



MEMORANDUM

June 15, 2017

TO: MCWD BOARD OF MANAGERS
FROM: LASALLE MANAGEMENT GROUP, LTD.
RE: **MAY 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	585,623	534,797	50,826	9.50
Operating Exp. & Taxes	569,707	571,516	(1,809)	(0.32)
Net Operating Income	15,916	-36,719	52,635	(143.35)

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

Our income level for this month was high due to pallet rentals.

Our expenses were under budget, but still very high, for the month of May. The large expense incurred in May was for property taxes.

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

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Database: CBRE STANDARD
 ENTITY: EJG001

Check Register
 CBRE STANDARD
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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
EJG001	3/27-4/25/17 elec		51-0372606-9	5110-000	6069-0417	4/26/2017	5/23/2017	17.10	0.00	17.10
Check Total: 17.10 0.00 17.10										
2497	5/8/2017	05/17	CZ0883	HENNEPIN COUNTY TREASURER	40002-0517	4/18/2017	5/15/2017	148,476.60	0.00	148,476.60
EJG001	2017 1st half RE tax			5910-000				148,476.60	0.00	148,476.60
Check Total: 148,476.60 0.00 148,476.60										
2498	5/12/2017	05/17	CIHQ02	CITY OF HOPKINS	2000-0517	5/1/2017	5/22/2017	26.28	0.00	26.28
EJG001	3/10-4/10/17 water/sewε			5130-000				26.28	0.00	26.28
Check Total: 26.28 0.00 26.28										
2499	5/12/2017	05/17	CIHQ02	CITY OF HOPKINS	2001-0517	5/1/2017	5/22/2017	7.76	0.00	7.76
EJG001	3/10-4/10/17 water/sewε			5130-000				7.76	0.00	7.76
Check Total: 7.76 0.00 7.76										
2500	5/12/2017	05/17	CIHQ02	CITY OF HOPKINS	2002-0517	5/1/2017	5/22/2017	2.61	0.00	2.61
EJG001	3/10-4/10/17 water/sewε			5130-000				2.61	0.00	2.61
Check Total: 2.61 0.00 2.61										
2501	5/12/2017	05/17	CIHQ02	CITY OF HOPKINS	2003-0517	5/1/2017	5/22/2017	2.56	0.00	2.56
EJG001	3/10-4/10/17 water/sewε			5130-000				2.56	0.00	2.56
Check Total: 2.56 0.00 2.56										
2502	5/12/2017	05/17	CIHQ02	CITY OF HOPKINS	2004-0517	5/1/2017	5/22/2017	2.56	0.00	2.56
EJG001	3/10-4/10/17 water/sewε			5130-000				2.56	0.00	2.56
Check Total: 2.56 0.00 2.56										
2503	5/12/2017	05/17	CIHQ02	CITY OF HOPKINS	2005-0517	5/1/2017	5/22/2017	2.83	0.00	2.83
EJG001	3/10-4/10/17 water/sewε			5130-000				2.83	0.00	2.83
Check Total: 2.83 0.00 2.83										
2504	5/12/2017	05/17	CIHQ02	CITY OF HOPKINS	2006-0517	5/1/2017	5/22/2017	2.56	0.00	2.56
EJG001	3/10-4/10/17 water/sewε			5130-000				2.56	0.00	2.56
Check Total: 2.56 0.00 2.56										

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2505 EJG001	5/12/2017 3/10-4/10/17 water/sew	05/17	CIHO02 006172-007	CITY OF HOPKINS 5130-000	2007-0517	5/11/2017	5/22/2017	2.56	0.00	2.56		
									Check Total:	2.56	0.00	2.56
2506 EJG001	5/12/2017 4/1-4/30/17 water/sewer	05/17	CIHO02 006172-008	CITY OF HOPKINS 5130-000	2008-0517	5/11/2017	5/22/2017	8.74	0.00	8.74		
									Check Total:	8.74	0.00	8.74
2507 EJG001	5/12/2017 3/10-4/10/17 water/sew	05/17	CIHO02 006172-009	CITY OF HOPKINS 5130-000	2009-0517	5/11/2017	5/22/2017	2,020.18	0.00	2,020.18		
									Check Total:	2,020.18	0.00	2,020.18
2508 EJG001	5/12/2017 4/26/17 door hinges	05/17	GZ4692 LARRY	WHEELER HARDWARE COMPANY 5540-000	SP174621	4/26/2017	5/26/2017	652.64	0.00	652.64		
									Check Total:	652.64	0.00	652.64
2509 EJG001	5/12/2017 3/27-4/25/17 electric	05/17	VD121444 51-0372616-1	XCEL ENERGY 5110-000	6161-0417	4/27/2017	5/24/2017	142.12	0.00	142.12		
									Check Total:	142.12	0.00	142.12
2510 EJG001	5/19/2017 5/6-05/19/17 bldg eng'r	05/17	CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0151759P	5/11/2017	5/11/2017	1,951.31	0.00	1,951.31		
									Check Total:	1,951.31	0.00	1,951.31
2511 EJG001	5/19/2017 4/20/17 water treatment	05/17	CV6693	METRO WATER CONDITIONING INC 5420-000	92638	4/20/2017	5/20/2017	1,282.86	0.00	1,282.86		
									Check Total:	1,282.86	0.00	1,282.86
2512 EJG001	5/19/2017 5/17 lawn maint.	05/17	DF2694	MAPLESCAPES LLC 5640-000	47492	5/11/2017	5/29/2017	500.98	0.00	500.98		
									Check Total:	500.98	0.00	500.98

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2513 EJG001	5/19/2017 6/17 HVAC PM	05/17	GARE05	GARTNER REFRIGERATION AND 5410-000	16251	5/2/2017	5/12/2017	12,858.00	0.00	12,858.00
								Check Total:	0.00	12,858.00
2514 EJG001	5/19/2017 5/17 janitorial	05/17	HAMA01	HARVARD MAINTENANCE INC 5210-000	869519	5/1/2017	5/1/2017	971.23	0.00	971.23
								Check Total:	0.00	971.23
2515 EJG001	5/19/2017 5/1/17 pest control	05/17	VD209413	PLUNKETTS PEST CONTROL INC 5620-000	5660384	5/1/2017	5/1/2017	531.01	0.00	531.01
								Check Total:	0.00	531.01
2516 EJG001	5/26/2017 4/24-4/30/17 adj rm #4 t	05/17	GARE05	GARTNER REFRIGERATION AND 5430-000	54770	5/15/2017	6/14/2017	275.00	0.00	275.00
EJG001	5/1-5/7/17 transfer brine			5430-000	54774	5/15/2017	6/14/2017	206.25	0.00	206.25
EJG001	5/2-5/7/17 undlog drain			5530-000	54776	5/15/2017	6/14/2017	384.81	0.00	384.81
EJG001	5/7/17 chg dock filters			5420-000	54777	5/15/2017	6/14/2017	137.50	0.00	137.50
								Check Total:	0.00	1,003.56
AP051917 EJG001	5/19/2017 3/20-4/19/17 gas	05/17	CENPO1	CENTERPOINTE ENERGY 5120-000	7087-0417	4/21/2017	4/21/2017	563.78	0.00	563.78
								Check Total:	0.00	563.78
AP052417 EJG001	5/24/2017 3/27-4/25/17 electric	05/17	VD209118	XCEL ENERGY 5110-000	3257-0417	4/27/2017	4/27/2017	29,917.30	0.00	29,917.30
								Check Total:	0.00	29,917.30
								Blake Road Building Total:	0.00	225,348.74
								Grand Total:	0.00	225,348.74