



MEMORANDUM

February 12, 2018

TO: MCWD BOARD OF MANAGERS
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: ***JANUARY 2018 MANAGEMENT REPORT***

Please take note of the change in format for this memo. We are no longer working with a budget, thus providing year to date numbers relative to the budgeted expenses is no longer possible. This memo will now be used to give a general sense of the financial situation at the Hopkins Cold Storage Facility. This report is updated monthly and includes year to date numbers.

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

Our income level is very low, as no one currently occupies the interior of the building. The building is no longer being cooled. That will save considerable cost in our energy bill; however, that savings is not yet reflected as this month's invoice covers a period of time when the building was still being cooled.

Our expenses were reasonably high this month (just over \$62,000). We are working to bring the monthly costs as low as possible, as the building no longer generates much income. I anticipate that our expenses will remain high for the month of February (we will have significant costs related to shutdown of the building and the removal of the ammonia and brine from the system), but will decline significantly after that.

The net income this month was $-\$55,908$.

There were no security or tenant issues in the month of January. All of the January income came from rents. The only remaining leases are for spaces in our parking lot. The interior of the building is entirely empty.

Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
 Blake Road Building

Page: 1
 Date: 2/6/2018
 Time: 09:17 AM

01/18 Through 01/18

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
2706 EJG001	1/2/2018 Security Refund	01/18	00001979	E.A. Sween Company 1025-000	001601_00001	12/20/2017	12/20/2017	48,339.87	0.00	48,339.87
							Check Total:	48,339.87	0.00	48,339.87
2707 EJG001	1/2/2018 10/17 janitorial	01/18	HAMA01	HARVARD MAINTENANCE INC 5210-000	897472	10/1/2017	10/1/2017	973.50	0.00	973.50
							Check Total:	973.50	0.00	973.50
2708 EJG001	1/2/2018 01/01-01/31/18 monitor	01/18	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN 5710-000	29737432	12/9/2017	1/1/2018	985.64	0.00	985.64
							Check Total:	985.64	0.00	985.64
2709 EJG001	1/5/2018 11/16-12/15/17 gas	01/18	CENPOI 9234714-5	CENTERPOINTE ENERGY 5120-000	7145-1217	12/19/2017	1/16/2018	217.73	0.00	217.73
							Check Total:	217.73	0.00	217.73
2710 EJG001	1/5/2018 12/4-12/17/17 remove sm	01/18	DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	47312	12/15/2017	1/14/2018	2,720.00	0.00	2,720.00
							Check Total:	2,720.00	0.00	2,720.00
2711 EJG001	1/5/2018 Carried to 2712	01/18	GARE05	GARTNER REFRIGERATION AND 5430-000	56777	12/20/2017	1/19/2018	0.00	0.00	0.00
							Check Total:	0.00	0.00	0.00
2712 EJG001	1/5/2018 11/17-11/19/17 dock fltk	01/18	GARE05	GARTNER REFRIGERATION AND 5420-000	56778	12/20/2017	1/19/2018	142.00	0.00	142.00
EJG001	11/13-11/19/17 replace			5430-000	56779	12/20/2017	1/19/2018	213.00	0.00	213.00
EJG001	11/16-11/19/17 shaft lea			5430-000	56780	12/20/2017	1/19/2018	284.00	0.00	284.00
EJG001	11/24-11/26/17 ck shaft			5430-000	56781	12/20/2017	1/19/2018	710.00	0.00	710.00
EJG001	11/22-11/26/17 low pres			5430-000	56782	12/20/2017	1/19/2018	426.00	0.00	426.00
EJG001	12/4-12/10/17 low oil ter			5430-000	56786	12/20/2017	1/19/2018	284.00	0.00	284.00
EJG001	12/6-12/10/17 leaking v			5430-000	56787	12/20/2017	1/19/2018	480.53	0.00	480.53
EJG001	12/10/17 reset safety cir			5430-000	56788	12/20/2017	1/19/2018	848.00	0.00	848.00
EJG001	12/5-12/10/17 install t-st			5430-000	56798	12/20/2017	1/19/2018	852.00	0.00	852.00
EJG001	11/20-11/26/17 adj rm #			5430-000	56777	12/20/2017	1/19/2018	142.00	0.00	142.00

Database: CBRE STANDARD
 ENTITY: EJJG001

Check Register
 CBRE STANDARD
 Blake Road Building
 01/18 Through 01/18

Page: 2
 Date: 2/6/2018
 Time: 09:17 AM

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2713	1/12/2018	01/18	CIHO02	CITY OF HOPKINS						
EJJG001	1/7-12/8/17 water/sew		006172-009	5130-000	2009-0118	1/1/2018	1/22/2018	1,310.12	0.00	1,310.12
EJJG001	12/1/17 LATE FEE		006172-009	7290-000	2009-0118	1/1/2018	1/22/2018	432.96	0.00	432.96
							<i>Check Total:</i>	1,743.08	0.00	1,743.08
2714	1/12/2018	01/18	CIHO02	CITY OF HOPKINS						
EJJG001	1/7-12/8/17 water/sew		006172-000	5130-000	72000-0118	1/1/2018	1/22/2018	16.07	0.00	16.07
							<i>Check Total:</i>	16.07	0.00	16.07
2715	1/12/2018	01/18	CIHO02	CITY OF HOPKINS						
EJJG001	1/7-12/8/17 water/sew		006172-001	5130-000	72001-0118	1/1/2018	1/22/2018	4.94	0.00	4.94
							<i>Check Total:</i>	4.94	0.00	4.94
2716	1/12/2018	01/18	CIHO02	CITY OF HOPKINS						
EJJG001	1/7-12/8/17 water/sew		006172-002	5130-000	72002-0118	1/1/2018	1/22/2018	2.74	0.00	2.74
							<i>Check Total:</i>	2.74	0.00	2.74
2717	1/12/2018	01/18	CIHO02	CITY OF HOPKINS						
EJJG001	1/7-12/8/17 water/sew		006172-003	5130-000	72003-0118	1/1/2018	1/22/2018	2.56	0.00	2.56
							<i>Check Total:</i>	2.56	0.00	2.56
2718	1/12/2018	01/18	CIHO02	CITY OF HOPKINS						
EJJG001	1/7-12/8/17 water/sew		006172-004	5130-000	72004-0118	1/1/2018	1/22/2018	2.56	0.00	2.56
							<i>Check Total:</i>	2.56	0.00	2.56
2719	1/12/2018	01/18	CIHO02	CITY OF HOPKINS						
EJJG001	1/7-12/8/17 water/sew		006172-005	5130-000	72005-0118	1/1/2018	1/22/2018	3.14	0.00	3.14
							<i>Check Total:</i>	3.14	0.00	3.14
2720	1/12/2018	01/18	CIHO02	CITY OF HOPKINS						
EJJG001	1/7-12/8/17 water/sew		006172-006	5130-000	72006-0118	1/1/2018	1/22/2018	2.56	0.00	2.56

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2721 EJG001	1/12/2018 12/1-12/31/2017 stormw	01/18	CIHO02 006172-008	CITY OF HOPKINS 5130-000	72008-0118	1/1/2018	1/22/2018	9.61	0.00	9.61
Check Total: 2.56										
2722 EJG001	1/12/2018 12/16-1/15/18 FLS phon	01/18	CW3161 952938-0065667	QWEST CORPORATION 5570-000	80065-1217	12/16/2017	1/6/2018	202.74	0.00	202.74
Check Total: 202.74										
2723 EJG001 EJG001	1/12/2018 12/11-12/15/17 remove 12/20/17 remove snow	01/18	DB9133	INTERSTATEPAVEMENT MAINTAINANCE 5670-000	47434 47528	12/28/2017 12/29/2017	1/27/2018 1/28/2018	1,707.00 318.00	0.00 0.00	1,707.00 318.00
Check Total: 2,025.00										
2724 EJG001	1/12/2018 12/1-12/31/17 security p	01/18	DJ1802	UNIVERSAL PROTECTION SERVICE LP 5710-000	7600442	1/7/2018	1/7/2018	1,935.45	0.00	1,935.45
2725 EJG001	1/12/2018 01/05/18 HVAC PM	01/18	GARE05	GARTNER REFRIGERATION AND 5410-000	16536	1/5/2018	2/1/2018	12,858.00	0.00	12,858.00
Check Total: 12,858.00										
2726 EJG001	1/12/2018 1/21-12/26/17 elec	01/18	VD121444 51-0372606-9	XCEL ENERGY 5110-000	6069-1217	12/27/2017	1/25/2018	16.24	0.00	16.24
Check Total: 16.24										
2727 EJG001	1/12/2018 1/22-12/24/17 elec	01/18	VD121444 51-0372616-1	XCEL ENERGY 5110-000	6161-1217	12/26/2017	1/24/2018	240.95	0.00	240.95
Check Total: 240.95										
2728 EJG001 EJG001	1/19/2018 12/2-12/15/17 bldg engr 12/16-12/29/17 bldg eng	01/18	CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0185774P TS0188510P	12/20/2017 1/3/2018	12/20/2017 1/3/2018	2,139.58 631.35	0.00 0.00	2,139.58 631.35
Check Total: 2,770.93										

Database: CBRE STANDARD
 ENTITY: EJJG001

Check Register
 CBRE STANDARD
 Blake Road Building
 01/18 Through 01/18

Page: 4
 Date: 2/6/2018
 Time: 09:17 AM

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2729 EJJG001	1/19/2018 02/01-02/28/18 monitor	01/18	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN 5710-000	29887733	1/6/2018	2/1/2018	985.64	0.00	985.64
								Check Total:	0.00	2,770.93
AP011718 EJJG001	1/17/2018 11/17-12/18/17 gas	01/18	CENPOI	CENTERPOINTE ENERGY 5120-000	7087-1217	12/20/2017	12/20/2017	1,445.43	0.00	1,445.43
								Hand Check	0.00	1,445.43
								Check Total:	0.00	1,445.43
AP012518 EJJG001	1/25/2018 11/21-12/26/17 elec	01/18	VD209118	XCEL ENERGY 5110-000	3257-1217	12/27/2017	12/27/2017	19,962.80	0.00	19,962.80
								Hand Check	0.00	19,962.80
								Check Total:	0.00	19,962.80
								Blake Road Building Total:	0.00	101,848.71
								Grand Total:	0.00	101,848.71