Date: December 7, 2021 at 12:17:20 PM CST

To: Rick Levin < <u>rick@ricklevin.com</u>>, Subject: Fwd: 700 W grove expenses

Rick,

Please find the attached spreadsheet of utility expenses per Bob Herring. This should give a good ballpark. There may be a small opportunity to operate at less if unoccupied but we don't know what that will be. This does not include any contracted maintenance expense for the current mechanical and electrical systems.

Regarding dialysis, there is a possibility they would be open to stay in the building and keep the program going. I would suggest any interested buyer contact them before 12/22. This is there last day of patient care. They plan to be out of the building by 1/14.

The contact at Fresenius Medical is Cathy Panopolous at 1-(314) 401-7953

Please feel free to forward this as needed.

Attached is all utility expenses for 700 west grove street utilities. I have deleted all our service contracts out to give just the utility total. This total includes us current state which has us running all the lites on 24/7 for security and heating/cooling running at normal levels (70 degrees).

There would be some opportunity to drop expenses by retro fitting the lites to LED lites, upgrading the current boilers to something more efficient for heating and adjusting/upgrading the building automations to help with utility costs. As you can see the utilities rise during the hot months due to our chillers running. New windows and tuck pointing would also be a ways to gain significant savings structurally. Please let me know if you have anymore questions. Thanks

GI DESCRIPTION	DATE	V=v===					
GL DESCRIPTION PLANT REPAIRS & MAINTENANCE	DATE 03/31/2021	VENDOR BALLIU CONSTRUCTION	REFERENCE	JOURNAL	GL AMT	MONTH	
PLANT NATURAL GAS	03/31/2021	BLACK HILLS ENERGY	=033121	PJ		MAR	
PLANT NATURAL GAS	03/24/2021	BLACK HILLS ENERGY	228936/MAR	PJ	109.64	MAR	
PLANT NATURAL GAS		BLACK HILLS ENERGY	387126/MAR 174000/MAR	PJ PJ	160.31	MAR	
PLANT WATER & SEWER	03/31/2021	CITY OF MAQUOKETA	51-01/MARCH	PJ PJ	9,034.23	MAR	
PLANT WATER & SEWER	03/31/2021	CITY OF MAQUOKETA	53-01/MARCH	PJ	330.24 53.98	MAR MAR	
PLANT WATER & SEWER	03/31/2021	CITY OF MAQUOKETA	49-04/MARCH	PJ	406.17	MAR	
PLANT WATER & SEWER	03/31/2021	CITY OF MAQUOKETA	92-00/MARCH	PJ	283.22	MAR	
PLANT SERVICE CONTRACTS PLANT SERVICE CONTRACTS	03/31/2021	CUMMINS CENTRAL-Generat	PREPAID	JE		MAR	
PLANT SERVICE CONTRACTS		DAIKIN APPLIED GLOBAL WATER TECH.	PREPAID	JE		MAR	
PLANT SERVICE CONTRACTS	03/31/2021	JOHNSON FIRE/SECURITY S	PREPAID	JE 		MAR	
PLANT ELECTRICITY	03/31/2021	MAQUOKETA MUNICIPAL	PREPAID 115-10/MAR	JE		MAR	
PLANT ELECTRICITY	03/31/2021	MAQUOKETA MUNICIPAL	125-10/MAR	PJ PJ	410.04	MAR	
PLANT ELECTRICITY	03/31/2021	MAQUOKETA MUNICIPAL	130-10/MAR	PJ	3,853.82 7,281,46	MAR	
PLANT SERVICE CONTRACTS	03/01/2021	MEDIACOM	50000078	PJ	1,201.40	MAR MAR	
PLANT SERVICE CONTRACTS	03/02/2021	CUMMINS SALES & SERVICE	J5-65209	PJ		MAR	
PLANT REPAIRS & MAINTENANCE PLANT DIRECT PURCHASES	03/01/2021	CULLIGAN OF CLINTON	65911	PJ		MAR	
TEANT BIRECT FORCHASES	03/13/2021	GLOBAL WATER TECHNOLOGY	56730	PJ		MAR	1 time expenses only!
					21,923.11		
PLANT NATURAL GAS	04/22/2021	BLACK HILLS ENERGY	228936/4/22/21	PJ	76.00	ADD	-
PLANT NATURAL GAS	04/22/2021	BLACK HILLS ENERGY	387126/04/22/21	PJ	76.88	APR	
PLANT NATURAL GAS		BLACK HILLS ENERGY	174000/04/22/21	PJ	399.88	APR	
PLANT WATER & SEWER	05/01/2021	CITY OF MAQUOKETA	351-01/0430	PJ	7,041.98 277.09	APR APR	
PLANT WATER & SEWER	05/01/2021	CITY OF MAQUOKETA	453-01/0430	PJ	53.98	APR	
PLANT WATER & SEWER		CITY OF MAQUOKETA	849-01/0430	PJ	398.48	APR	
PLANT WATER & SEWER		CITY OF MAQUOKETA	092-00/0430	PJ	426.54	APR	
PLANT SERVICE CONTRACTS		CUMMINS CENTRAL-Generat	PREPAID	JE	5.57	APR	
PLANT SERVICE CONTRACTS	04/30/2021	DAIKIN APPLIED	PREPAID	JE		APR	
PLANT REPAIRS & MAINTENANCE PLANT SERVICE CONTRACTS	05/01/2021	GIL'S LAWN CARE LLC	9846	PJ		APR	
PLANT SERVICE CONTRACTS PLANT SERVICE CONTRACTS	04/30/2021	GLOBAL WATER TECH.	PREPAID	JE		APR	
PLANT ELECTRICITY	05/01/2021	JOHNSON FIRE/SECURITY S MAQUOKETA MUNICIPAL	PREPAID	JE		APR	
PLANT ELECTRICITY	05/13/2021	MAQUOKETA MUNICIPAL	115-10/0501	PJ	20.00	APR	
PLANT ELECTRICITY	05/01/2021	MAQUOKETA MUNICIPAL	125-10/0501 130-1/0430	PJ PJ	7,034.61	APR	
PLANT SERVICE CONTRACTS		MEDIACOM	00078MAY	PJ PJ	5,581.57	APR	
PLANT SERVICE CONTRACTS	05/01/2021	GLOBAL WATER TECH.	PREPAID	JE		APR	
PLANT SERVICE CONTRACTS	04/30/2021	GLOBAL WATER TECH.	PREPAID	JE		APR APR	4 time owners
					21,311.01	7011	1 time expenses only!
PLANT NATURAL GAS	06/01/2021	BLACK HILLS ENERGY					
PLANT NATURAL GAS	06/16/2021	BLACK HILLS ENERGY BLACK HILLS ENERGY	228936 0521	PJ	53.46	MAY	
PLANT NATURAL GAS	06/01/2021	BLACK HILLS ENERGY	387126 0521	PJ	32.23	MAY	
PLANT WATER & SEWER		CITY OF MAQUOKETA	17400 0521 351-010501	PJ	7,100.52	MAY	
PLANT WATER & SEWER		CITY OF MAQUOKETA	00920-00 0501	PJ PJ	493.20	MAY	
PLANT WATER & SEWER		CITY OF MAQUOKETA	945301 0501	PJ	298.00	MAY	
PLANT WATER & SEWER	06/01/2021	CITY OF MAQUOKETA	9849-01 0501	PJ	53.98 931.19	MAY	
PLANT SERVICE CONTRACTS	05/01/2021	CUMMINS CENTRAL-Generat	PREPAID	JE	931.19	MAY MAY	
PLANT SERVICE CONTRACTS	05/01/2021 [DAIKIN APPLIED	PREPAID	JE		MAY	1
PLANT REPAIRS & MAINTENANCE		GIL'S LAWN CARE LLC	9890	PJ		MAY	
PLANT SERVICE CONTRACTS		GLOBAL WATER TECH.	PREPAID	JE		MAY	
PLANT SERVICE CONTRACTS PLANT ELECTRICITY	05/01/2021	JOHNSON FIRE/SECURITY S	PREPAID	JE		MAY	
PLANT ELECTRICITY		MAQUOKETA MUNICIPAL	125-1000501	PJ	8,385.66	MAY	
PLANT SERVICE CONTRACTS	06/30/2021 N	MAQUOKETA MUNICIPAL	130-10 0501	PJ	6,102.15	MAY	
PLANT REPAIRS & MAINTENANCE	05/04/2021	SELCO INC	=00078 76807	PJ		MAY	
PLANT REPAIRS & MAINTENANCE	05/21/2021 (GLOBAL WATER TECHNOLOGY	33647	PJ PJ	·	MAY	
PLANT REPAIRS & MAINTENANCE	05/21/2021	GLOBAL WATER TECHNOLOGY	33642	PJ PJ		MAY MAY	1 time overses
					23,450.39	IVI/A T	1 time expenses only!
PLANT NATURAL GAS	07/01/2021	BLACK HILLS ENERGY	207400 5222				
PLANT NATURAL GAS	07/01/2021	BLACK HILLS ENERGY BLACK HILLS ENERGY	387126-0623	PJ	33.54	JUNE	
PLANT NATURAL GAS	07/01/2021 F	BLACK HILLS ENERGY	228936 174000	PJ	36.78	JUNE	
PLANT WATER & SEWER		CITY OF MAQUOKETA	9200 06-21	PJ PJ	6,357.61	JUNE	
PLANT WATER & SEWER	07/07/2021	CITY OF MAQUOKETA	84901 06-21	PJ PJ	303.04	JUNE	
PLANT WATER & SEWER	07/07/2021	CITY OF MAQUOKETA	945301 06-21	PJ PJ	805.29 53.98	JUNE	
PLANT WATER & SEWER	07/07/2021 C	CITY OF MAQUOKETA	935101 06-21	PJ	701.16	JUNE JUNE	
PLANT ELECTRICITY	07/15/2021 N	MAQUOKETA MUNICIPAL	3010 0621	PJ	4,304.14	JUNE	
PLANT ELECTRICITY	07/15/2021 N	MAQUOKETA MUNICIPAL	12510 0621	PJ	9,735.00	JUNE	
PLANT ELECTRICITY PLANT SERVICE CONTRACTS	U//15/2021 N	MAQUOKETA MUNICIPAL	11510 0621	PJ	42.00	JUNE	
PLANT SERVICE CONTRACTS		CUMMINS CENTRAL-General	PREPAIDS	JE		JUNE	
PLANT REPAIRS & MAINTENANCE	06/30/2021	DAIKIN APPLIED	PREPAIDS	JE		JUNE	
PLANT SERVICE CONTRACTS	06/30/2021	GIL'S LAWN CARE LLC GLOBAL WATER TECH.	9934	PJ		JUNE	
PLANT SERVICE CONTRACTS	06/30/2021	SLOBAL WATER TECH.	PREPAIDS	JE		JUNE	
PLANT REPAIRS & MAINTENANCE	05/01/2021	OHNSON CONTROLS	PREPAIDS	JE		JUNE	
		OUNCON EIDERGEOURIE	102415001384 PREPAIDS	PJ		JUNE	
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PLANT SERVICE CONTRACTS PLANT REPAIRS & MAINTENANCE	06/30/2021 J 06/30/2021 M 06/02/2021 S	MEDIACOM ELCO, INC.	=00078	PJ		JUNE	
PLANT SERVICE CONTRACTS	06/30/2021 J 06/30/2021 M 06/02/2021 S	MEDIACOM				JUNE JUNE	1 fime expenses
PLANT SERVICE CONTRACTS PLANT REPAIRS & MAINTENANCE	06/30/2021 J 06/30/2021 M 06/02/2021 S	MEDIACOM ELCO, INC.	=00078 76960	PJ PJ	22,372.54	JUNE JUNE	1 time expenses only!
PLANT SERVICE CONTRACTS PLANT REPAIRS & MAINTENANCE PLANT REPAIRS & MAINTENANCE	06/30/2021 J 06/30/2021 M 06/02/2021 S 05/21/2021 B	MEDIACOM ELCO, INC. LACK HILLS ENERGY	=00078 76960 POLAR VORTEX	PJ PJ JE	22,372.54	JUNE JUNE	1 time expenses only!
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PLANT SERVICE CONTRACTS PLANT REPAIRS & MAINTENANCE PLANT REPAIRS & MAINTENANCE PLANT NATURAL GAS	06/30/2021 J 06/30/2021 M 06/02/2021 S 05/21/2021 B	MEDIACOM ELCO, INC. LACK HILLS ENERGY	=00078 76960 POLAR VORTEX	PJ PJ JE	***************************************	JUNE JUNE FY21	1 time expenses only!

PLANT NATURAL GAS	8/4/2021 BLACK HILLS ENERGY				
PLANT WATER & SEWER	8/4/2021 CITY OF MAQUOKETA	387126 0721	PJ 35	.83 JULY	Í
PLANT WATER & SEWER	8/4/2021 CITY OF MAQUOKETA	092-00 0721	PJ 332		
PLANT WATER & SEWER	8/4/2021 CITY OF MAQUOKETA	849-01 0721	PJ 339		
PLANT WATER & SEWER	8/4/2021 CITY OF MAQUOKETA	351-01 0721	PJ 534		1
PLANT ELECTRICITY	8/4/2021 MAQUOKETA MUNICIPAL	453-01 0731	D I	.94 JULY	
PLANT ELECTRICITY	8/4/2021 MAQUOKETA MUNICIPAL	110130-10	PJ 5,651		
PLANT ELECTRICITY	8/4/2021 MAQUOKETA MUNICIPAL	110125-10	PJ 14,476		
PLANT SERVICE CONTRACTS	7/31/2021 MAQUUKETA MUNICIPAL	110115-10	D.I.	.00 JULY	
PLANT SERVICE CONTRACTS	7/31/2021 CUMMINS CENTRAL-Generat	PREPAIDS	JE	JULY	
PLANT SERVICE CONTRACTS	7/31/2021 DAIKIN APPLIED	PREPAIDS	JE	JULY	
PLANT SERVICE CONTRACTS	7/31/2021 GLOBAL WATER TECH.	PREPAIDS	JE	JULY	
PLANT SERVICE CONTRACTS	7/31/2021 GLOBAL WATER TECH.	PREPAIDS	JE		
PLANT REPAIRS & MAINTENANCE	7/31/2021 JOHNSON FIRE/SECURITY S	PREPAIDS	JE	JULY	
PLANT SERVICE CONTRACTS		9976		JULY	
PLANT REPAIRS & MAINTENANCE	8/4/2021 MEDIACOM	00078 0721	PJ	JULY	i i
PLANT DIRECT PURCHASES		77400		JULY	
PLANT SERVICE CONTRACTS	7/19/2021 GLOBAL WATER TECHNOLOGY	V 25705		JULY	
PLANT SERVICE CONTRACTS	8/4/2021 GLOBAL WATER TECHNOLOGY	/ 20050		JULY	+
PLANT SERVICE CONTRACTS	8/4/2021 GLOBAL WATER TECHNOLOGY	36651		JULY	
PLANT REPAIRS & MAINTENANCE	8/4/2021 CONTROL INSTALLATIONS O	103908		JULY	
		100000		JULY	1 time expenses only!
PLANT NATURAL GAS			28,366.	50	
	8/23/2021 BLACK HILLS ENERGY	1740 00	PJ 7 277 (_
PLANT NATURAL GAS	8/23/2021 BLACK HILLS ENERGY			100 - 100 -	
PLANT NATURAL GAS	8/23/2021 BLACK HILLS ENERGY		5.		
PLANT WATER & SEWER	8/31/2021 CITY OF MAQUOKETA		5.1		
PLANT WATER & SEWER	8/31/2021 CITY OF MAQUOKETA		PJ 293.		1
PLANT WATER & SEWER	8/31/2021 CITY OF MAQUOKETA		PJ 54.9		1
PLANT WATER & SEWER	8/31/2021 CITY OF MAQUOKETA		PJ 706.9	,,,,,	
PLANT ELECTRICITY	8/31/2021 MAQUOKETA MUNICIPAL		PJ 1,522.7		1
PLANT ELECTRICITY	8/31/2021 MAQUOKETA MUNICIPAL		PJ 5,591.6	55 AUG	
PLANT ELECTRICITY	8/31/2021 MAQUOKETA MUNICIPAL	44040	PJ 20.0		
PLANT SERVICE CONTRACTS	8/31/2021 GLOBAL WATER TECH.	DDED	PJ 18,006.2		
PLANT SERVICE CONTRACTS	8/31/2021 GLOBAL WATER TECH.		JE	AUG	
PLANT SERVICE CONTRACTS	8/31/2021 CUMMINS CENTRAL-Generat		JE	AUG	
PLANT SERVICE CONTRACTS	8/31/2021 DAIKIN APPLIED		JE	AUG	
PLANT SERVICE CONTRACTS	8/31/2021 JOHNSON FIRE/SECURITY S		JE	AUG	
PLANT SERVICE CONTRACTS	8/21/2021 MEDIACOM		JE	AUG	
PLANT REPAIRS & MAINTENANCE	9/16/2021 GIL'S LAWN CARE LLC	0078 8-21 F	o)	AUG	
PLANT REPAIRS & MAINTENANCE	8/31/2021 FOREVER GREEN	10018 F	PJ .	AUG	
PLANT REPAIRS & MAINTENANCE	8/15/2021 FOREVER GREEN	30951 F	PJ	AUG	
PLANT REPAIRS & MAINTENANCE	8/31/2021 DAIKIN APPLIED	30651 F	ว	AUG	
	0/31/2021 DAIRIN APPLIED	3317255 F	າງ	AUG	1 time over-
			33,542.7		1 time expenses only!
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PLANT NATURAL GAS PLANT NATURAL GAS	9/23/2021 BLACK HILLS ENERGY		33,542.7 3 PJ 8,126.93	3] r time expenses only!
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PLANT DIRECT PURCHASES ADMIN OTHER DIRECT EXPENSES	10/20/2021 GLOBAL WATER TECHNOLOGY 10/14/2021 CITY OF MAQUOKETA	41646 VACANT BLD REG	PJ PJ	25,033,42	OCT OCT	1 time expenses only!
POLAR VORTEX CREDITS FOR OLD	HOSPITAL	Total 600 W Grove	Expenses	207,614.54		
PLANT NATURAL GAS	03/31/2021 BLACK HILLS ENERGY 04/30/2021 BLACK HILLS ENERGY 05/31/2021 BLACK HILLS ENERGY 06/30/2021 BLACK HILLS ENERGY 07/31/2021 BLACK HILLS ENERGY 08/31/2021 BLACK HILLS ENERGY 09/30/2021 BLACK HILLS ENERGY 10/31/2021 BLACK HILLS ENERGY 11/30/2021 BLACK HILLS ENERGY 12/31/2021 BLACK HILLS ENERGY		JE JE JE JE JE JE JE JE	0.00 -903.81 -1,634.69 -514.11 -1,503.48 -1,574.89 -1,690.51 -1,258.46	MAR APR MAY JUNE JULY AUG SEP OCT NOV DEC	Take extra \$2k ea. mo. in Nov. 2021 - Mar. 2022

Previously Stated __-9,079.95

FY22 GL ADJUSTED AMOUNT: 131,850.08