



# MEMORANDUM

August 21, 2017

TO: MCWD BOARD OF MANAGERS  
FROM: LASALLE MANAGEMENT GROUP, LTD.  
RE: **JULY 2017 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	828,191	748,716	79,475	10.61
Operating Exp. & Taxes	736,762	767,256	(30,494)	(3.97)
Net Operating Income	91,429	-18,541	109,970	(593.12)

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

Our income level for this month was very low, but this was due to a large prepayment by one of our tenants in June that resulted in no payment being made in July.

Our expenses for July were under budget. I expect them to balance out over the course of the year.

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

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Database: CBRE STANDARD  
 ENTITY: EJG001

Check Register  
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07/17 Through 07/17

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
2556 EJG001	7/7/2017 5/19-6/21/17 gas	07/17	CENPOI 9234714-5	CENTERPOINTE ENERGY 5120-000	7145-0617	6/23/2017	7/21/2017	71.51	0.00	71.51
									Check Total:	71.51
2557 EJG001	7/7/2017 5/4/17 catch basin repair	07/17	CW2731	MINNESOTA ROADWAYS COMPANY 5690-000	75325	5/4/2017	5/14/2017	4,350.00	0.00	4,350.00
									Check Total:	4,350.00
2558 EJG001	7/7/2017 6/21/17 replace PIV swit	07/17	DA7522	VIKING AUTOMATIC SPRINKLER CO 5570-000	SP017409	6/21/2017	6/21/2017	385.00	0.00	385.00
									Check Total:	385.00
2559 EJG001	7/21/2017 6/17-6/30/17 bldg engr	07/17	CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0156822P	6/30/2017	6/30/2017	1,964.20	0.00	1,964.20
									Check Total:	1,964.20
2560 EJG001	7/21/2017 5/12-6/9/17 water/sewer	07/17	CIHQ02 006172-001	CITY OF HOPKINS 5130-000	2001-0717	7/1/2017	7/20/2017	8.53	0.00	8.53
									Check Total:	8.53
2561 EJG001	7/21/2017 5/12-6/9/17 water/sewer	07/17	CIHQ02 006172-002	CITY OF HOPKINS 5130-000	2002-0717	7/1/2017	7/20/2017	100.32	0.00	100.32
									Check Total:	100.32
2562 EJG001	7/21/2017 5/12-6/9/17 water/sewer	07/17	CIHQ02 006172-003	CITY OF HOPKINS 5130-000	2003-0717	7/1/2017	7/20/2017	2.56	0.00	2.56
									Check Total:	2.56
2563 EJG001	7/21/2017 5/12-6/9/17 water/sewer	07/17	CIHQ02 006172-004	CITY OF HOPKINS 5130-000	2004-0717	7/1/2017	7/20/2017	2.56	0.00	2.56
									Check Total:	2.56
2564 EJG001	7/21/2017 5/12-6/9/17 water/sewer	07/17	CIHQ02 006172-005	CITY OF HOPKINS 5130-000	2005-0717	7/1/2017	7/20/2017	5.52	0.00	5.52

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<b>2565</b> EJG001	<b>7/21/2017</b> 5/12-6/9/17 water/sewer	<b>07/17</b>	<b>CIHO02</b> 006172-006	<b>CITY OF HOPKINS</b> 5130-000	2006-0717	7/1/2017	7/20/2017	2.71	0.00	2.71	
								<b>Check Total:</b>	5.52	0.00	5.52
<b>2566</b> EJG001	<b>7/21/2017</b> 6/1-6/30/17 stormwater	<b>07/17</b>	<b>CIHO02</b> 006172-008	<b>CITY OF HOPKINS</b> 5130-000	2008-0717	7/1/2017	7/20/2017	2.71	0.00	2.71	
								<b>Check Total:</b>	2.71	0.00	2.71
<b>2567</b> EJG001	<b>7/21/2017</b> 5/12-6/9/17 water/sewer	<b>07/17</b>	<b>CIHO02</b> 006172-009	<b>CITY OF HOPKINS</b> 5130-000	2009-0717	7/1/2017	7/20/2017	3,694.79	0.00	3,694.79	
								<b>Check Total:</b>	3,694.79	0.00	3,694.79
<b>2568</b> EJG001	<b>7/21/2017</b> 5/12-6/9/17 water/sewer	<b>07/17</b>	<b>CIHO02</b> 006172-000	<b>CITY OF HOPKINS</b> 5130-000	72000-0717	7/1/2017	7/20/2017	33.59	0.00	33.59	
								<b>Check Total:</b>	33.59	0.00	33.59
<b>2569</b> EJG001	<b>7/21/2017</b> 7/12/17 water treatment	<b>07/17</b>	<b>CZZ2766</b>	<b>FREMONT INDUSTRIES INC</b> 5420-000	20170165900	7/12/2017	7/12/2017	2,354.90	0.00	2,354.90	
								<b>Check Total:</b>	2,354.90	0.00	2,354.90
<b>2570</b> EJG001	<b>7/21/2017</b> 7/17 lawn maint	<b>07/17</b>	<b>DF2694</b>	<b>MAPLESCAPES LLC</b> 5640-000	47867	7/1/2017	7/29/2017	500.98	0.00	500.98	
								<b>Check Total:</b>	500.98	0.00	500.98
<b>2571</b> EJG001 EJG001	<b>7/21/2017</b> 8/17 HVAC PM 7/7/17 time delay	<b>07/17</b>	<b>GARE05</b>	<b>GARTNER REFRIGERATION AND</b> 5410-000 5430-000	16321 55282	7/10/2017 7/7/2017	8/1/2017 8/6/2017	12,858.00 358.16	0.00 0.00	12,858.00 358.16	
								<b>Check Total:</b>	13,216.16	0.00	13,216.16
<b>2572</b> EJG001	<b>7/21/2017</b> 5/24-6/25/17 elec	<b>07/17</b>	<b>VD121444</b>	<b>XCEL ENERGY</b> 5110-000	6069-0617	6/26/2017	7/24/2017	17.05	0.00	17.05	

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2573	7/21/2017	07/17	VD121444			XCEL ENERGY	5110-000	6161-0617	6/26/2017	7/24/2017	120.92	0.00	120.92
EJG001	5/24-6/24/17 elec		51-0372616-1										
<b>Check Total:</b>											17.05	0.00	17.05

2574	7/21/2017	07/17	VD209413			PLUNKETTS PEST CONTROL INC	5620-000	5704430	7/1/2017	7/1/2017	531.01	0.00	531.01
EJG001	7/1/17 pest control												
<b>Check Total:</b>											531.01	0.00	531.01

2575	7/21/2017	07/17	VD251723			TYGO FIRE AND SECURITY USMANAGEMENT	5570-000	28904528	7/8/2017	8/1/2017	983.35	0.00	983.35
EJG001	8/1-8/31/17 monitor FLS												
<b>Check Total:</b>											983.35	0.00	983.35

2576	7/28/2017	07/17	DB4580			DAKOTA SWEEPING AND MAINTENANCE CO	5610-000	5905	7/13/2017	7/13/2017	115.00	0.00	115.00
EJG001	6/27/17 sweep parking l												
<b>Check Total:</b>											115.00	0.00	115.00

2577	7/28/2017	07/17	HAMA01			HARVARD MAINTENANCE INC	5210-000	881664	7/1/2017	7/1/2017	971.23	0.00	971.23
EJG001	7/17 cleaning												
<b>Check Total:</b>											971.23	0.00	971.23

AP072017	7/20/2017	07/17	CENPO1			CENTERPOINTE ENERGY	5120-000	7087-0617	6/22/2017	6/22/2017	213.49	0.00	213.49
EJG001	5/18-6/20/17 gas												
<b>Hand Check</b>											213.49	0.00	213.49

AP072517	7/25/2017	07/17	VD209118			XCEL ENERGY	5110-000	3257-0617	6/27/2017	6/27/2017	41,176.51	0.00	41,176.51
EJG001	5/24-6/25/17 elec												
<b>Hand Check</b>											41,176.51	0.00	41,176.51

Blake Road Building Total: 70,830.63

Grand Total: 70,830.63