



# MEMORANDUM

October 19, 2017

TO: MCWD BOARD OF MANAGERS  
FROM: LASALLE MANAGEMENT GROUP, LTD.  
RE: **SEPTEMBER 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
Income	1,067,202	962,635	104,567
Operating Exp. & Taxes	915,310	941,481	(26,171)
Net Operating Income	151,892	21,154	130,738

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

Our income level for September was slightly above budget due to strong pallet rentals.

Our expenses for September were slightly high, but our annual expenses remain within 3% of 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 September. There were no security or tenant issues in the month of September. All of the September income came from rents and related expenses (CAM).

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Database: CBRE STANDARD  
 ENTITY: EJG001

Check Register  
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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	
2613	9/8/2017	09/17	VD121444 51-0372616-1	XCEL ENERGY 5110-000	6161-0817	8/25/2017	9/22/2017	122.74	0.00	122.74	
EJG001	7/25-8/23/17	electric						122.74	0.00	122.74	
								Check Total:	17.06	0.00	17.06
2614	9/15/2017	09/17	CIHQ02 006172-000	CITY OF HOPKINS 5130-000	2000-0917	9/1/2017	9/20/2017	60.06	0.00	60.06	
EJG001	7/10-8/10/17	water/sew						60.06	0.00	60.06	
								Check Total:	60.06	0.00	60.06
2615	9/15/2017	09/17	CIHQ02 006172-001	CITY OF HOPKINS 5130-000	2001-0917	9/1/2017	9/20/2017	8.45	0.00	8.45	
EJG001	7/10-8/10/17	water/sew						8.45	0.00	8.45	
								Check Total:	8.45	0.00	8.45
2616	9/15/2017	09/17	CIHQ02 006172-002	CITY OF HOPKINS 5130-000	2002-0917	9/1/2017	9/20/2017	3.05	0.00	3.05	
EJG001	7/10-8/10/17	water/sew						3.05	0.00	3.05	
								Check Total:	3.05	0.00	3.05
2617	9/15/2017	09/17	CIHQ02 006172-003	CITY OF HOPKINS 5130-000	2003-0917	9/1/2017	9/20/2017	2.56	0.00	2.56	
EJG001	7/10-8/10/17	water/sew						2.56	0.00	2.56	
								Check Total:	2.56	0.00	2.56
2618	9/15/2017	09/17	CIHQ02 006172-004	CITY OF HOPKINS 5130-000	2004-0917	9/1/2017	9/20/2017	2.56	0.00	2.56	
EJG001	7/10-8/10/17	water/sew						2.56	0.00	2.56	
								Check Total:	2.56	0.00	2.56
2619	9/15/2017	09/17	CIHQ02 006172-005	CITY OF HOPKINS 5130-000	2005-0917	9/1/2017	9/20/2017	3.56	0.00	3.56	
EJG001	7/10-8/10/17	water/sew						3.56	0.00	3.56	
								Check Total:	3.56	0.00	3.56
2620	9/15/2017	09/17	CIHQ02 006172-006	CITY OF HOPKINS 5130-000	2006-0917	9/1/2017	9/20/2017	2.56	0.00	2.56	
EJG001	7/10-8/10/17	water/sew						2.56	0.00	2.56	
								Check Total:	2.56	0.00	2.56



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2621	9/15/2017	09/17	CIHO02 006172-008	CITY OF HOPKINS 5130-000	2008-0917	9/1/2017	9/20/2017	8.74	0.00	8.74
EJG001	8/1-8/31/17	stormwater						8.74	0.00	8.74
Check Total:										
2622	9/15/2017	09/17	CIHO02 006172-009	CITY OF HOPKINS 5130-000	2009-0917	9/1/2017	9/20/2017	4,546.23	0.00	4,546.23
EJG001	7/10-8/10/17	water/sewe						4,546.23	0.00	4,546.23
Check Total:										
2623	9/15/2017	09/17	GARE05	GARTNER REFRIGERATION AND 5420-000	55840	8/30/2017	9/29/2017	142.00	0.00	142.00
EJG001	8/10/17	repl dock fillers						142.00	0.00	142.00
Check Total:										
2624	9/15/2017	09/17	HAMA01	HARVARD MAINTENANCE INC 5210-000	890436	9/1/2017	9/1/2017	971.23	0.00	971.23
EJG001	9/17	janitorial						971.23	0.00	971.23
Check Total:										
2625	9/15/2017	09/17	VD209413	PLUNKETTS PEST CONTROL INC 5620-000	5749947	9/1/2017	9/1/2017	531.01	0.00	531.01
EJG001	8/17	pest control						531.01	0.00	531.01
Check Total:										
2626	9/22/2017	09/17	CBTE01	CBRE TECHNICAL SERVICES LLC 1054010541008490	5560-000	9/1/2017	9/1/2017	1,999.27	0.00	1,999.27
EJG001	8/26-9/8/17	bidg engr			TS0167115P			1,999.27	0.00	1,999.27
Check Total:										
2627	9/22/2017	09/17	CV6693	METRO WATER CONDITIONING INC 5420-000	93927	8/28/2017	9/27/2017	1,282.82	0.00	1,282.82
EJG001	8/28/17	water treatment						1,282.82	0.00	1,282.82
Check Total:										
2628	9/22/2017	09/17	DF2694	MAPLESCAPES LLC 5640-000	48261	9/1/2017	9/29/2017	500.98	0.00	500.98
EJG001	9/17	lawn maint.						500.98	0.00	500.98
Check Total:										

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2629	9/22/2017	09/17	GARE05	GARTNER REFRIGERATION AND		9/7/2017	10/1/2017	12,858.00	0.00	12,858.00
EJG001	9/7/17 HVAC PM CONT			5410-000	16390	9/11/2017	10/11/2017	142.00	0.00	142.00
EJG001	8/20/17 adj temp rm #4			5430-000	55916					
								Check Total:	0.00	13,000.00

2630	9/29/2017	09/17	CZ2766	FREMONT INDUSTRIES INC		9/19/2017	9/19/2017	1,171.45	0.00	1,171.45
EJG001	9/19/17 water treatment			5420-000	20170756900					
								Check Total:	0.00	1,171.45

2631	9/29/2017	09/17	DB4580	DAKOTA SWEEPING AND MAINTENANCE CO		9/16/2017	9/16/2017	115.00	0.00	115.00
EJG001	08/17 sweep pk lot			5610-000	6153					
								Check Total:	0.00	115.00

2632	9/29/2017	09/17	GARE05	GARTNER REFRIGERATION AND		9/18/2017	10/18/2017	284.00	0.00	284.00
EJG001	8/22-8/29/17 repl dock fi			5420-000	56008	9/18/2017	10/18/2017	284.00	0.00	284.00
EJG001	8/29/17 brine storage tai			5430-000	56009	9/18/2017	10/18/2017	568.00	0.00	568.00
EJG001	8/30/17 adj rm #4 temp			5430-000	56010	9/18/2017	10/18/2017	142.00	0.00	142.00
EJG001	8/22/17 welding motor b			5430-000	56011	9/18/2017	10/18/2017	1,209.00	0.00	1,209.00
EJG001	8/25/17 environmental e			5430-000	56012	9/18/2017	10/18/2017	142.00	0.00	142.00
								Check Total:	0.00	2,345.00

2633	9/29/2017	09/17	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN		9/9/2017	10/1/2017	983.35	0.00	983.35
EJG001	10/1-10/31/17 monitor F			5710-000	29243289					
								Check Total:	0.00	983.35

AP091917	9/19/2017	09/17	CENPO1	CENTERPOINTE ENERGY		8/22/2017	8/22/2017	65.73	0.00	65.73
EJG001	7/20-8/18/17 gas			5120-000	7087-0817					
								Check Total:	0.00	65.73

AP092517	9/25/2017	09/17	VD209118	XCEL ENERGY		8/28/2017	8/28/2017	39,680.12	0.00	39,680.12
EJG001	7/25-8/23/17 electric			5110-000	3257-0817					
								Check Total:	0.00	39,680.12

Blake Road Building Total: 92,041.98 0.00 92,041.98