



MEMORANDUM

June 27, 2016

TO: MCWD BOARD OF MANAGERS
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **MAY 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
Income	656,826	539,484	117,342
Operating Exp. & Taxes	546,423	571,496	(25,073)
Net Operating Income	110,403	-32,480	142,883

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

Our income level was very high this month due to unusually high pallet rentals.

Our expenses this month were very low compared to budget, but that was due to us paying our property taxes at the end of April instead of in May.

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

2001 Killebrew Drive Suite 308
Minneapolis MN 55425-1864
Telephone: 952-854-8800
Fax: 952-854-4434
Web Site: www.lasallegrp.com



Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building

05/16 Through 05/16

Page: 1
 Date: 6/7/2016
 Time: 02:32 PM

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
Entity	Reference		P.O. Number									
2170	5/9/2016	05/16	CBTE01	1054010541008490	CBRE TECHNICAL SERVICES LLC	5560-000	TS0118769P	4/20/2016	4/20/2016	1,993.74	0.00	1,993.74
EJG001	04/09-04/22/16									1,993.74	0.00	1,993.74
										Check Total:		
2171	5/9/2016	05/16	CENPO1	9234708-7	CENTERPOINTE ENERGY	5120-000	7087-0416	4/21/2016	5/19/2016	801.06	0.00	801.06
EJG001	03/18-04/19/16	gas								801.06	0.00	801.06
										Check Total:		
2172	5/9/2016	05/16	CENPO1	9234714-5	CENTERPOINTE ENERGY	5120-000	7145-0416	4/22/2016	5/20/2016	570.85	0.00	570.85
EJG001	03/21-04/20/16	gas								570.85	0.00	570.85
										Check Total:		
2173	5/9/2016	05/16	CW3161	952938-0065667	CENTURYLINK	5570-000	80065-0416	4/16/2016	5/7/2016	191.70	0.00	191.70
EJG001	04/16-05/15/16									191.70	0.00	191.70
										Check Total:		
2174	5/9/2016	05/16	CZ4692	LARRY	WHEELER HARDWARE COMPANY	5540-000	SP161952	4/18/2016	5/18/2016	2,395.30	0.00	2,395.30
EJG001	04/18/16	door repairs								2,395.30	0.00	2,395.30
										Check Total:		
2175	5/9/2016	05/16	DB4580		DAKOTA SWEEPING AND MAINTENANCE CO	5610-000	4048	4/23/2016	4/23/2016	800.00	0.00	800.00
EJG001	04/23/16	pk lot sweep								800.00	0.00	800.00
										Check Total:		
2176	5/13/2016	05/16	CIH002		CITY OF HOPKINS	5130-000		5/2/2016	5/20/2016	0.00	0.00	0.00
EJG001	Carried to 2177									0.00	0.00	0.00
										Check Total:		
2177	5/13/2016	05/16	CIH002		CITY OF HOPKINS	5130-000		5/2/2016	5/20/2016	4.23	0.00	4.23
EJG001	04/01-04/30/16	water/se								4.23	0.00	4.23
EJG001	04/01-04/30/16	water/se								3.63	0.00	3.63
EJG001	04/01-04/30/16	water/se								2.88	0.00	2.88
EJG001	04/01-04/30/16	water/se								8.74	0.00	8.74
EJG001	04/01-04/30/16	water/se								2,074.04	0.00	2,074.04
EJG001	04/01-04/30/16	water/se								37.61	0.00	37.61

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
2178	5/13/2016	05/16	CW2731	MINNESOTA ROADWAYS COMPANY		4/25/2016	5/5/2016	3,000.00	0.00	3,000.00
EJG001	04/22/16	asphalt r/m		5540-000	73649	5/4/2016		2,680.00	0.00	2,680.00
EJG001	05/03/16	enhance lands		5690-000	73715					
					Check Total:			5,680.00	0.00	5,680.00
2179	5/13/2016	05/16	DF2694	MAPLESCAPES LLC		5/1/2016	5/29/2016	475.23	0.00	475.23
EJG001	05/16	lawn maint		5640-000	44029					
					Check Total:			475.23	0.00	475.23
2180	5/13/2016	05/16	GARE05	GARTNER REFRIGERATION AND		4/26/2016	5/26/2016	0.00	0.00	0.00
EJG001		Carried to 2181		5420-000	51135					
					Check Total:			0.00	0.00	0.00
2181	5/13/2016	05/16	GARE05	GARTNER REFRIGERATION AND		4/26/2016	5/26/2016	133.50	0.00	133.50
EJG001	04/06/16	adj rm #4		5430-000	51136	4/26/2016	5/26/2016	200.25	0.00	200.25
EJG001	04/11/16	reset temps		5430-000	51139	4/26/2016	5/26/2016	1,740.00	0.00	1,740.00
EJG001	04/13/16	clean dock coil		5420-000	51140	4/26/2016	5/26/2016	133.50	0.00	133.50
EJG001	04/13/16	chg dock filters		5420-000	51141	4/26/2016	5/26/2016	133.50	0.00	133.50
EJG001	04/07/16	rm #3 closed o		5430-000	51142	4/26/2016	5/26/2016	1,134.75	0.00	1,134.75
EJG001	04/12/16	clean coils rm i		5430-000	51144	4/26/2016	5/26/2016	1,800.04	0.00	1,800.04
EJG001	03/24/16	condenser sea		5430-000	51145	4/26/2016	5/26/2016	133.50	0.00	133.50
EJG001	04/01/16	chg dock filters		5420-000	51135					
					Check Total:			5,409.04	0.00	5,409.04
2182	5/13/2016	05/16	PREL13	PREMIER ELECTRICAL CORP		4/29/2016	4/29/2016	1,260.00	0.00	1,260.00
EJG001	04/29/16	ext pk lgs		5520-000	64312					
					Check Total:			1,260.00	0.00	1,260.00
2183	5/13/2016	05/16	VD121444	XCEL ENERGY		4/27/2016	5/24/2016	138.80	0.00	138.80
EJG001	03/27-04/25/16	elec		51-0372616-1	5110-000					
					Check Total:			138.80	0.00	138.80
2184	5/13/2016	05/16	VD121444	XCEL ENERGY						

Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building

05/16 Through 05/16

Page: 3
 Date: 6/7/2016
 Time: 02:32 PM

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
EJG001	03/27-04/25/16 elec		51-0372606-9	5110-000	6069-0416	4/26/2016	5/23/2016	16.98	0.00	16.98
Check Total:								16.98	0.00	16.98
2185 EJG001	5/13/2016 03/27-04/25/16 elec	05/16	VD209118 51-0319325-7	XCEL ENERGY 5110-000	3257-0416	4/27/2016	5/24/2016	33,256.23	0.00	33,256.23
Check Total:								33,256.23	0.00	33,256.23
2186 EJG001	5/13/2016 05/16 pest control	05/16	VD209413	PLUNKETTS PEST CONTROL INC 5620-000	5425204	5/1/2016	5/1/2016	531.01	0.00	531.01
Check Total:								531.01	0.00	531.01
2187 EJG001	5/13/2016 04/29/16 monitor FLS	05/16	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN 6295-000	26355296	4/29/2016	4/29/2016	755.70	0.00	755.70
Check Total:								755.70	0.00	755.70
2188 EJG001	5/20/2016 04/23-05/06/16 bldg eng	05/16	CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0120781P	5/10/2016	5/10/2016	2,148.44	0.00	2,148.44
Check Total:								2,148.44	0.00	2,148.44
2189 EJG001	5/20/2016 04/21/16 install snow fer	05/16	DF2694	MAPLESCAPES LLC 5540-000	43991	4/21/2016	5/19/2016	241.37	0.00	241.37
Check Total:								241.37	0.00	241.37
2190 EJG001	5/20/2016 03/09/16 repl section of	05/16	GARE05	GARTNER REFRIGERATION AND 5430-000	51227	5/5/2016	6/4/2016	2,120.59	0.00	2,120.59
Check Total:								2,120.59	0.00	2,120.59
Blake Road Building Total:								60,917.17	0.00	60,917.17
Grand Total:								60,917.17	0.00	60,917.17

Database: CBRE STANDARD
 ENTITY: EJJG001

Open Status Report
 CBRE STANDARD
 Blake Road Building

Page: 1
 Date: 6/7/2016
 Time: 02:32 PM

All Invoices open at End of Month thru Fiscal Period 05/16

Invoice Number	Invoice Date	P.O. Number	Reference	Account Number	Invoice Amount	Discount Amount	Net Amount	Check Date	Check Number	Check Period
----------------	--------------	-------------	-----------	----------------	----------------	-----------------	------------	------------	--------------	--------------

Expense Period: 05/16

Vendor: CW2731 MINNESOTA ROADWAYS COMPANY										
73671	4/26/2016		04/27/16 asphalt r/m	5540-000	1,885.00	0.00	1,885.00	6/2/2016	2191	06/16

Vendor: GARE05 GARTNER REFRIGERATION AND										
15827	5/6/2016		06/16 HVAC Cont	5410-000	12,858.00	0.00	12,858.00	6/2/2016	2193	06/16
51316	5/17/2016		05/04/16 chg dock filters	5420-000	137.50	0.00	137.50	6/2/2016	2193	06/16
51317	5/17/2016		05/02-05/04/16 adj RM #5	5430-000	137.50	0.00	137.50	6/2/2016	2193	06/16
51318	5/17/2016		4/18-4/20/16 repair brine leak	5430-000	400.50	0.00	400.50	6/2/2016	2193	06/16
51319	5/17/2016		4/14-4/20/16 patch condenser	5430-000	284.06	0.00	284.06	6/2/2016	2193	06/16
51325	5/17/2016		05/17/16 HVAC supplies	5420-000	189.82	0.00	189.82	6/2/2016	2193	06/16

Vendor: VD215944 VIKING AUTOMATIC SPRINKLER CO										
SP009197	3/11/2016		03/11/16 FLS r/m	5570-000	550.00	0.00	550.00	6/2/2016	2194	06/16
SP009283	3/15/2016		03/15/16 reset 2 FLS sys	5570-000	708.00	0.00	708.00	6/2/2016	2194	06/16

Vendor: VD251723 TYCO FIRE AND SECURITY US MANAGEMEN										
26461016	5/7/2016		06/01-06/30/16 monitor FLS	5570-000	983.35	0.00	983.35	6/2/2016	2195	06/16
Expense Period 05/16 Total:					18,133.73	0.00	18,133.73			

Blake Road Building Total:										
					18,133.73	0.00	18,133.73			
Grand Total:										
					18,133.73	0.00	18,133.73			