



MEMORANDUM

November 13, 2017

TO: MCWD BOARD OF MANAGERS
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **OCTOBER 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	1,186,407	1,069,594	116,813	10.92
Operating Exp. & Taxes	1,143,642	1,183,769	(40,127)	(3.39)
Net Operating Income	42,765	-114,175	156,940	(137.46)

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

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

Our expenses for October include our second Property Tax payment of 2017. This is a budgeted expense. The other monthly expenses were slightly low, but our annual expenses remain within approximately 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 October. There were no security or tenant issues in the month of October. All of the October 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
2634	10/6/2017	10/17	CBTE01	CBRE TECHNICAL SERVICES LLC	TS0169898P	9/26/2017	9/26/2017	2,253.57	0.00	2,253.57
EUG001	09/09-09/22/17	bldg eng	1054010541008490	5560-000						
Check Total: 2,253.57										
2635	10/6/2017	10/17	CENPO1	CENTERPOINTE ENERGY	7145-0917	9/20/2017	10/18/2017	34.12	0.00	34.12
EUG001	8/22-9/18/17	gas	9234714-5	5120-000						
Check Total: 34.12										
2636	10/6/2017	10/17	CW3161	QWEST CORPORATION	80065-0917	9/16/2017	10/7/2017	201.36	0.00	201.36
EUG001	9/16-10/15/17	FLS phon	952938-0065667	5710-000						
Check Total: 201.36										
2637	10/6/2017	10/17	GARE05	GARTNER REFRIGERATION AND	56107	9/28/2017	10/28/2017	568.00	0.00	568.00
EUG001	9/6/17	defrost RM #3		5430-000						
EUG001	9/6/17	repl dock filters		5420-000	56108	9/28/2017	10/28/2017	142.00	0.00	142.00
EUG001	9/10/17	reslant system		5430-000	56114	9/28/2017	10/28/2017	1,202.00	0.00	1,202.00
Check Total: 1,912.00										
2638	10/6/2017	10/17	VD121444	XCEL ENERGY	6069-0917	9/25/2017	10/20/2017	17.06	0.00	17.06
EUG001	8/23-9/24/17	elec	51-0372606-9	5110-000						
Check Total: 17.06										
2639	10/6/2017	10/17	VD121444	XCEL ENERGY	6161-0917	9/25/2017	10/20/2017	133.13	0.00	133.13
EUG001	8/23-9/23/17	elec	51-0372616-1	5110-000						
Check Total: 133.13										
2640	10/5/2017	10/17	CZ0883	HENNEPIN COUNTY TREASURER	40002-1017	9/28/2017	10/16/2017	148,476.60	0.00	148,476.60
EUG001	2nd half 2017	RE TAX		5910-000						
Check Total: 148,476.60										
2641	10/13/2017	10/17	CIHQ02	CITY OF HOPKINS	2000-1017	10/1/2017	10/20/2017	43.92	0.00	43.92
EUG001	8/10-9/11/17	water/sewe	006172-000	5130-000						
Check Total: 43.92										

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2642 EJG001	10/13/2017 8/10-9/11/17 water/sew	10/17	CIHO02 006172-001	CITY OF HOPKINS 5130-000	2001-1017	10/1/2017	10/20/2017	9.05	0.00	9.05
Check Total: 9.05										
2643 EJG001	10/13/2017 8/10-9/11/17 water/sew	10/17	CIHO02 006172-002	CITY OF HOPKINS 5130-000	2002-1017	10/1/2017	10/20/2017	2.93	0.00	2.93
Check Total: 2.93										
2644 EJG001	10/13/2017 8/10-9/11/17 water/sew	10/17	CIHO02 006172-003	CITY OF HOPKINS 5130-000	2003-1017	10/1/2017	10/20/2017	2.56	0.00	2.56
Check Total: 2.56										
2645 EJG001	10/13/2017 8/10-9/11/17 water/sew	10/17	CIHO02 006172-004	CITY OF HOPKINS 5130-000	2004-1017	10/1/2017	10/20/2017	2.56	0.00	2.56
Check Total: 2.56										
2646 EJG001	10/13/2017 8/10-9/11/17 water/sew	10/17	CIHO02 006172-005	CITY OF HOPKINS 5130-000	2005-1017	10/1/2017	10/20/2017	3.42	0.00	3.42
Check Total: 3.42										
2647 EJG001	10/13/2017 8/10-9/11/17 water/sew	10/17	CIHO02 006172-006	CITY OF HOPKINS 5130-000	2006-1017	10/1/2017	10/20/2017	2.63	0.00	2.63
Check Total: 2.63										
2648 EJG001	10/13/2017 9/1-9/30/17 stormwater	10/17	CIHO02 006172-008	CITY OF HOPKINS 5130-000	2008-1017	10/1/2017	10/20/2017	8.74	0.00	8.74
Check Total: 8.74										
2649 EJG001	10/13/2017 8/10-9/11/17 water/sew	10/17	CIHO02 006172-009	CITY OF HOPKINS 5130-000	2009-1017	10/1/2017	10/20/2017	4.075.67	0.00	4.075.67
Check Total: 4.075.67										
2650 EJG001	10/13/2017 10/2/17 water treatment	10/17	CZ2766	FREMONT INDUSTRIES INC 5420-000	20170852100	10/2/2017	10/2/2017	1,530.37	0.00	1,530.37

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2651 EJG001	10/13/2017 8/3/17 repair compresso	10/17	DA7522	VIKING AUTOMATIC SPRINKLER CO 5430-000	1025-F007178	10/4/2017	10/4/2017	270.00	0.00	270.00
							Check Total:	270.00	0.00	270.00
2652 EJG001	10/13/2017 10/17 lawn maint.	10/17	DF2694	MAPLESCAPES LLC 5640-000	48463	10/1/2017	10/29/2017	500.98	0.00	500.98
							Check Total:	500.98	0.00	500.98
2653 EJG001	10/13/2017 11/17 HVAC PM	10/17	GARE05	GARTNER REFRIGERATION AND 5410-000	16408	10/3/2017	11/1/2017	12,858.00	0.00	12,858.00
							Check Total:	12,858.00	0.00	12,858.00
2654 EJG001	10/13/2017 9/17 pest control	10/17	VD209413	PLUNKETTS PEST CONTROL INC 5620-000	5775909	10/1/2017	10/1/2017	531.01	0.00	531.01
							Check Total:	531.01	0.00	531.01
2655 EJG001	10/20/2017 9/17 sweep pk lot	10/17	DB4580	DAKOTA SWEEPING AND MAINTENANCE CO 5610-000	6273	10/12/2017	10/12/2017	115.00	0.00	115.00
							Check Total:	115.00	0.00	115.00
2656 EJG001	10/20/2017 Carried to 2657	10/17	GARE05	GARTNER REFRIGERATION AND 5430-000	56192	10/1/2017	11/10/2017	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
2657 EJG001	10/20/2017 9/8/17 adj Temps #4 & #	10/17	GARE05	GARTNER REFRIGERATION AND 5430-000	56195	10/1/2017	11/10/2017	848.00	0.00	848.00
EJG001	9/19-9/24/17 reprogram				56197	10/1/2017	11/10/2017	284.00	0.00	284.00
EJG001	9/19-9/22/17 adj rms 4&				56199	10/1/2017	11/10/2017	426.00	0.00	426.00
EJG001	9/19-9/24/17 repl dk filte				56200	10/1/2017	11/10/2017	284.00	0.00	284.00
EJG001	9/20/17 defrost rms 10 &				56202	10/1/2017	11/10/2017	710.00	0.00	710.00
EJG001	9/23-9/24/17 throttle vah				56203	10/1/2017	11/10/2017	424.00	0.00	424.00
EJG001	9/12-9/17/17 adj rms 4&				56205	10/1/2017	11/10/2017	142.00	0.00	142.00
EJG001	9/18-2/24/17 defrost doc				56214	10/1/2017	11/10/2017	426.00	0.00	426.00

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EJG001	9/8-9/10/17	dock materi		5430-000	56192	10/11/2017	11/10/2017	142.00	0.00	142.00
Check Total:								3,686.00	0.00	3,686.00
2658	10/20/2017	10/17	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN 5710-000	29403769	10/7/2017	11/1/2017	985.64	0.00	985.64
EJG001	11/1-11/30/17	monitor F						985.64	0.00	985.64
Check Total:								985.64	0.00	985.64
2659	10/27/2017	10/17	CBTE01	CBRE TECHNICAL SERVICES LLC 1054010541008490	TS0172454P	10/10/2017	10/10/2017	1,920.36	0.00	1,920.36
EJG001	9/23-10/06/17	bldg engr						1,920.36	0.00	1,920.36
Check Total:								1,920.36	0.00	1,920.36
AP101917	10/19/2017	10/17	CENPOI	CENTERPOINTE ENERGY 5120-000	7087-0917	9/21/2017	9/21/2017	128.41	0.00	128.41
EJG001	8/18-9/19/17	gas						128.41	0.00	128.41
Check Total:								128.41	0.00	128.41
AP102417	10/24/2017	10/17	VD209118	XCEL ENERGY 5110-000	3257-0917	9/27/2017	9/27/2017	41,393.73	0.00	41,393.73
EJG001	8/23-9/24/17	electric						41,393.73	0.00	41,393.73
Check Total:								41,393.73	0.00	41,393.73
Blake Road Building Total:								221,098.82	0.00	221,098.82
Grand Total:								221,098.82	0.00	221,098.82