



# MEMORANDUM

September 22, 2017

TO: MCWD BOARD OF MANAGERS  
FROM: LASALLE MANAGEMENT GROUP, LTD.  
RE: **AUGUST 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	946,065	855,675	90,390
Operating Exp. & Taxes	823,268	856,045	(32,777)
Net Operating Income	127,798	-369	128,167

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

Our income level for this month was very high. This was due to a large expense recovery from our tenants. This was expected and had been budgeted for.

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

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 ENTITY: EJG001

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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
2578 EJG001	8/4/2017 7/1-7/14/17 bldg engr	08/17	CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0158397P	7/18/2017	7/18/2017	2,227.26	0.00	2,227.26
Check Total: 2,227.26										
2579 EJG001	8/4/2017 7/16-8/15/17 FLS phone	08/17	CW3161 952938-0065667	QWEST CORPORATION 5570-000	80065-0717	7/16/2017	8/6/2017	201.93	0.00	201.93
Check Total: 201.93										
2580 EJG001	8/4/2017 7/20/17 repair-leak/PCV	08/17	DA7522	VIKING AUTOMATIC SPRINKLER CO 5570-000	1025-F000821	7/20/2017	7/20/2017	614.48	0.00	614.48
Check Total: 614.48										
2581 EJG001	8/4/2017 Carried to 2582	08/17	GARE05	GARTNER REFRIGERATION AND 5430-000	55353	7/19/2017	8/18/2017	0.00	0.00	0.00
Unused - Continued Check										
Check Total: 0.00										
2582 EJG001	8/4/2017 6/19-6/21/17 adj rm #5	08/17	GARE05	GARTNER REFRIGERATION AND 5430-000	55356	7/19/2017	8/18/2017	426.00	0.00	426.00
EJG001	6/19/17 repl dock filters				55357	7/19/2017	8/18/2017	142.00	0.00	142.00
EJG001	6/26-7/2/17 repl dock fill				55444	7/25/2017	8/24/2017	142.00	0.00	142.00
EJG001	6/26-7/2/17 adj rm #5				55445	7/25/2017	8/24/2017	142.00	0.00	142.00
EJG001	7/5-7/14/17 adj rm #5 &				55451	7/25/2017	8/24/2017	426.00	0.00	426.00
EJG001	7/5-7/11/17 repl dock fill				55452	7/25/2017	8/24/2017	635.32	0.00	635.32
EJG001	07/15/17 Repairs				55453	7/25/2017	8/24/2017	778.00	0.00	778.00
EJG001	7/7/17 replace condensate				55455	7/25/2017	8/24/2017	714.88	0.00	714.88
EJG001	7/19/17 FES PM				55353	7/19/2017	8/18/2017	1,283.00	0.00	1,283.00
Check Total: 4,689.20										
2583 EJG001	8/1/2017 7/15-7/28/17 bldg engr	08/17	CBTE01 1054010541008490	CBRE TECHNICAL SERVICES LLC 5560-000	TS0160177P	7/28/2017	7/28/2017	1,911.58	0.00	1,911.58
Check Total: 1,911.58										
2584 EJG001	8/1/2017 6/21-7/21/17 gas	08/17	CENPO1 9234714-5	CENTERPOINTE ENERGY 5120-000	7145-0717	7/25/2017	8/22/2017	65.19	0.00	65.19

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2585 EJG001	8/11/2017 8/17 lawn maint.	08/17	DF2694	MAPLESCAPES LLC 5640-000	48049	8/1/2017	8/29/2017	500.98	0.00	500.98	
								Check Total:	65.19	0.00	65.19
2586 EJG001	8/11/2017 6/25-7/25/17 electric	08/17	VD121444	XCEL ENERGY 5110-000	6069-0717	7/26/2017	8/22/2017	500.98	0.00	500.98	
								Check Total:	18.07	0.00	18.07
2587 EJG001	8/18/2017 6/9-7/10/17 water/sewer	08/17	CIHO02	CITY OF HOPKINS 5130-000	2001-0817	8/1/2017	8/21/2017	8.02	0.00	8.02	
								Check Total:	8.02	0.00	8.02
2588 EJG001	8/18/2017 6/9-7/10/17 water/sewer	08/17	CIHO02	CITY OF HOPKINS 5130-000	2002-0817	8/1/2017	8/21/2017	2.85	0.00	2.85	
								Check Total:	2.85	0.00	2.85
2589 EJG001	8/18/2017 6/9-7/10/17 water/sewer	08/17	CIHO02	CITY OF HOPKINS 5130-000	2003-0817	8/1/2017	8/21/2017	2.56	0.00	2.56	
								Check Total:	2.56	0.00	2.56
2590 EJG001	8/18/2017 6/9-7/10/17 water/sewer	08/17	CIHO02	CITY OF HOPKINS 5130-000	2004-0817	8/1/2017	8/21/2017	2.56	0.00	2.56	
								Check Total:	2.56	0.00	2.56
2591 EJG001	8/18/2017 6/9-7/10/17 water/sewer	08/17	CIHO02	CITY OF HOPKINS 5130-000	2005-0817	8/1/2017	8/21/2017	3.84	0.00	3.84	
								Check Total:	3.84	0.00	3.84
2592 EJG001	8/18/2017 6/9-7/10/17 water/sewer	08/17	CIHO02	CITY OF HOPKINS 5130-000	2006-0817	8/1/2017	8/21/2017	2.56	0.00	2.56	
								Check Total:	2.56	0.00	2.56

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2593 EJG001	8/18/2017 6/9-7/10/17 water/sewer	08/17	CIHQ02 006172-007	CITY OF HOPKINS 5130-000	2007-0817	8/1/2017	8/21/2017	2.56	0.00	2.56
Check Total: 2.56										
2594 EJG001	8/18/2017 7/1-7/31/17 stormwater	08/17	CIHQ02 006172-008	CITY OF HOPKINS 5130-000	2008-0817	8/1/2017	8/21/2017	8.74	0.00	8.74
Check Total: 8.74										
2595 EJG001	8/18/2017 6/9-7/10/17 water/sewer	08/17	CIHQ02 006172-000	CITY OF HOPKINS 5130-000	72000-0817	8/1/2017	8/21/2017	41.01	0.00	41.01
Check Total: 41.01										
2596 EJG001	8/18/2017 6/9-7/10/17 water/sewer	08/17	CIHQ02 006172-009	CITY OF HOPKINS 5130-000	72009-0817	8/1/2017	8/21/2017	4,834.24	0.00	4,834.24
Check Total: 4,834.24										
2597 EJG001	8/18/2017 8/1/0/17 water treatment	08/17	CZ2766	FREMONT INDUSTRIES INC 5420-000	20170438200	8/1/2017	8/10/2017	957.70	0.00	957.70
Check Total: 957.70										
2598 EJG001	8/18/2017 Carried to 2599	08/17	GARE05	GARTNER REFRIGERATION AND 5410-000	16354	8/2/2017	9/1/2017	0.00	0.00	0.00
Unused - Continued Check										
Check Total: 0.00										
2599 EJG001	8/18/2017 7/17/17 adj rm #5	08/17	GARE05	GARTNER REFRIGERATION AND 5430-000	55562	8/7/2017	9/6/2017	284.00	0.00	284.00
EJG001	7/19-7/23/17 repl dock fi			5420-000	55563	8/7/2017	9/6/2017	142.00	0.00	142.00
EJG001	7/17-7/23/17 repl plunge			5430-000	55554	8/7/2017	9/6/2017	457.72	0.00	457.72
EJG001	7/20/17 reset compress			5430-000	55555	8/7/2017	9/6/2017	284.00	0.00	284.00
EJG001	7/19-7/23/17 defrost rm			5430-000	55569	8/7/2017	9/6/2017	426.00	0.00	426.00
EJG001	8/2/17 HVAC PM			5410-000	16354	8/2/2017	9/1/2017	12,858.00	0.00	12,858.00
Check Total: 14,451.72										

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2600 EJG001	8/18/2017 08/17 janitorial	08/17	HAMMA01	HARVARD MAINTENANCE INC 5210-000	886407	8/1/2017	8/1/2017	971.23	0.00	971.23
2601 EJG001	8/18/2017 6/24-7/25/17 electric	08/17	VD121444	XCEL ENERGY 5110-000	6161-0717	7/27/2017	8/23/2017	123.91	0.00	123.91
								Check Total:		971.23
2602 EJG001	8/18/2017 7/17 pest control	08/17	VD209413	PLUNKETTS PEST CONTROL INC 5620-000	5726392	8/1/2017	8/1/2017	531.01	0.00	531.01
								Check Total:		531.01
2603 EJG001	8/25/2017 7/29-8/11/17 bldg engr	08/17	CBTE01	CBRE TECHNICAL SERVICES LLC 1054010541008490	TS0161918P	8/15/2017	8/15/2017	2,095.74	0.00	2,095.74
								Check Total:		2,095.74
2604 EJG001	8/25/2017 9/1-9/30/17 monitor FLS	08/17	VD251723	TYCO FIRE AND SECURITY US MANAGEMEN 5570-000	29067898	8/12/2017	9/1/2017	983.35	0.00	983.35
								Check Total:		983.35
AP082117 EJG001	8/21/2017 6/20-7/20/17 gas	08/17	CENPO1	CENTERPOINTE ENERGY 5120-000	7087-0717	7/24/2017	7/24/2017	93.12	0.00	93.12
								Hand Check		93.12
								Check Total:		93.12
AP082317 EJG001	8/23/2017 6/25-7/25/17 vac elec	08/17	VD209118	XCEL ENERGY 5110-000	3257-0717	7/27/2017	7/27/2017	43,883.14	0.00	43,883.14
								Hand Check		43,883.14
								Check Total:		43,883.14
								Blake Road Building Total:		79,228.55
								Grand Total:		79,228.55