



MEMORANDUM

March 8, 2018

TO: MCWD BOARD OF MANAGERS
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: ***FEBRUARY 2018 MANAGEMENT REPORT***

We are no longer working with a budget, thus providing year to date numbers relative to the budgeted expenses is no longer possible. This memo will now be used to give a general sense of the financial situation at the Hopkins Cold Storage Facility. This report is updated monthly.

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

Our income level is very low, as no one currently occupies the interior of the building. A couple of contracts still allow tenants to use the parking lot. This accounts for what little income we do have.

Our expenses were reasonably high this month (just under \$70,000). We are working to bring the monthly costs as low as possible, as the building no longer generates much income. There have been additional expenses in February, and there will be in March too, related to final closing of the building. After March, our expenses will be as low as they can possibly be.

The net income this month was -\$65,337.

There were no security or tenant issues in the month of February. All of the February income came from rents. The only remaining leases are for spaces in our parking lot. The interior of the building is entirely empty.

02/18 Through 02/18

Vendor/Alternate

Check # Entity	Check Date Reference	Check Pd	Address ID P. O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
2730 EJJ001	2/2/2018 12/15-01/18/18 gas	02/18	CENPOI 9234714-5	CENTERPOINTE ENERGY 5120-000	7145-0118	1/19/2018	2/16/2018	360.23	0.00	360.23
2731 EJJ001	2/9/2018 12/26-01/25/18 electric	02/18	VD121444 51-0372606-9	XCEL ENERGY 5110-000	6069-0118	1/26/2018	2/23/2018	16.39	0.00	16.39
2732 EJJ001 EJJ001	2/13/2018 12/30-01/12/18 bldg eng 01/13-01/26/18 bldg eng	02/18	CBTE01 1054010541008490 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000 5560-000	TS0191073P TS0192813P	1/23/2018 1/30/2018	1/23/2018 1/30/2018	213.00 532.50	0.00 0.00	213.00 532.50
2733 EJJ001	2/13/2018 Carried to 2734	02/18	CIHO02	CITY OF HOPKINS 5130-000	172007-0118	1/1/2018	1/22/2018	0.00	0.00	0.00
2734 EJJ001 EJJ001 EJJ001 EJJ001 EJJ001 EJJ001 EJJ001 EJJ001 EJJ001 EJJ001 EJJ001	2/13/2018 11/7-12/8/17 water/sew 12/08-01/09/18 water/se 7/10-8/10/17 water/sew 8/10-9/11/17 water/sew 9/11-10/10/17 water/sew 10/10-11/7/17 water/sew Incorrect amount Incorrect amount Incorrect amount Incorrect amount Incorrect amount	02/18	CIHO02 006172-007 006172-007 006172-007 006172-007 006172-007 006172-007 006172-007 006172-007 006172-007 006172-007	CITY OF HOPKINS 5130-000 5130-000 5130-000 5130-000 5130-000 5130-000 5130-000 5130-000 5130-000 5130-000	*** VOID *** 172007-0118 2007-0218 2007-0917 2007-1017 2007-1117 2007-1217 2007-1217 2007-1117 2007-1017 2007-0917 2007-0218 172007-0118	1/1/2018 2/1/2018 9/1/2017 10/1/2017 11/1/2017 12/1/2017 12/1/2017 11/1/2017 10/1/2017 9/1/2017 2/1/2018 1/1/2018	1/22/2018 2/20/2018 9/20/2017 10/20/2017 11/20/2017 12/20/2017 12/20/2017 11/20/2017 10/20/2017 9/20/2017 2/20/2018 1/22/2018	2.56 8.92 2.56 2.56 2.56 2.56 -2.56 -2.56 -2.56 -2.56 -8.92 -2.56	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	2.56 8.92 2.56 2.56 2.56 2.56 -2.56 -2.56 -2.56 -2.56 -8.92 -2.56
2735 EJJ001	2/13/2018 01/01-01/31/18 water/se	02/18	CIHO02 006172-008	CITY OF HOPKINS 5130-000	172008-0218	2/1/2018	2/20/2018	8.74	0.00	8.74
							Check Total:	8.74	0.00	8.74

Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building
 02/18 Through 02/18

Page: 2
 Date: 3/2/2018
 Time: 12:11 PM

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
2736 EJG001	2/13/2018 12/8-01/09/18 water/sev	02/18	CIHO02 006172-002	CITY OF HOPKINS 5130-000	2002-0218	2/1/2018	2/20/2018	8.92	0.00	8.92
2737 EJG001	2/13/2018 12/8-01/09/18 water/sev	02/18	CIHO02 006172-003	CITY OF HOPKINS 5130-000	2003-0218	2/1/2018	2/20/2018	8.92	0.00	8.92
2738 EJG001	2/13/2018 12/8-01/09/18 water/sev	02/18	CIHO02 006172-004	CITY OF HOPKINS 5130-000	2004-0218	2/1/2018	2/20/2018	8.92	0.00	8.92
2739 EJG001	2/13/2018 12/8-01/09/18 water/sev	02/18	CIHO02 006172-005	CITY OF HOPKINS 5130-000	2005-0218	2/1/2018	2/20/2018	8.93	0.00	8.93
2740 EJG001	2/13/2018 12/08-01/09/18 water/se	02/18	CIHO02 006172-006	CITY OF HOPKINS 5130-000	2006-0218	2/1/2018	2/20/2018	8.92	0.00	8.92
2741 EJG001	2/13/2018 12/8-01/09/18 water/sev	02/18	CIHO02 006172-009	CITY OF HOPKINS 5130-000	2009-0218	2/1/2018	2/20/2018	1,722.77	0.00	1,722.77
2742 EJG001	2/13/2018 12/8-01/09/18 water/sev	02/18	CIHO02 006172-000	CITY OF HOPKINS 5130-000	72000-0218	2/1/2018	2/20/2018	10.24	0.00	10.24
2743 EJG001	2/13/2018 01/16-02/15/18 FLS phc	02/18	CW3161 952938-0065667	QWEST CORPORATION 5710-000	80065-0118	1/16/2018	2/7/2018	208.62	0.00	208.62
2744 EJG001	2/13/2018 01/23/18 remove snow	02/18	CY9537	MP JOHNSON CONSTRUCTION INC 5430-000	17-0150	1/23/2018	1/23/2018	6,932.14	0.00	6,932.14
							Check Total:	8.92	0.00	8.92
							Check Total:	8.92	0.00	8.92
							Check Total:	8.92	0.00	8.92
							Check Total:	8.93	0.00	8.93
							Check Total:	8.92	0.00	8.92
							Check Total:	8.92	0.00	8.92
							Check Total:	1,722.77	0.00	1,722.77
							Check Total:	10.24	0.00	10.24
							Check Total:	208.62	0.00	208.62
							Check Total:	6,932.14	0.00	6,932.14

Database: CBRE STANDARD
 ENTITY: EUG001

Check Register
 CBRE STANDARD
 Blake Road Building

Page: 3
 Date: 3/2/2018
 Time: 12:11 PM

02/18 Through 02/18

Check # Entity	Check Date Reference	Check Pd	Vendor/Alternate		Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
			Address ID P.O. Number								
2745 EJG001	2/13/2018 12/20/17 FLS shut dowr	02/18	DA7522		VIKING AUTOMATIC SPRINKLER CO 5570-000	1025-F017521	1/16/2018	1/16/2018	450.00	0.00	450.00
Check Total: 6,932.14											
2746 EJG001	2/13/2018 12/28-12/29/17 remove	02/18	DB9133		INTERSTATEPAVEMENT MAINTAINANCE 5670-000	47613	12/29/2017	1/28/2018	3,313.00	0.00	3,313.00
Check Total: 3,313.00											
2747 EJG001	2/13/2018 01/01-01/31/18 security	02/18	DJ1802		UNIVERSAL PROTECTION SERVICE LP 5710-000	7677974	2/4/2018	2/4/2018	1,935.45	0.00	1,935.45
Check Total: 1,935.45											
2748 EJG001 EJG001 EJG001	2/13/2018 12/16-17/18 daily inspe 12/10-1/1/18 decommiss 01/13/18 property walk-t	02/18	GARE05		GARTNER REFRIGERATION AND 5430-000 5430-000 5430-000	57069 57071 57131	1/23/2018 1/23/2018 1/30/2018	2/22/2018 2/22/2018 3/1/2018	4,824.00 23,414.21 741.00	0.00 0.00 0.00	4,824.00 23,414.21 741.00
Check Total: 28,979.21											
2749 EJG001	2/13/2018 12/24-01/27/18 electric	02/18	VD121444		XCEL ENERGY 5110-000	6161-0118	1/29/2018	2/26/2018	256.50	0.00	256.50
Check Total: 256.50											
2750 EJG001	2/20/2018 Carried to 2751	02/18	CIHO02		CITY OF HOPKINS 5130-000	172007-0218	2/1/2018	2/20/2018	0.00	0.00	0.00
Unused - Continued Check											
Check Total: 0.00											
2751 EJG001 EJG001 EJG001 EJG001 EJG001	2/20/2018 4/10-5/12/17 Water Ove 5/12-6/9/17 Water 7/10-8/10/17 Water 8/10-9/11/17 Water 9/11-10/10/17 Water	02/18	CIHO02		CITY OF HOPKINS 5130-000 5130-000 5130-000 5130-000 5130-000	172007-0218 172007-0218 172007-0218 172007-0218 172007-0218	2/1/2018 2/1/2018 2/1/2018 2/1/2018 2/1/2018	2/20/2018 2/20/2018 2/20/2018 2/20/2018 2/20/2018	-18.00 2.56 2.56 2.56 2.56	0.00 0.00 0.00 0.00 0.00	-18.00 2.56 2.56 2.56 2.56
Check Total: 2.56											

Database: CBRE STANDARD
 ENTITY: EJJ001

Check Register
 CBRE STANDARD
 Blake Road Building
 02/18 Through 02/18

Page: 4
 Date: 3/2/2018
 Time: 12:11 PM

Vendor/Alternate

Check # Entity	Check Date Reference	Check Pd	Address ID P.O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
EJJ001	11/7-12/8/17 Water		006172-007	5130-000	172007-0218	2/1/2018	2/20/2018	2.56	0.00	2.56
EJJ001	12/8-19/18 Water		006172-007	5130-000	172007-0218	2/1/2018	2/20/2018	8.92	0.00	8.92
							Check Total:	6.28	0.00	6.28
2752	2/20/2018	02/18	DB9133	INTERSTATEPAVEMENT MAINTAINANCE						
EJJ001	01/02-01/14/18 remove			5670-000	47754	1/31/2018	3/2/2018	4,751.50	0.00	4,751.50
							Check Total:	4,751.50	0.00	4,751.50
2753	2/23/2018	02/18	GARE05	GARTNER REFRIGERATION AND						
EJJ001	10/17/17 repl dock filters			5420-000	56489	11/13/2017	12/13/2017	142.00	0.00	142.00
EJJ001	10/23-10/29/17 chg filter			5420-000	56496	11/13/2017	12/13/2017	142.00	0.00	142.00
							Check Total:	284.00	0.00	284.00
AP021918	2/19/2018	02/18	CENPOI	CENTERPOINTE ENERGY						
EJJ001	12/18-01/18/18 gas			5120-000	7087-0118	1/22/2018	1/22/2018	1,448.68	0.00	1,448.68
							Check Total:	1,448.68	0.00	1,448.68
AP022618	2/26/2018	02/18	VD209118	XCEL ENERGY						
EJJ001	12/26-01/25/18 electric			5110-000	3257-0118	1/29/2018	1/29/2018	16,762.64	0.00	16,762.64
							Check Total:	16,762.64	0.00	16,762.64
							Blake Road Building Total:	68,236.50	0.00	68,236.50
							Grand Total:	68,236.50	0.00	68,236.50