



# MEMORANDUM

March 17, 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	263,052	213,919	49,133	22.97
Operating Exp. & Taxes	165,262	159,931	5,331	3.33
Net Operating Income	97,789	53,988	43,801	81.13

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 within three percent (3%) of budget for the month of February. It is likely that we will be over budget on next month's report as we had to perform some repairs that were unexpected in February. This should not be a large expense.

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

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Database: CBRE STANDARD  
 ENTITY: EJG001

Check Register  
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 Blake Road Building

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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
2398 EJG001	2/3/2017 1/16-2/15/17 FLS phone	02/17	CW3161 952938-0065667	QWEST CORPORATION 5570-000	80065-0117	1/16/2017	2/5/2017	202.36	0.00	202.36
2399 EJG001 EJG001 EJG001	2/3/2017 12/14/16 change dock fi 1/11/17 repl dock filters 11/18-12/7/16 new valve	02/17	GARE05	GARTNER REFRIGERATION AND 5420-000 5220-000 5430-000	53518 53768 53770	12/28/2016 1/25/2017 1/25/2017	1/27/2016 2/24/2017 2/24/2017	137.50 137.50 4,825.89	0.00 0.00 0.00	137.50 137.50 4,825.89
2400 EJG001	2/13/2017 1/28-2/10/17 bldg engr	02/17	CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0143435P	1/31/2017	1/31/2017	1,756.54	0.00	1,756.54
2401 EJG001	2/13/2017 12/20-1/20/17 gas	02/17	CENPOI 9234714-5	CENTERPOINTE ENERGY 5120-000	7145-0117	1/24/2017	2/21/2017	368.99	0.00	368.99
2402 EJG001	2/13/2017 1/2-1/3/17 remove snow	02/17	DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	44702	1/23/2017	2/22/2017	357.00	0.00	357.00
2403 EJG001 EJG001	2/13/2017 12/31/16 repl belt 1/6-1/11/17 adj rm 9E	02/17	GARE05	GARTNER REFRIGERATION AND 5430-000 5430-000	53769 53767	1/25/2017 1/25/2017	2/24/2017 2/24/2017	1,627.74 275.00	0.00 0.00	1,627.74 275.00
2404 EJG001	2/13/2017 12/26-1/25/17 elec	02/17	VD121444 51-0372606-9	XCEL ENERGY 5110-000	6069-0117	1/26/2017	2/23/2017	16.98	0.00	16.98
2405 EJG001	2/13/2017 12/25-1/25/17 elec	02/17	VD121444 51-0372616-1	XCEL ENERGY 5110-000	6161-0117	1/27/2017	2/24/2017	230.16	0.00	230.16
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2406 EJG001	2/13/2017 2/1-2/28/17 pest control	02/17	VD209413	PLUNKETTS PEST CONTROL INC 5620-000	5610320	2/1/2017	2/1/2017	531.01	0.00	531.01
Check Total:								230.16	0.00	230.16
2407 EJG001	2/17/2017 12/9-01/10/17 water/sew	02/17	CIHO02 006172-009	CITY OF HOPKINS 5130-000	2009-117	2/1/2017	2/21/2017	1,370.09	0.00	1,370.09
2408 EJG001	2/17/2017 12/9-1/10/17 water/sew	02/17	CIHO02 006172-000	CITY OF HOPKINS 5130-000	72000-117	2/1/2017	2/21/2017	44.05	0.00	44.05
2409 EJG001	2/17/2017 12/9-1/10/17 water/sew	02/17	CIHO02 006172-001	CITY OF HOPKINS 5130-000	72001-0117	2/1/2017	2/21/2017	14.25	0.00	14.25
2410 EJG001	2/17/2017 12/9-1/10/17 water/sew	02/17	CIHO02 006172-002	CITY OF HOPKINS 5130-000	72002-0117	2/1/2017	2/21/2017	9.00	0.00	9.00
2411 EJG001	2/17/2017 12/9-1/10/17 water/sew	02/17	CIHO02 006172-003	CITY OF HOPKINS 5130-000	72003-0217	2/1/2017	2/21/2017	8.92	0.00	8.92
2412 EJG001	2/17/2017 12/9-1/10/17 water/sew	02/17	CIHO02 006172-004	CITY OF HOPKINS 5130-000	72004-0217	2/1/2017	2/21/2017	8.92	0.00	8.92
2413 EJG001	2/17/2017 12/9-1/10/17 water/sew	02/17	CIHO02 006172-005	CITY OF HOPKINS 5130-000	72005-0117	2/1/2017	2/21/2017	10.27	0.00	10.27
Check Total:								10.27	0.00	10.27

Check # Entity	Check Date Reference	Check Pd water/sew	Vendor/Alternate Address ID P.O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
2414 EUG001	2/17/2017 12/9-1/10/17	02/17 water/sew	CIHO02 006172-006	CITY OF HOPKINS 5130-000	72006-0117	2/1/2017	2/21/2017	8.99	0.00	8.99
							<i>Check Total:</i>	8.99	0.00	8.99
2415 EUG001	2/17/2017 12/9-1/10/17	02/17 water/sew	CIHO02 006172-007	CITY OF HOPKINS 5130-000	72007-0217	2/1/2017	2/21/2017	8.92	0.00	8.92
							<i>Check Total:</i>	8.92	0.00	8.92
2416 EUG001	2/17/2017 1/1-1/31/17	02/17 water/sewer	CIHO02 006172-008	CITY OF HOPKINS 5130-000	72008-0217	2/1/2017	2/21/2017	8.74	0.00	8.74
							<i>Check Total:</i>	8.74	0.00	8.74
2417 EUG001	2/17/2017 Carried to 2418	02/17	GARE05	GARTNER REFRIGERATION AND 5410-000	16145	2/3/2017	3/1/2017	0.00	0.00	0.00
							<i>Check Total:</i>	0.00	0.00	0.00
2418 EUG001	2/17/2017 2/3/17 HVAC PM	02/17	GARE05	GARTNER REFRIGERATION AND 5410-000	16145	2/3/2017	3/1/2017	12,858.00	0.00	12,858.00
EUG001	1/14-1/18/17 ck temps r			5430-000	53836	2/6/2017	3/8/2017	410.50	0.00	410.50
EUG001	1/18/17 adjust temps			5430-000	53837	2/6/2017	3/8/2017	137.50	0.00	137.50
EUG001	1/17-1/18/17 add brine			5420-000	53838	2/6/2017	3/8/2017	137.50	0.00	137.50
EUG001	1/17-1/18/17 compresso			5430-000	53839	2/6/2017	3/8/2017	343.75	0.00	343.75
EUG001	1/16-1/18/17 chg filters			5420-000	53840	2/6/2017	3/8/2017	137.50	0.00	137.50
							<i>Check Total:</i>	14,024.75	0.00	14,024.75
2419 EUG001	2/16/2017 2/17 owner distribution	02/17	CZ8229	MINNEHAHA CREEK WATERSHED DISTRICT 3110-000	21317	2/13/2017	2/13/2017	325,000.00	0.00	325,000.00
							<i>Check Total:</i>	325,000.00	0.00	325,000.00
2420 EUG001	2/27/2017 1/28-2/10/17 bldg engr	02/17	CBTE01	CBRE TECHNICAL SERVICES LLC 1054010541008490	5560-000 TS0144422P	2/14/2017	2/14/2017	2,104.49	0.00	2,104.49
							<i>Check Total:</i>	2,104.49	0.00	2,104.49

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2421 EJG001	2/27/2017 9/8-10/6/16 water/sewer	02/17	CIHO02 006172-009	CITY OF HOPKINS 5130-000	2009-1116	11/1/2016	11/21/2016	2,950.60	0.00	2,950.60
2422 EJG001	2/27/2017 2/14/17 water treatment	02/17	CZ2766	FREMONT INDUSTRIES INC 5420-000	895364	2/14/2017	2/14/2017	2,950.60	0.00	2,950.60
2423 EJG001	2/27/2017 1/27/17 fix leaking pipe	02/17	DA7522	VIKING AUTOMATIC SPRINKLER CO 5570-000	SP014796	2/7/2017	2/7/2017	202.50	0.00	202.50
2424 EJG001	2/27/2017 1/9-1/19/17 remove sno	02/17	DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	44916	1/31/2017	3/2/2017	6,430.00	0.00	6,430.00
2425 EJG001	2/27/2017 10/10-1/12/1 new motor	02/17	GARE05	GARTNER REFRIGERATION AND 5430-000	53946	2/13/2017	3/15/2017	7,313.85	0.00	7,313.85
EJG001	1/27-2/1/17 adj rm #5			5430-000	53949	2/13/2017	3/15/2017	412.50	0.00	412.50
EJG001	2/13/17 repl dock filters			5420-000	53950	2/13/2017	3/15/2017	275.00	0.00	275.00
EJG001	12/21/16 replace battery			5420-000	53951	2/13/2017	3/15/2017	285.00	0.00	285.00
EJG001	1/26-2/1/17 leaking valv			5430-000	53952	2/13/2017	3/15/2017	137.50	0.00	137.50
2426 EJG001	2/27/2017 3/1-3/31/17	02/17	VD251723	TYCO FIRE AND SECURITY US MANAGEMENT 5710-000	28050836	2/11/2017	3/1/2017	983.35	0.00	983.35
AP022017 EJG001	2/20/2017 12/19-1/19/17	02/17	CENPOI	CENTERPOINTE ENERGY 5120-000	7087-0117	1/23/2017	1/23/2017	1,256.11	0.00	1,256.11
AP022417 EJG001	2/24/2017 12/26-1/25/17 elec	02/17	VD209118	XCEL ENERGY 5110-000	3257-0117	1/27/2017	1/27/2017	29,612.00	0.00	29,612.00
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Check Total: 29,612.00      0.00      29,612.00      29,612.00

Blake Road Building Total: 404,475.31      0.00      404,475.31      404,475.31

Grand Total: 404,475.31      0.00      404,475.31      404,475.31