



# MEMORANDUM

July 25, 2016

TO: MCWD BOARD OF MANAGERS  
FROM: LASALLE MANAGEMENT GROUP, LTD.  
RE: *June 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	777,170	647,380	129,790	20.05
Operating Exp. & Taxes	627,514	667,312	(39,798)	(5.96)
Net Operating Income	149,655	-19,932	169,587	(850.83)

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 low compared to budget. The low expenses this month were due to having lower than budgeted energy expenses. However, energy expenses are divided evenly throughout the year, but in reality vary from month to month. June is traditionally an inexpensive month for us. I anticipate this savings being offset by more expensive months later in the year.

Some work was done on the roof in June. The expense was not huge (approximately \$10,000). I anticipate seeing that expense on the July or August financial statement.

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

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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
2191	6/2/2016	06/16	CW2731	MINNESOTA ROADWAYS COMPANY 5540-000	73671	4/26/2016	5/7/2016	1,885.00	0.00	1,885.00
EJG001	04/27/16	asphalt r/m								
Check Total: 1,885.00										
2192	6/2/2016	06/16	GARE05	GARTNER REFRIGERATION AND 5410-000	15827	5/6/2016	5/16/2016	0.00	0.00	0.00
EJG001	Carried to 2193									
Unused - Continued Check										
Check Total: 0.00										
2193	6/2/2016	06/16	GARE05	GARTNER REFRIGERATION AND 5410-000	15827	5/6/2016	5/16/2016	12,858.00	0.00	12,858.00
EJG001	06/16	HVAC Cont								
EJG001	05/04/16	chg dock filters						137.50	0.00	137.50
EJG001	05/02-05/04/16	adj RM f						400.50	0.00	400.50
EJG001	4/18-4/20/16	repair brnk						284.06	0.00	284.06
EJG001	4/14-4/20/16	patch cond						189.82	0.00	189.82
EJG001	05/17/16	HVAC supplies								
Check Total: 14,007.38										
2194	6/2/2016	06/16	VD215944	VIKING AUTOMATIC SPRINKLER CO 5570-000	SP009197	3/11/2016	3/11/2016	550.00	0.00	550.00
EJG001	03/11/16	FLS r/m								
EJG001	03/15/16	reset 2 FLS sy						708.00	0.00	708.00
Check Total: 1,258.00										
2195	6/2/2016	06/16	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN 5570-000	26461016	5/7/2016	5/7/2016	983.35	0.00	983.35
EJG001	06/01-06/30/16	monitor								
Check Total: 983.35										
2196	6/10/2016	06/16	CBTE01	CBRE TECHNICAL SERVICES LLC 1054010541008490	5560-000	5/19/2016	5/19/2016	1,924.99	0.00	1,924.99
EJG001	05/07-05/20/16	blgd eng								
EJG001	05/21-06/03/16	blgd eng						206.25	0.00	206.25
Check Total: 2,131.24										
2197	6/10/2016	06/16	CENPO1	CENTERPOINTE ENERGY 5120-000	7087-0516	5/20/2016	6/17/2016	325.65	0.00	325.65
EJG001	04/19-05/18/16	gas								
Check Total: 325.65										

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2198	6/10/2016	06/16	CENPOL 9234714-5	CENTERPOINTE ENERGY 5120-000	7145-0516	5/23/2016	6/20/2016	280.55	0.00	280.55
								Check Total:	280.55	280.55

2199	6/10/2016	06/16	CIHQ02 006172-000	CITY OF HOPKINS 5130-000	2000-0616	6/1/2016	6/20/2016	20.74	0.00	20.74
								Check Total:	20.74	20.74

2200	6/10/2016	06/16	CIHQ02 006172-001	CITY OF HOPKINS 5130-000	2001-0616	6/1/2016	6/20/2016	4.36	0.00	4.36
								Check Total:	4.36	4.36

2201	6/10/2016	06/16	CIHQ02 006172-002	CITY OF HOPKINS 5130-000	2002-0616	6/1/2016	6/20/2016	1.46	0.00	1.46
								Check Total:	1.46	1.46

2202	6/10/2016	06/16	CIHQ02 006172-005	CITY OF HOPKINS 5130-000	2005-0616	6/1/2016	6/20/2016	3.04	0.00	3.04
								Check Total:	3.04	3.04

2203	6/10/2016	06/16	CIHQ02 006172-006	CITY OF HOPKINS 5130-000	2006-0616	6/1/2016	6/20/2016	0.05	0.00	0.05
								Check Total:	0.05	0.05

2204	6/10/2016	06/16	CIHQ02 006172-008	CITY OF HOPKINS 5130-000	2008-0616	6/1/2016	6/20/2016	8.74	0.00	8.74
								Check Total:	8.74	8.74

2205	6/10/2016	06/16	CIHQ02 006172-009	CITY OF HOPKINS 5130-000	2009-0616	6/1/2016	6/20/2016	2,564.50	0.00	2,564.50
								Check Total:	2,564.50	2,564.50

2206	6/10/2016	06/16	CW3161 952938-0065667	CENTURYLINK 5570-000	5667-0516	5/16/2016	6/5/2016	191.70	0.00	191.70
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2207	6/10/2016	06/16	CW3161	CENTURYLINK	5570-000	80065-0516	5/16/2016	6/5/2016	191.70	0.00	191.70
EJG001	5/16-6/15/16	FLS phone	952938-0065667								
									Check Total:	0.00	191.70
2208	6/10/2016	06/16	CZ4692	WHEELER HARDWARE COMPANY	5550-000	SP162655	5/11/2016	6/10/2016	1,244.39	0.00	1,244.39
EJG001	5/11/16	misc repairs	LARRY								
									Check Total:	0.00	1,244.39
2209	6/10/2016	06/16	GARE05	GARTNER REFRIGERATION AND	5420-000	51439	5/26/2016	6/25/2016	544.50	0.00	544.50
EJG001	05/11/16	repl belts									
EJG001	05/11/16	repl filters									
EJG001	05/09-05/18/16	adj tm #									
EJG001	4/29/16	install condense									
									Check Total:	0.00	1,889.99
2210	6/10/2016	06/16	HAMA01	HARVARD MAINTENANCE INC	5210-000	800187	5/1/2016	5/1/2016	338.56	0.00	338.56
EJG001	05/16	Janitorial									
									Check Total:	0.00	338.56
2211	6/10/2016	06/16	VD121444	XCEL ENERGY	5110-000	6069-0516	5/25/2016	6/22/2016	17.09	0.00	17.09
EJG001	04/25-05/24/16	elec	51-0372606-9								
									Check Total:	0.00	17.09
2212	6/10/2016	06/16	VD121444	XCEL ENERGY	5110-000	6161-0516	5/26/2016	6/23/2016	118.72	0.00	118.72
EJG001	04/25-05/24/16	elec	51-0372616-1								
									Check Total:	0.00	118.72
2213	6/10/2016	06/16	VD209118	XCEL ENERGY	5110-000	3257-0516	5/27/2016	6/24/2016	35,220.73	0.00	35,220.73
EJG001	4/25-5/24/16		51-0319325-7								
									Check Total:	0.00	35,220.73
2214	6/10/2016	06/16	VD209413	PLUNKETTS PEST CONTROL INC							
									Check Total:	0.00	35,220.73

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EJG001	06/16	pest control		5620-000	5444928	6/1/2016	6/1/2016	531.01	0.00	531.01
<i>Check Total:</i>								531.01	0.00	531.01
2215	6/16/2016	06/16	CBTE01	CBRE TECHNICAL SERVICES LLC						
EJG001	5/21-6/3/16	blgd engr	1054010541008490	5810-000	TS0122810P	6/6/2016	6/6/2016	842.19	0.00	842.19
EJG001	5/21-6/3/16	locks/keys	1054010541008490	5596-000	TS0123524P	6/7/2016	6/7/2016	21.60	0.00	21.60
<i>Check Total:</i>								863.79	0.00	863.79
2216	6/16/2016	06/16	CV6693	METRO WATER CONDITIONING INC						
EJG001	06/1/1/16	water conditor		5420-000	17198	6/1/2016	6/1/2016	135.00	0.00	135.00
<i>Check Total:</i>								135.00	0.00	135.00
2217	6/16/2016	06/16	CZ2766	FREMONT INDUSTRIES INC						
EJG001	06/02/16	Janitorial suppl	1Z56319703493907	5420-000	877482	6/2/2016	6/2/2016	55.55	0.00	55.55
EJG001	06/03/16	water treatmer		5420-000	877553	6/3/2016	6/3/2016	3,485.69	0.00	3,485.69
<i>Check Total:</i>								3,541.24	0.00	3,541.24
2218	6/16/2016	06/16	DF2694	MAPLESCAPES LLC						
EJG001	06/16	lawrn maint.		5640-000	44249	6/1/2016	6/29/2016	475.23	0.00	475.23
<i>Check Total:</i>								475.23	0.00	475.23
2219	6/16/2016	06/16	GARE05	GARTNER REFRIGERATION AND						
EJG001	7/16	HVAC cont		5410-000	15856	6/3/2016	6/13/2016	12,858.00	0.00	12,858.00
<i>Check Total:</i>								12,858.00	0.00	12,858.00
<i>Blake Road Building Total:</i>								81,091.21	0.00	81,091.21
<i>Grand Total:</i>								81,091.21	0.00	81,091.21