



# MEMORANDUM

March 17, 2016

TO: MCWD BOARD OF MANAGERS  
FROM: LASALLE MANAGEMENT GROUP, LTD.  
RE: **FEBRUARY 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
Income	287,300	215,793	71,507	33.14
Operating Exp. & Taxes	154,063	159,627	(5,564)	(3.49)
Net Operating Income	133,237	56,166	77,071	137.22

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

Our income exceeded our budgeted expectations this month; however, this is due to a prepayment by a tenant and will balance out over the course of the year. Pallet rentals (which vary from month to month) remain strong.

Our expenses this month were higher than anticipated; however, this is a timing issue in terms of when payment came due. We had a lower than expected month in January, and the two months together are very close to being in budget.

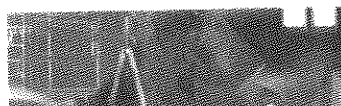
Rentals remain steady. We continue to make certain that all leases conform to our anchor lease.

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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BEL/as

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02/16 Through 02/16

Check #	Check Date	Check Pd Reference	Vendor/Alternate Address ID P.O. Number	Vendor Name Account Number Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
<b>2079</b>	<b>2/1/2016</b>	<b>02/16</b>	<b>DB9133</b>	<b>INTERSTATEPAVEMENT MAINTAINANCE</b>					
EJG001	12/22-12/24/15	remove		5670-000 41689	12/31/2015	1/30/2016	6,251.00	0.00	6,251.00
					<i>Check Total:</i>		6,251.00	0.00	6,251.00
<b>2080</b>	<b>2/1/2016</b>	<b>02/16</b>	<b>GARE05</b>	<b>GARTNER REFRIGERATION AND</b>					
EJG001	12/28-12/30/15	adj rms		5430-000 50151	1/15/2016	2/14/2016	133.50	0.00	133.50
EJG001	12/30/15	change dock fi		5420-000 50152	1/15/2016	2/14/2016	133.50	0.00	133.50
EJG001	12/04-12/18/15	HVAC sr		5430-000 50153	1/15/2016	2/14/2016	4,581.80	0.00	4,581.80
EJG001	12/04/15	replace t-stat		5430-000 50154	1/15/2016	2/14/2016	453.78	0.00	453.78
					<i>Check Total:</i>		5,302.58	0.00	5,302.58
<b>2081</b>	<b>2/1/2016</b>	<b>02/16</b>	<b>HAMA01</b>	<b>HARVARD MAINTENANCE INC</b>					
EJG001	01/16	janitorial		5210-000 778689	1/1/2016	1/1/2016	327.31	0.00	327.31
					<i>Check Total:</i>		327.31	0.00	327.31
<b>2082</b>	<b>2/1/2016</b>	<b>02/16</b>	<b>SUF104</b>	<b>SUMMIT FIRE PROTECTION</b>					
EJG001	12/15	insp fire extinguish		5570-000 1099552-A	12/17/2015	12/17/2015	619.57	0.00	619.57
EJG001	01/06/16	extinguisher r/t		5570-000 1102069-A	1/6/2016	1/6/2016	610.29	0.00	610.29
					<i>Check Total:</i>		1,229.86	0.00	1,229.86
<b>2084</b>	<b>2/4/2016</b>	<b>02/16</b>	<b>CENPO1</b>	<b>CENTERPOINTE ENERGY</b>					
EJG001	12/16-01/20/16	gas		5120-000 7087-0116	1/22/2016	2/19/2016	1,342.94	0.00	1,342.94
					<i>Check Total:</i>		1,342.94	0.00	1,342.94
<b>2085</b>	<b>2/4/2016</b>	<b>02/16</b>	<b>CW3161</b>	<b>CENTURYLINK</b>					
EJG001	01/16-02/15/16	FLS pha		5570-000 80065-0116	1/16/2016	2/6/2016	191.84	0.00	191.84
					<i>Check Total:</i>		191.84	0.00	191.84
<b>2086</b>	<b>2/4/2016</b>	<b>02/16</b>	<b>GARE05</b>	<b>GARTNER REFRIGERATION AND</b>					
EJG001	Carried to 2087			5420-000 50315	1/29/2016	2/28/2016	0.00	0.00	0.00
					<i>Check Total:</i>		0.00	0.00	0.00
<b>2087</b>	<b>2/4/2016</b>	<b>02/16</b>	<b>GARE05</b>	<b>GARTNER REFRIGERATION AND</b>					
EJG001	01/12-01/13/16	rm #3 le		5430-000 50316	1/29/2016	2/28/2016	133.50	0.00	133.50
EJG001	01/08-01/13/16	HVAC tr		5430-000 50317	1/29/2016	2/28/2016	133.50	0.00	133.50
					<i>Check Total:</i>		267.00	0.00	267.00

*Unused - Continued Check*

02/16 Through 02/16

Check #	Check Date Reference	Check Pd	Entity	Vendor/Alternate Address ID	P.O. Number	Vendor Name Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
EJJ001	01/09-01/13/16	HVAC re				5430-000	50322	1/29/2016	2/28/2016	1,065.25	0.00	1,065.25
EJJ001	01/06/16	adj temps rm 9				5430-000	50324	1/29/2016	2/28/2016	133.50	0.00	133.50
EJJ001	12/29-01/13/16	HVAC re				5430-000	50326	1/29/2016	2/28/2016	4,895.10	0.00	4,895.10
EJJ001	01/12-01/13/16	dock flite				5420-000	50315	1/29/2016	2/28/2016	133.50	0.00	133.50
								Check Total:		6,494.35	0.00	6,494.35
<b>2088</b>	<b>2/4/2016</b>	<b>02/16</b>				<b>TYCO FIRE AND SECURITY US MANAGEMEN</b>						
EJJ001	02/01-02/29/16	monitor				5570-000	25745862	1/9/2016	2/1/2016	983.35	0.00	983.35
								Check Total:		983.35	0.00	983.35
<b>2089</b>	<b>2/1/2016</b>	<b>02/16</b>				<b>CBRE TECHNICAL SERVICES LLC</b>						
EJJ001	01/02-01/15/16	bidg eng				1054010541008490	5560-000	1/15/2016	1/15/2016	2,229.52	0.00	2,229.52
EJJ001	01/16-01/29/16	bidg eng				1054010541008490	5560-000	1/29/2016	1/29/2016	2,028.12	0.00	2,028.12
								Check Total:		4,257.64	0.00	4,257.64
<b>2090</b>	<b>2/1/2016</b>	<b>02/16</b>				<b>CENTERPOINTE ENERGY</b>						
EJJ001	12/21-01/22/16	gas				5120-000	7145-0116	1/25/2016	2/22/2016	1,476.87	0.00	1,476.87
								Check Total:		1,476.87	0.00	1,476.87
<b>2091</b>	<b>2/1/2016</b>	<b>02/16</b>				<b>INTERSTATEPAVEMENT MAINTAINANCE</b>						
EJJ001	01/11-01/20/16	remove				5620-000	41844	1/28/2016	2/27/2016	983.00	0.00	983.00
								Check Total:		983.00	0.00	983.00
<b>2092</b>	<b>2/1/2016</b>	<b>02/16</b>				<b>GARTNER REFRIGERATION AND</b>						
EJJ001	01/29/16	cartridge ribboi				5420-000	50320	1/29/2016	2/28/2016	700.33	0.00	700.33
EJJ001	01/06	unblocked door/Pi				5430-000	50311	1/29/2016	2/28/2016	400.50	0.00	400.50
								Check Total:		1,100.83	0.00	1,100.83
<b>2093</b>	<b>2/1/2016</b>	<b>02/16</b>				<b>XCEL ENERGY</b>						
EJJ001	12/27-01/26/16					5110-000	6069-0116	1/27/2016	2/24/2016	16.87	0.00	16.87
EJJ001	01/27/16	INTERIM CRE				5110-000	6069-0116	1/27/2016	2/24/2016	-4.04	0.00	-4.04
								Check Total:		12.83	0.00	12.83
<b>2094</b>	<b>2/1/2016</b>	<b>02/16</b>				<b>XCEL ENERGY</b>						
EJJ001	12/26-01/26/16	elec				5110-000	6161-0116	1/28/2016	2/25/2016	199.85	0.00	199.85

Database: CBRE STANDARD  
 ENTITY: EJJG001

Check Register  
 CBRE STANDARD  
 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
2095 EJJG001	2/11/2016 12/27-01/26/16 elec	02/16	VD209118 51-0319325-7	XCEL ENERGY 5110-000	3257-0116	1/28/2016	2/25/2016	29,699.50	0.00	29,699.50
Check Total:								199.85	0.00	199.85
2096 EJJG001	2/18/2016 12/04-01/05/16 water/se	02/16	CIHO02 17-015915-02	CITY OF HOPKINS 5130-000	1502-0216	2/1/2016	2/22/2016	28.25	0.00	28.25
Check Total:								28.25	0.00	28.25
2097 EJJG001	2/18/2016 12/04-01/05/16 water/se	02/16	CIHO02 17-015920-02	CITY OF HOPKINS 5130-000	2002-0216	2/1/2016	2/22/2016	11.32	0.00	11.32
Check Total:								11.32	0.00	11.32
2098 EJJG001	2/18/2016 12/04-01/05/16 water/se	02/16	CIHO02 17-015923-02	CITY OF HOPKINS 5130-000	2302-0216	2/1/2016	2/22/2016	7.21	0.00	7.21
Check Total:								7.21	0.00	7.21
2099 EJJG001	2/18/2016 12/04-01/05/16 water/se	02/16	CIHO02 17-015925-02	CITY OF HOPKINS 5130-000	2502-0216	2/1/2016	2/22/2016	6.82	0.00	6.82
Check Total:								6.82	0.00	6.82
2100 EJJG001	2/18/2016 12/04-01/05/16 water/se	02/16	CIHO02 17-015930-02	CITY OF HOPKINS 5130-000	3002-0216	2/1/2016	2/22/2016	6.82	0.00	6.82
Check Total:								6.82	0.00	6.82
2101 EJJG001	2/18/2016 12/04-01/05/16 water/se	02/16	CIHO02 17-015935-02	CITY OF HOPKINS 5130-000	3502-0216	2/1/2016	2/22/2016	9.38	0.00	9.38
Check Total:								9.38	0.00	9.38
2102 EJJG001	2/18/2016 12/04-01/05/16 water/se	02/16	CIHO02 17-015940-01	CITY OF HOPKINS 5130-000	4001-0216	2/1/2016	2/22/2016	620.85	0.00	620.85
Check Total:								620.85	0.00	620.85

Database: CBRE STANDARD  
 ENTITY: E.JG001

Check Register  
 CBRE STANDARD  
 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
2103 EJG001	2/18/2016 12/04-01/05/16 water/se	02/16	CIHO02 17-015960-02	CITY OF HOPKINS 5130-000	6002-0216	2/1/2016	2/22/2016	6.82	0.00	6.82
							Check Total:	6.82	0.00	6.82
2104 EJG001	2/18/2016 12/31-01/31/16 water/se	02/16	CIHO02 42-200272-00	CITY OF HOPKINS 5130-000	7200-0216	2/1/2016	2/22/2016	8.74	0.00	8.74
							Check Total:	8.74	0.00	8.74
2105 EJG001	2/18/2016 12/04-01/05/16 water/se	02/16	CIHO02 42-200275-02	CITY OF HOPKINS 5130-000	7502-0216	2/1/2016	2/22/2016	1,566.30	0.00	1,566.30
							Check Total:	1,566.30	0.00	1,566.30
2106 EJG001	2/18/2016 01/06-01/09/16 remove	02/16	DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	41783	1/25/2016	2/24/2016	2,199.00	0.00	2,199.00
							Check Total:	2,199.00	0.00	2,199.00
2107 EJG001	2/18/2016 03/16 HVAC PM	02/16	GARE05	GARTNER REFRIGERATION AND 5410-000	15704	2/3/2016	2/13/2016	12,858.00	0.00	12,858.00
							Check Total:	12,858.00	0.00	12,858.00
2108 EJG001	2/18/2016 01/29/16 elec r/m	02/16	PREL13 GARY	PREMIER ELECTRICAL CORP 5520-000	63789	1/29/2016	1/29/2016	8,050.00	0.00	8,050.00
							Check Total:	8,050.00	0.00	8,050.00
2109 EJG001	2/25/2016 01/30-02/12/16 bldg eng	02/16	CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0112944P	2/16/2016	2/16/2016	2,229.82	0.00	2,229.82
							Check Total:	2,229.82	0.00	2,229.82
2110 EJG001	2/25/2016 01/25-01/30/16 remove	02/16	DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	42060	1/29/2016	2/28/2016	675.00	0.00	675.00
							Check Total:	675.00	0.00	675.00

Database: CBRE STANDARD  
 ENTITY: EJC001

Check Register  
 CBRE STANDARD  
 Blake Road Building  
 02/16 Through 02/16

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Vendor/Alternate  
 Address ID  
 P.O. Number

Vendor Name  
 Account Number

Invoice Number

Invoice Date

Due Date

Invoice Amount

Discount Amount

Check Amount

2111 2/25/2016 02/16  
 EJC001 02/16 pest control

VD209413  
 PLUNKETTS PEST CONTROL INC  
 5620-000 4487342

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VD209413

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02/16 pest control

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Check Total:

2/1/2016

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VD209413

02/16

02/16 pest control

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Blake Road Building Total:

2/1/2016

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VD209413

02/16

02/16 pest control

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0.00

88,669.09

Grand Total:

2/1/2016

4487342

5620-000

VD209413

02/16

02/16 pest control