
EUG001	6/8-7/6/15 water/sewer			17-015915-02		CITY OF HOPKINS	5130-000	1502-0715	7/31/2015	8/20/2015	28.46	0.00	28.46
EUG001	6/30-7/3/15 water/sewk			42-200272-00			5130-000	7200-0715	7/31/2015	8/20/2015	8.74	0.00	8.74
EUG001	6/8-7/6/15 water/sewer						5130-000	2002-0715	7/31/2015	8/20/2015	5.05	0.00	5.05
EUG001	6/8-7/31/15 water/sewer			42-200275-02			5130-000	7502-0715	7/31/2015	8/20/2015	3,667.03	0.00	3,667.03
EUG001	6/8-7/6/15 water/sewer						5130-000	4001-0715	7/31/2015	8/20/2015	0.09	0.00	0.09
EUG001	6/8-7/6/15 water/sewer						5130-000	3502-0715	7/31/2015	8/20/2015	2.80	0.00	2.80
EUG001	6/8-7/6/15 water/sewer			17-015923-02			5130-000	2302-0715	7/31/2015	8/20/2015	0.28	0.00	0.28
<i>Check Total:</i>											3,712.45	0.00	3,712.45
1969	8/13/2015	08/15	GARE05										
EUG001	Carried to 1971					GARTNER REFRIGERATION AND	5430-000	48498	7/29/2015	8/26/2015	0.00	0.00	0.00
<i>Check Total:</i>											0.00	0.00	0.00
<i>Unused - Continued Check</i>											0.00	0.00	0.00
1970	8/13/2015	08/15	GARE05										
EUG001	Carried to 1971					GARTNER REFRIGERATION AND	5430-000	48498	7/29/2015	8/26/2015	0.00	0.00	0.00
<i>Check Total:</i>											0.00	0.00	0.00
<i>Unused - Continued Check</i>											0.00	0.00	0.00
1971	8/13/2015	08/15	GARE05										
EUG001	7/21-7/22/15 reset comp					GARTNER REFRIGERATION AND	5430-000	48530	7/29/2015	8/26/2015	400.50	0.00	400.50
EUG001	7/7-7/15/15 adj rm #5						5430-000	48498	7/29/2015	8/26/2015	267.00	0.00	267.00
EUG001	7/29/15 pump sealant						5430-000	48528	7/29/2015	8/26/2015	555.66	0.00	555.66
EUG001	7/18-7/22/15 re-start sys						5430-000	48526	7/29/2015	8/26/2015	1,398.00	0.00	1,398.00
EUG001	7/21-7/22/15 repl dock fl						5420-000	48514	7/29/2015	8/26/2015	133.50	0.00	133.50
EUG001	7/29/15 strip chart						5420-000	48513	7/29/2015	8/26/2015	1,381.62	0.00	1,381.62
EUG001	7/2-7/8/15 adjust detect						5430-000	48508	7/29/2015	8/26/2015	597.75	0.00	597.75
EUG001	7/6/15 backed up drains						5530-000	48507	7/29/2015	8/26/2015	561.47	0.00	561.47
EUG001	7/6-7/15/15 dock filters						5420-000	48499	7/29/2015	8/26/2015	400.50	0.00	400.50
EUG001	7/17/15 installed blower						5430-000	48518	7/29/2015	8/26/2015	806.32	0.00	806.32
EUG001	7/20-7/22/15 reset alarm						5430-000	48516	7/29/2015	8/26/2015	267.00	0.00	267.00
EUG001	7/16/15 replace water sc						5430-000	48515	7/29/2015	8/26/2015	410.07	0.00	410.07
<i>Check Total:</i>											7,179.39	0.00	7,179.39

Database: CBRE STANDARD
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Check Register
 CBRE STANDARD
 Blake Road Building
 08/15 Through 08/15

Page: 3
 Date: 9/9/2015
 Time: 11:07 AM

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1972	8/13/2015	08/15	VD121444		XCEL ENERGY	5110-000	6161-0715	7/27/2015	8/21/2015	157.55	0.00	157.55	
EJG001	6/24-7/25/15 elec					51-0372616-1	6089-0715	7/27/2015	8/21/2015	16.62	0.00	16.62	
EJG001	6/24-7/26/15 elec					51-0372608-9							
Check Total:											174.17	0.00	174.17

1973	8/13/2015	08/15	VD209118		XCEL ENERGY	5110-000	3257-0715	7/27/2015	8/21/2015	41,581.24	0.00	41,581.24	
EJG001	6/24-7/26/15 elec					51-0319325-7							
Check Total:											41,581.24	0.00	41,581.24

1974	8/20/2015	08/15	CZ3349		API GARAGE DOOR INC *** VOID ***	5540-000	442133	7/15/2015	7/15/2015	42.91	0.00	42.91	
EJG001	7/15/15 repair garage dc					58301708	442133	7/15/2015	7/15/2015	-42.91	0.00	-42.91	
EJG001	already paid												
Check Total:											0.00	0.00	0.00

1975	8/20/2015	08/15	DF2694		MAPLESCAPES LLC	5640-000	41775	8/3/2015	8/31/2015	475.23	0.00	475.23	
EJG001	8/15 lawn maint.												
Check Total:											475.23	0.00	475.23

1976	8/20/2015	08/15	GARE05		GARTNER REFRIGERATION AND	5410-000	15438	8/7/2015	8/17/2015	12,858.00	0.00	12,858.00	
EJG001	9/15 HVAC cont												
Check Total:											12,858.00	0.00	12,858.00

1977	8/20/2015	08/15	HAMA01		HARVARD MAINTENANCE INC	5210-000	748219	7/28/2015	7/28/2015	209.19	0.00	209.19	
EJG001	7/28/15 extra cleaning					5210-000	748022	8/1/2015	8/1/2015	327.31	0.00	327.31	
EJG001	8/15 cleaning												
Check Total:											536.50	0.00	536.50

1978	8/20/2015	08/15	VD251723		TYCO INTEGRATED SECURITY	5710-000	24810949	8/8/2015	9/1/2015	983.35	0.00	983.35	
EJG001	9/1-9/30/15 monitor FLS												
Check Total:											983.35	0.00	983.35

1979	8/27/2015	08/15	CBTE01		CBRE TECHNICAL SERVICES LLC	1054010541008490	5560-000	8/16/2015	8/16/2015	2,997.73	0.00	2,997.73	
EJG001	8/1-8/14/15 bldg engr						TS0099367P						
Check Total:											2,997.73	0.00	2,997.73

Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building
 08/15 Through 08/15

Page: 4
 Date: 9/9/2015
 Time: 11:07 AM

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1980 EJG001	8/27/2015 8/7/15 water treatment	08/15	CV6693	METRO WATER CONDITIONING INC 5420-000	86312	8/7/2015	9/6/2015	1,211.30	0.00	1,211.30
								Check Total:	0.00	2,997.73
1981 EJG001	8/27/2015 8/16-9/15/15 FLS phone	08/15	CW3161	CENTURYLINK 5570-000	80065-0815	8/16/2015	9/5/2015	190.85	0.00	190.85
								Check Total:	0.00	190.85
1982 EJG001 EJG001	8/27/2015 6/22/15 snow fence 8/19/15 fence repair	08/15	DF2694	MAPLESCAPES LLC 5540-000	41522-A 41907	6/22/2015 8/19/2015	7/20/2015 9/16/2015	235.00 359.37	0.00 0.00	235.00 359.37
								Check Total:	0.00	594.37
1983 EJG001 EJG001 EJG001	8/27/2015 7/29/15 repl dock filters 7/27/15 adj room valves 7/29/15 repl solenoid kit	08/15	GARE05	GARTNER REFRIGERATION AND 5420-000	48731 48730 48729	8/21/2015 8/21/2015 8/21/2015	9/20/2015 9/20/2015 9/20/2015	133.50 333.75 531.82	0.00 0.00 0.00	133.50 333.75 531.82
								Check Total:	0.00	999.07
1984 EJG001	8/27/2015 8/15 pest control	08/15	VD209413	PLUNKETTS PEST CONTROL INC 5620-000	4285903	8/1/2015	8/1/2015	531.01	0.00	531.01
								Check Total:	0.00	531.01
AP082115 EJG001	8/21/2015 6/22-7/23/15 gas	08/15	CENPO1	CENTERPOINTE ENERGY 5120-000	7087-0715	7/24/2015	7/24/2015	155.34	0.00	155.34
								Hand Check	0.00	155.34
								Check Total:	0.00	155.34
								Blake Road Building Total:	0.00	92,070.05
								Grand Total:	0.00	92,070.05