



# MEMORANDUM

May 17, 2017

TO: MCWD BOARD OF MANAGERS  
FROM: LASALLE MANAGEMENT GROUP, LTD.  
RE: **APRIL 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	463,006	427,838	35,168	8.22
Operating Exp. & Taxes	340,728	333,123	7,605	2.28
Net Operating Income	122,278	94,715	27,563	29.10

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

Our income level for this month was low, but that was due to the CAM Reconciliation for 2016 resulting in an approximate \$40,000 refund to our tenants.

Our expenses were slightly under budget for the month of April. The number is not significant and is likely to balance out over the course of 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 April. There were no security or tenant issues in the month of April. All of the April income came from rents and related expenses (CAM).

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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
2460	4/7/2017	04/17	CBTE01	1054010541008490	CBRE TECHNICAL SERVICES LLC	5560-000	TS0147908P	3/27/2017	3/27/2017	1,894.04	0.00	1,894.04
EJG001	3/1-3/24/17	bldg engr										
Check Total: 1,894.04												
2461	4/7/2017	04/17	CENPO1	9234714-5	CENTERPOINTE ENERGY	5120-000	7145-0317	3/23/2017	4/20/2017	292.87	0.00	292.87
EJG001	2/20-3/2/17	gas										
Check Total: 292.87												
2462	4/7/2017	04/17	CW0183	5895-000	FEDERAL EXPRESS CORPORATION	5895-000	5-745-29734	3/22/2017	4/6/2017	12.99	0.00	12.99
EJG001	3/15/17	courier										
Check Total: 12.99												
2463	4/7/2017	04/17	DB9133	5670-000	INTERSTATEPAVEMENT MAINTAINANCE	5670-000	45346	3/28/2017	4/27/2017	1,893.00	0.00	1,893.00
EJG001	3/12-3/17/17	remove sn										
Check Total: 1,893.00												
2464	4/7/2017	04/17	VD121444	5110-000	XCEL ENERGY	5110-000	6069-0317	3/28/2017	4/24/2017	16.97	0.00	16.97
EJG001	2/26-3/27/17	elec										
Check Total: 16.97												
2465	4/7/2017	04/17	VD121444	5110-000	XCEL ENERGY	5110-000	6161-0317	3/28/2017	4/24/2017	205.23	0.00	205.23
EJG001	2/25-3/27/17	elec										
Check Total: 205.23												
2466	4/7/2017	04/17	VD209413	5620-000	PLUNKETT'S PEST CONTROL INC	5620-000	5641441	4/1/2017	4/1/2017	531.01	0.00	531.01
EJG001	4/1/17	pest control										
EJG001	3/30/17	pest control					5645218	3/30/2017	3/30/2017	83.35	0.00	83.35
Check Total: 614.36												
2467	4/14/2017	04/17	CIHO02	5130-000	CITY OF HOPKINS	5130-000	2000-0417	4/1/2017	4/20/2017	45.03	0.00	45.03
EJG001	2/13-3/10/17	water/sewe										
Check Total: 45.03												
2468	4/14/2017	04/17	CIHO02		CITY OF HOPKINS							

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EJG001	2/13-3/10/17	water/sew	006172-001	5130-000	2001-0417	4/1/2017	4/20/2017	9.19	0.00	9.19
								Check Total:	0.00	9.19
2469	4/14/2017	04/17	CIHO02	CITY OF HOPKINS 5130-000	2002-0417	4/1/2017	4/20/2017	3.03	0.00	3.03
EJG001	2/13-3/10/17	water/sew	006172-002	5130-000	2002-0417	4/1/2017	4/20/2017	3.03	0.00	3.03
								Check Total:	0.00	3.03
2470	4/14/2017	04/17	CIHO02	CITY OF HOPKINS 5130-000	2003-0417	4/1/2017	4/20/2017	2.56	0.00	2.56
EJG001	2/13-3/10/17	water/sew	006172-003	5130-000	2003-0417	4/1/2017	4/20/2017	2.56	0.00	2.56
								Check Total:	0.00	2.56
2471	4/14/2017	04/17	CIHO02	CITY OF HOPKINS 5130-000	2004-0417	4/1/2017	4/20/2017	2.56	0.00	2.56
EJG001	2/13-3/10/17	water/sew	006172-004	5130-000	2004-0417	4/1/2017	4/20/2017	2.56	0.00	2.56
								Check Total:	0.00	2.56
2472	4/14/2017	04/17	CIHO02	CITY OF HOPKINS 5130-000	2005-0417	4/1/2017	4/20/2017	3.30	0.00	3.30
EJG001	2/13-3/10/17	water/sew	006172-005	5130-000	2005-0417	4/1/2017	4/20/2017	3.30	0.00	3.30
								Check Total:	0.00	3.30
2473	4/14/2017	04/17	CIHO02	CITY OF HOPKINS 5130-000	2006-0417	4/1/2017	4/20/2017	2.56	0.00	2.56
EJG001	2/13-3/10/17	water/sew	006172-006	5130-000	2006-0417	4/1/2017	4/20/2017	2.56	0.00	2.56
								Check Total:	0.00	2.56
2474	4/14/2017	04/17	CIHO02	CITY OF HOPKINS 5130-000	2007-0417	4/1/2017	4/20/2017	2.56	0.00	2.56
EJG001	2/13-3/10/17	water/sew	006172-007	5130-000	2007-0417	4/1/2017	4/20/2017	2.56	0.00	2.56
								Check Total:	0.00	2.56
2475	4/14/2017	04/17	CIHO02	CITY OF HOPKINS 5130-000	2008-0417	4/1/2017	4/20/2017	8.74	0.00	8.74
EJG001	2/13-3/10/17	water/sew	006172-008	5130-000	2008-0417	4/1/2017	4/20/2017	8.74	0.00	8.74
								Check Total:	0.00	8.74
2476	4/14/2017	04/17	CIHO02	CITY OF HOPKINS 5130-000	2009-0417	4/1/2017	4/20/2017	1,994.65	0.00	1,994.65
EJG001	2/13-3/10/17	water/sew	006172-009	5130-000	2009-0417	4/1/2017	4/20/2017	1,994.65	0.00	1,994.65
								Check Total:	0.00	1,994.65

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2477	4/14/2017	04/17	CZ2766		FREMONT INDUSTRIES INC							
EJG001	3/28/17				5420-000		898060	3/28/2017	3/28/2017	2,140.46	0.00	2,140.46
EJG001	3/28/17				5420-000		898060	3/28/2017	3/28/2017	-897.03	0.00	-897.03
										<b>Check Total:</b>	0.00	1,994.65
2478	4/14/2017	04/17	GARE05		GARTNER REFRIGERATION AND							
EJG001	4/17				5410-000		16215	4/4/2017	5/1/2017	12,858.00	0.00	12,858.00
										<b>Check Total:</b>	0.00	12,858.00
2479	4/14/2017	04/17	HAMA01		HARVARD MAINTENANCE INC							
EJG001	3/22/17				5210-000		861483	3/22/2017	3/22/2017	367.69	0.00	367.69
EJG001	4/17				5210-000		863931	4/1/2017	4/1/2017	971.23	0.00	971.23
										<b>Check Total:</b>	0.00	1,338.92
2480	4/21/2017	04/17	DA7522		VIKING AUTOMATTC SPRINKLER CO							
EJG001	4/3/17				5570-000		SP015877	4/3/2017	4/3/2017	1,966.96	0.00	1,966.96
										<b>Check Total:</b>	0.00	1,966.96
2481	4/21/2017	04/17	DF2694		MAPLESCAPES LLC							
EJG001	4/17				5640-000		47245A	4/5/2017	5/3/2017	500.98	0.00	500.98
										<b>Check Total:</b>	0.00	500.98
2482	4/21/2017	04/17	GARE05		GARTNER REFRIGERATION AND							
EJG001	Carried to 2483				5430-000		54420	4/5/2017	5/5/2017	0.00	0.00	0.00
										<b>Unused - Continued Check</b>	0.00	0.00
										<b>Check Total:</b>	0.00	0.00
2483	4/21/2017	04/17	GARE05		GARTNER REFRIGERATION AND							
EJG001	3/21-3/22/17				5420-000		54421	4/5/2017	5/5/2017	137.50	0.00	137.50
EJG001	3/28/17				5420-000		54428	4/10/2017	5/10/2017	137.50	0.00	137.50
EJG001	3/27/17				5430-000		54429	4/10/2017	5/10/2017	137.50	0.00	137.50
EJG001	3/23/17				5430-000		54430	4/10/2017	5/10/2017	550.00	0.00	550.00
EJG001	3/29/17				5430-000		54431	4/10/2017	5/10/2017	550.00	0.00	550.00
EJG001	3/21-3/22/17				5430-000		54420	4/5/2017	5/5/2017	550.00	0.00	550.00

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2484 EJG001	4/21/2017 4/1/17 boiler fee	04/17	MIDE01	MINNESOTA DEPT OF LABOR AND IND 5850-000	ABR01614311	4/1/2017	5/1/2017	220.00	0.00	220.00
								Check Total:	0.00	2,062.50
2485 EJG001	4/28/2017 3/25-4/7/17 bldg engr	04/17	CBTE01	CBRE TECHNICAL SERVICES LLC 1054010541008490 5560-000	TS0149294P	4/11/2017	4/11/2017	2,967.32	0.00	2,967.32
								Check Total:	0.00	2,967.32
2486 EJG001	4/28/2017 4/20/17 asphalt r/m	04/17	CW2731	MINNESOTA ROADWAYS COMPANY 5540-000	75250	4/21/2017	5/1/2017	3,082.00	0.00	3,082.00
								Check Total:	0.00	3,082.00
2487 EJG001	4/28/2017 4/16-5/15/17 FLS phone	04/17	CW3161	QWEST CORPORATION 5570-000	80055-0417	4/16/2017	5/6/2017	197.68	0.00	197.68
								Check Total:	0.00	197.68
2488 EJG001	4/28/2017 4/10-4/11/17 remove sm	04/17	DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	45550	4/20/2017	5/20/2017	626.00	0.00	626.00
								Check Total:	0.00	626.00
2489 EJG001	4/28/2017 5/17 HVAC PM	04/17	GARE05	GARTNER REFRIGERATION AND 5410-000	16224	4/4/2017	5/1/2017	12,858.00	0.00	12,858.00
								Check Total:	0.00	12,858.00
2490 EJG001	4/28/2017 5/1-5/3/17 FLS monitor	04/17	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN 5710-000	28404245	4/8/2017	5/1/2017	983.35	0.00	983.35
								Check Total:	0.00	983.35
AP041917 EJG001	4/19/2017 2/20-3/20/17 gas	04/17	CENPO1	CENTERPOINTE ENERGY 5120-000	7087-0317	3/22/2017	3/22/2017	788.47	0.00	788.47
								Hand Check	0.00	788.47
								Check Total:	0.00	788.47

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AP042517 EJG001	4/25/2017 2/26-3/27/17	04/17	VD209118	XCEL ENERGY 5110-000	3257-0317	3/29/2017	3/29/2017	28,960.57	0.00	28,960.57
<i>Hand Check</i>										
<i>Check Total:</i>								28,960.57	0.00	28,960.57
<i>Blake Road Building Total:</i>								77,657.82	0.00	77,657.82
<i>Grand Total:</i>								77,657.82	0.00	77,657.82