



MEMORANDUM

December 9, 2014

TO: HOPKINS COLD STORAGE
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **NOVEMBER 2014 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	1,114,842	1,135,783	(20,941)	(1.84)
Operating Exp. & Taxes	1,221,333	1,116,849	104,484	9.36
Net Operating Income	-106,491	18,934	(125,425)	(662.43)

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

We continued to improve our revenue stream in November.

Our operating expenses continue to run slightly high due mostly to an issue with the HVAC system.

I am still encouraged by the income changes this month.

I have confirmed that there were no unusual property maintenance expenses in the month of November. There have also been no security or tenant issues in November. All of the income came from rents and related expenses (CAM). Additionally, we continue to have inquiries into renting space in the building.

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Check #	Check Date	Check Pd	Vendor/Alternate	Vendor Name	Account Number	Invoice Number	Invoice Date	Due Date	Invoice Amount	Discount Amount	Check Amount
1764	11/5/2014	11/14	CBTE01	CBRE TECHNICAL SERVICES LLC	5560-000	TS0077969P	10/24/2014	10/24/2014	2,466.33	0.00	2,466.33
EJG001	10/11-10/24/14	bidg engi	10540105410084c						2,466.33	0.00	2,466.33
								Check Total:	2,466.33		2,466.33
1765	11/5/2014	11/14	CENPOI	CENTERPOINTE ENERGY	5120-000	7145-1014	10/23/2014	11/20/2014	353.07	0.00	353.07
EJG001	9/22-10/21/14	gas	9234714-5						353.07	0.00	353.07
								Check Total:	353.07		353.07
1766	11/5/2014	11/14	CW3161	CENTURYLINK	5570-000	80065-1014	10/16/2014	11/6/2014	185.07	0.00	185.07
EJG001	10/16-11/15/14	FLS phor	952938-0065667						185.07	0.00	185.07
								Check Total:	185.07		185.07
1767	11/5/2014	11/14	CZ2766	FREMONT INDUSTRIES INC	5420-000	838669	10/21/2014	10/21/2014	77.98	0.00	77.98
EJG001	10/21/14	water treatment							77.98	0.00	77.98
								Check Total:	77.98		77.98
1768	11/5/2014	11/14	GARE05	GARTNER REFRIGERATION AND	5430-000	46099	10/27/2014	11/26/2014	0.00	0.00	0.00
EJG001	Carried to 1769								0.00	0.00	0.00
								Check Total:	0.00		0.00
1769	11/5/2014	11/14	GARE05	GARTNER REFRIGERATION AND	5430-000	46100	10/27/2014	11/26/2014	131.00	0.00	131.00
EJG001	9/10-9/19/14	dock filters							131.00	0.00	131.00
EJG001	9/4-9/11/14	repl sight gla							627.18	0.00	627.18
EJG001	9/29-10/1/14	adj rm temp							327.50	0.00	327.50
EJG001	9/17/14	adj temp rm #5							131.00	0.00	131.00
EJG001	10/2-10/8/14	adj temp rm							196.50	0.00	196.50
EJG001	10/7-10/8/14	heat valves							131.00	0.00	131.00
EJG001	10/7-10/8/14	defrost rm #							327.50	0.00	327.50
EJG001	10/7-10/8/14	insulation te							214.50	0.00	214.50
EJG001	9/29-10/1/14	dock filters							131.00	0.00	131.00
EJG001	9/19-9/24/14	adj rm temp							262.00	0.00	262.00
								Check Total:	2,479.18		2,479.18
1770	11/5/2014	11/14	VD121444	XCEL ENERGY	5110-000	6069-1014	10/23/2014	11/20/2014	34.30	0.00	34.30
EJG001	9/23-10/22/14	elec	51-0372606-9						34.30	0.00	34.30

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EJG001	9/24-10/22/14 elec		51-0372616-1	5110-000	6161-1014	10/24/2014	11/21/2014	210.32	0.00	210.32
1771	11/5/2014	11/14	VD209118	XCEL ENERGY			<i>Check Total:</i>	244.62	0.00	244.62
EJG001	9/23-10/22/14 elec		51-0319325-7	5110-000	3257-1014	10/27/2014	11/24/2014	33,870.52	0.00	33,870.52
1772	11/12/2014	11/14	CIH002	CITY OF HOPKINS			<i>Check Total:</i>	33,870.52	0.00	33,870.52
EJG001	Carried to 1773			5130-000	1502-1114	11/1/2014	11/24/2014	0.00	0.00	0.00
1773	11/12/2014	11/14	CIH002	CITY OF HOPKINS			<i>Check Total:</i>	0.00	0.00	0.00
EJG001	9/10-10/10/14 water/sew		17-015920-02	5130-000	2002-1114	10/10/2014	11/24/2014	6.06	0.00	6.06
EJG001	9/10-10/10/14 water/sew		17-015923-02	5130-000	2302-1114	10/10/2014	11/24/2014	0.21	0.00	0.21
EJG001	9/10-10/10/14 water/sew		17-015925-02	5130-000	2502-1114	10/10/2014	11/24/2014	0.31	0.00	0.31
EJG001	9/10-10/10/14 water/sew		17-015935-02	5130-000	3502-1114	10/10/2014	11/24/2014	18.00	0.00	18.00
EJG001	9/30-10/31/14 water/sew		42-200272-00	5130-000	7200-1014	10/31/2014	11/24/2014	8.74	0.00	8.74
EJG001	9/10-10/10/14 water/sew		42-200275-02	5130-000	7502-1114	11/1/2014	11/24/2014	3,083.46	0.00	3,083.46
EJG001	9/10-10/10/14 water/sew		17-015915-02	5130-000	1502-1114	11/1/2014	11/24/2014	26.68	0.00	26.68
1774	11/12/2014	11/14	GARE05	GARTNER REFRIGERATION AND			<i>Check Total:</i>	3,143.46	0.00	3,143.46
EJG001	Carried to 1775			5430-000	46103	10/27/2014	11/26/2014	0.00	0.00	0.00
1775	11/12/2014	11/14	GARE05	GARTNER REFRIGERATION AND			<i>Check Total:</i>	0.00	0.00	0.00
EJG001	10/27/14 pipe labeling			5430-000	46103	10/27/2014	11/26/2014	6,480.00	0.00	6,480.00
EJG001	10/15/14 dock filters			5430-000	46150	10/31/2014	12/3/2014	131.00	0.00	131.00
EJG001	10/22/14 defrost rm #3-4			5430-000	46151	10/31/2014	12/3/2014	655.00	0.00	655.00
EJG001	10/9-10/15/14 adj rm #4&			5430-000	46161	10/31/2014	12/3/2014	655.00	0.00	655.00
EJG001	9/24-10/3/14 dock filters			5430-000	46162	10/31/2014	12/3/2014	131.00	0.00	131.00
EJG001	10/9/14 install HVAC belt			5420-000	46173	11/5/2014	12/5/2014	578.60	0.00	578.60
1776	11/12/2014	11/14	MOCO17	MOZEYS CONCRETE & MASONRY INC			<i>Check Total:</i>	8,630.60	0.00	8,630.60

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EJG001	11/2/14	concrete r/m		5690-000	55985	11/2/2014	12/1/2014	880.00	0.00	880.00
							Check Total:	880.00	0.00	880.00
1777	11/12/2014	11/14	VD209413	PLUNKETTS PEST CONTROL INC						
EJG001	11/14	pest control		5620-000	3826110	11/1/2014	11/1/2014	389.41	0.00	389.41
							Check Total:	389.41	0.00	389.41
1778	11/20/2014	11/14	CBTE01	CBRE TECHNICAL SERVICES LLC						
EJG001	10/25-11/07/14	bidg eng	105401054100846	5560-000	TS0079038P	11/11/2014	11/11/2014	1,879.32	0.00	1,879.32
							Check Total:	1,879.32	0.00	1,879.32
1779	11/20/2014	11/14	CZ2766	FREMONT INDUSTRIES INC						
EJG001	11/12/14	water treatment		5420-000	8396857	11/12/2014	11/12/2014	1,445.64	0.00	1,445.64
							Check Total:	1,445.64	0.00	1,445.64
1780	11/20/2014	11/14	GARE05	GARTNER REFRIGERATION AND						
EJG001	12/14	HVAC cont		5410-000	14955	11/12/2014	12/1/2014	12,185.50	0.00	12,185.50
							Check Total:	12,185.50	0.00	12,185.50
1781	11/20/2014	11/14	HAMA01	HARVARD MAINTENANCE INC						
EJG001	11/14	janitorial		5210-000	700101	11/1/2014	11/1/2014	295.29	0.00	295.29
							Check Total:	295.29	0.00	295.29
1782	11/26/2014	11/14	GARE05	GARTNER REFRIGERATION AND						
EJG001	Carried to 1783			5430-000	46245	11/14/2014	12/14/2014	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
1783	11/26/2014	11/14	GARE05	GARTNER REFRIGERATION AND						
EJG001	10/29 & 11/28/14	adj rm		5430-000	46246	11/14/2014	12/14/2014	262.00	0.00	262.00
EJG001	10/30/14	HVAC filters		5420-000	46247	11/14/2014	12/14/2014	131.00	0.00	131.00
EJG001	10/27/14	repl dock filters		5430-000	46248	11/14/2014	12/14/2014	510.48	0.00	510.48
EJG001	11/14/14	calcium chlorid		5420-000	46249	11/14/2014	12/14/2014	359.37	0.00	359.37
EJG001	10/27/14	bleed cond. pur		5430-000	46250	11/14/2014	12/14/2014	131.00	0.00	131.00
EJG001	10/29/14	pump r/m		5430-000	46251	11/14/2014	12/14/2014	524.00	0.00	524.00

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EJG001	11/4/14	HVAC supplies			5420-000	46252	11/14/2014	12/14/2014	1,136.01	0.00	1,136.01
EJG001	10/31/14	install new solei			5420-000	46253	11/14/2014	12/14/2014	800.79	0.00	800.79
EJG001	11/3-11/5/14	water soft r/			5430-000	46254	11/14/2014	12/14/2014	131.00	0.00	131.00
EJG001	11/5/14	add oil to FES			5420-000	46255	11/14/2014	12/14/2014	524.00	0.00	524.00
EJG001	10/30-11/5/14	adj rm #5			5430-000	46245	11/14/2014	12/14/2014	655.00	0.00	655.00
<i>Check Total:</i>									5,164.65	0.00	5,164.65
1784	11/26/2014	11/14	VD251723		TYCO INTEGRATED SECURITY						
EJG001	12/1-12/31/14	monitor FL			5710-000	23083235	11/8/2014	12/1/2014	983.35	0.00	983.35
<i>Check Total:</i>									983.35	0.00	983.35
AP111914	11/19/2014	11/14	CENPOI		CENTERPOINTE ENERGY						
EJG001	9/18-10/17/14	gas			5120-000	7087-1014	10/22/2014	10/22/2014	421.44	0.00	421.44
<i>Check Total:</i>									421.44	0.00	421.44
<i>Blake Road Building Total:</i>									75,095.43	0.00	75,095.43
<i>Grand Total:</i>									75,095.43	0.00	75,095.43