

Date: December 7, 2021 at 12:17:20 PM CST
To: Rick Levin <rick@ricklevin.com>,
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 their 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

GL DESCRIPTION	DATE	VENDOR	REFERENCE	JOURNAL	GL AMT	MONTH
PLANT REPAIRS & MAINTENANCE	03/31/2021	BALLIU CONSTRUCTION	=033121	PJ		MAR
PLANT NATURAL GAS	03/24/2021	BLACK HILLS ENERGY	228936/MAR	PJ	109.64	MAR
PLANT NATURAL GAS	03/24/2021	BLACK HILLS ENERGY	387126/MAR	PJ	160.31	MAR
PLANT NATURAL GAS	03/24/2021	BLACK HILLS ENERGY	174000/MAR	PJ	9,034.23	MAR
PLANT WATER & SEWER	03/31/2021	CITY OF MAQUOKETA	51-01/MARCH	PJ	330.24	MAR
PLANT WATER & SEWER	03/31/2021	CITY OF MAQUOKETA	53-01/MARCH	PJ	53.98	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	03/31/2021	CUMMINS CENTRAL-Generat	PREPAID	JE		MAR
PLANT SERVICE CONTRACTS	03/31/2021	DAIKIN APPLIED	PREPAID	JE		MAR
PLANT SERVICE CONTRACTS	03/31/2021	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	115-10/MAR	PJ	410.04	MAR
PLANT ELECTRICITY	03/31/2021	MAQUOKETA MUNICIPAL	125-10/MAR	PJ	3,853.82	MAR
PLANT ELECTRICITY	03/31/2021	MAQUOKETA MUNICIPAL	130-10/MAR	PJ	7,281.46	MAR
PLANT SERVICE CONTRACTS	03/01/2021	MEDIACOM	50000078	PJ		MAR
PLANT SERVICE CONTRACTS	03/02/2021	CUMMINS SALES & SERVICE	J5-65209	PJ		MAR
PLANT REPAIRS & MAINTENANCE	03/01/2021	CULLIGAN OF CLINTON	65911	PJ		MAR
PLANT DIRECT PURCHASES	03/13/2021	GLOBAL WATER TECHNOLOGY	56730	PJ		MAR
21,923.11						1 time expenses only!

PLANT NATURAL GAS	04/22/2021	BLACK HILLS ENERGY	228936/4/22/21	PJ	76.88	APR
PLANT NATURAL GAS	04/22/2021	BLACK HILLS ENERGY	387126/04/22/21	PJ	399.88	APR
PLANT NATURAL GAS	05/05/2021	BLACK HILLS ENERGY	174000/04/22/21	PJ	7,041.98	APR
PLANT WATER & SEWER	05/01/2021	CITY OF MAQUOKETA	351-01/0430	PJ	277.09	APR
PLANT WATER & SEWER	05/01/2021	CITY OF MAQUOKETA	453-01/0430	PJ	53.98	APR
PLANT WATER & SEWER	05/01/2021	CITY OF MAQUOKETA	849-01/0430	PJ	398.48	APR
PLANT WATER & SEWER	05/01/2021	CITY OF MAQUOKETA	092-00/0430	PJ	426.54	APR
PLANT SERVICE CONTRACTS	04/30/2021	CUMMINS CENTRAL-Generat	PREPAID	JE		APR
PLANT SERVICE CONTRACTS	04/30/2021	DAIKIN APPLIED	PREPAID	JE		APR
PLANT REPAIRS & MAINTENANCE	05/01/2021	GIL'S LAWN CARE LLC	9846	PJ		APR
PLANT SERVICE CONTRACTS	04/30/2021	GLOBAL WATER TECH.	PREPAID	JE		APR
PLANT SERVICE CONTRACTS	04/30/2021	JOHNSON FIRE/SECURITY S	PREPAID	JE		APR
PLANT ELECTRICITY	05/01/2021	MAQUOKETA MUNICIPAL	115-10/0501	PJ	20.00	APR
PLANT ELECTRICITY	05/13/2021	MAQUOKETA MUNICIPAL	125-10/0501	PJ	7,034.61	APR
PLANT ELECTRICITY	05/01/2021	MAQUOKETA MUNICIPAL	130-1/0430	PJ	5,581.57	APR
PLANT SERVICE CONTRACTS	06/17/2021	MEDIACOM	00078MAY	PJ		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
21,311.01						1 time expenses only!

PLANT NATURAL GAS	06/01/2021	BLACK HILLS ENERGY	228936 0521	PJ	53.46	MAY
PLANT NATURAL GAS	06/16/2021	BLACK HILLS ENERGY	387126 0521	PJ	32.23	MAY
PLANT NATURAL GAS	06/01/2021	BLACK HILLS ENERGY	17400 0521	PJ	7,100.52	MAY
PLANT WATER & SEWER	06/01/2021	CITY OF MAQUOKETA	351-010501	PJ	493.20	MAY
PLANT WATER & SEWER	06/01/2021	CITY OF MAQUOKETA	00920-00 0501	PJ	298.00	MAY
PLANT WATER & SEWER	06/01/2021	CITY OF MAQUOKETA	945301 0501	PJ	53.98	MAY
PLANT WATER & SEWER	06/01/2021	CITY OF MAQUOKETA	9849-01 0501	PJ	931.19	MAY
PLANT SERVICE CONTRACTS	05/01/2021	CUMMINS CENTRAL-Generat	PREPAID	JE		MAY
PLANT SERVICE CONTRACTS	05/01/2021	DAIKIN APPLIED	PREPAID	JE		MAY
PLANT REPAIRS & MAINTENANCE	06/01/2021	GIL'S LAWN CARE LLC	9890	PJ		MAY
PLANT SERVICE CONTRACTS	05/01/2021	GLOBAL WATER TECH.	PREPAID	JE		MAY
PLANT SERVICE CONTRACTS	05/01/2021	JOHNSON FIRE/SECURITY S	PREPAID	JE		MAY
PLANT ELECTRICITY	06/01/2021	MAQUOKETA MUNICIPAL	125-1000501	PJ	8,385.66	MAY
PLANT ELECTRICITY	06/01/2021	MAQUOKETA MUNICIPAL	130-10 0501	PJ	6,102.15	MAY
PLANT SERVICE CONTRACTS	06/30/2021	MEDIACOM	=00078	PJ		MAY
PLANT REPAIRS & MAINTENANCE	05/04/2021	SELCO, INC.	76807	PJ		MAY
PLANT REPAIRS & MAINTENANCE	05/21/2021	GLOBAL WATER TECHNOLOGY	33647	PJ		MAY
PLANT REPAIRS & MAINTENANCE	05/21/2021	GLOBAL WATER TECHNOLOGY	33642	PJ		MAY
23,450.39						1 time expenses only!

PLANT NATURAL GAS	07/01/2021	BLACK HILLS ENERGY	387126-0623	PJ	33.54	JUNE
PLANT NATURAL GAS	07/01/2021	BLACK HILLS ENERGY	228936	PJ	36.78	JUNE
PLANT NATURAL GAS	07/01/2021	BLACK HILLS ENERGY	174000	PJ	6,357.61	JUNE
PLANT WATER & SEWER	07/07/2021	CITY OF MAQUOKETA	9200 06-21	PJ	303.04	JUNE
PLANT WATER & SEWER	07/07/2021	CITY OF MAQUOKETA	84901 06-21	PJ	805.29	JUNE
PLANT WATER & SEWER	07/07/2021	CITY OF MAQUOKETA	945301 06-21	PJ	53.98	JUNE
PLANT WATER & SEWER	07/07/2021	CITY OF MAQUOKETA	935101 06-21	PJ	701.16	JUNE
PLANT ELECTRICITY	07/15/2021	MAQUOKETA MUNICIPAL	3010 0621	PJ	4,304.14	JUNE
PLANT ELECTRICITY	07/15/2021	MAQUOKETA MUNICIPAL	12510 0621	PJ	9,735.00	JUNE
PLANT ELECTRICITY	07/15/2021	MAQUOKETA MUNICIPAL	11510 0621	PJ	42.00	JUNE
PLANT SERVICE CONTRACTS	06/30/2021	CUMMINS CENTRAL-General	PREPAIDS	JE		JUNE
PLANT SERVICE CONTRACTS	06/30/2021	DAIKIN APPLIED	PREPAIDS	JE		JUNE
PLANT REPAIRS & MAINTENANCE	06/30/2021	GIL'S LAWN CARE LLC	9934	PJ		JUNE
PLANT SERVICE CONTRACTS	06/30/2021	GLOBAL WATER TECH.	PREPAIDS	JE		JUNE
PLANT SERVICE CONTRACTS	06/30/2021	GLOBAL WATER TECH.	PREPAIDS	JE		JUNE
PLANT REPAIRS & MAINTENANCE	05/01/2021	JOHNSON CONTROLS	102415001384	PJ		JUNE
PLANT SERVICE CONTRACTS	06/30/2021	JOHNSON FIRE/SECURITY S	PREPAIDS	JE		JUNE
PLANT SERVICE CONTRACTS	06/30/2021	MEDIACOM	=00078	PJ		JUNE
PLANT REPAIRS & MAINTENANCE	06/02/2021	SELCO, INC.	76960	PJ		JUNE
PLANT REPAIRS & MAINTENANCE	05/21/2021	BLACK HILLS ENERGY	POLAR VORTEX	JE		FY21
22,372.54						1 time expenses only!

PLANT NATURAL GAS	8/4/2021	BLACK HILLS ENERGY	228936 0721	PJ	35.00	JULY
PLANT NATURAL GAS	8/4/2021	BLACK HILLS ENERGY	174000 0721	PJ	6,886.44	JULY

PLANT NATURAL GAS	8/4/2021	BLACK HILLS ENERGY	387126 0721	PJ	35.83	JULY
PLANT WATER & SEWER	8/4/2021	CITY OF MAQUOKETA	092-00 0721	PJ	332.24	JULY
PLANT WATER & SEWER	8/4/2021	CITY OF MAQUOKETA	849-01 0721	PJ	339.52	JULY
PLANT WATER & SEWER	8/4/2021	CITY OF MAQUOKETA	351-01 0721	PJ	534.77	JULY
PLANT WATER & SEWER	8/4/2021	CITY OF MAQUOKETA	453-01 0731	PJ	54.94	JULY
PLANT ELECTRICITY	8/4/2021	MAQUOKETA MUNICIPAL	110130-10	PJ	5,651.73	JULY
PLANT ELECTRICITY	8/4/2021	MAQUOKETA MUNICIPAL	110125-10	PJ	14,476.03	JULY
PLANT ELECTRICITY	8/4/2021	MAQUOKETA MUNICIPAL	110115-10	PJ	20.00	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		JULY
PLANT SERVICE CONTRACTS	7/31/2021	JOHNSON FIRE/SECURITY S	PREPAIDS	JE		JULY
PLANT REPAIRS & MAINTENANCE	7/31/2021	GIL'S LAWN CARE LLC		9976 PJ		JULY
PLANT SERVICE CONTRACTS	8/4/2021	MEDIACOM	00078 0721	PJ		JULY
PLANT REPAIRS & MAINTENANCE	7/21/2021	SELCO, INC.		77189 PJ		JULY
PLANT DIRECT PURCHASES	7/19/2021	GLOBAL WATER TECHNOLOGY		35725 PJ		JULY
PLANT SERVICE CONTRACTS	8/4/2021	GLOBAL WATER TECHNOLOGY		36652 PJ		JULY
PLANT SERVICE CONTRACTS	8/4/2021	GLOBAL WATER TECHNOLOGY		36651 PJ		JULY
PLANT REPAIRS & MAINTENANCE	8/4/2021	CONTROL INSTALLATIONS O		103908 PJ		JULY
28,366.50						1 time expenses only!

PLANT NATURAL GAS	8/23/2021	BLACK HILLS ENERGY	1740 00	PJ	7,277.01	AUG
PLANT NATURAL GAS	8/23/2021	BLACK HILLS ENERGY	2289 36	PJ	35.00	AUG
PLANT NATURAL GAS	8/23/2021	BLACK HILLS ENERGY	3871 26	PJ	35.00	AUG
PLANT WATER & SEWER	8/31/2021	CITY OF MAQUOKETA	900092-00 83121	PJ	293.19	AUG
PLANT WATER & SEWER	8/31/2021	CITY OF MAQUOKETA	489453-01 83121	PJ	54.94	AUG
PLANT WATER & SEWER	8/31/2021	CITY OF MAQUOKETA	489351-01 83121	PJ	706.99	AUG
PLANT WATER & SEWER	8/31/2021	CITY OF MAQUOKETA	489849-01 83121	PJ	1,522.76	AUG
PLANT ELECTRICITY	8/31/2021	MAQUOKETA MUNICIPAL	110130-10 090121	PJ	5,591.65	AUG
PLANT ELECTRICITY	8/31/2021	MAQUOKETA MUNICIPAL	110115-10 090121	PJ	20.00	AUG
PLANT ELECTRICITY	8/31/2021	MAQUOKETA MUNICIPAL	110125-10 090121	PJ	18,006.24	AUG
PLANT SERVICE CONTRACTS	8/31/2021	GLOBAL WATER TECH.	PREPAIDS	JE		AUG
PLANT SERVICE CONTRACTS	8/31/2021	GLOBAL WATER TECH.	PREPAIDS	JE		AUG
PLANT SERVICE CONTRACTS	8/31/2021	CUMMINS CENTRAL-Generat	PREPAIDS	JE		AUG
PLANT SERVICE CONTRACTS	8/31/2021	DAIKIN APPLIED	PREPAIDS	JE		AUG
PLANT SERVICE CONTRACTS	8/31/2021	JOHNSON FIRE/SECURITY S	PREPAIDS	JE		AUG
PLANT SERVICE CONTRACTS	8/21/2021	MEDIACOM	0078 8-21	PJ		AUG
PLANT REPAIRS & MAINTENANCE	9/16/2021	GIL'S LAWN CARE LLC		10018 PJ		AUG
PLANT REPAIRS & MAINTENANCE	8/31/2021	FOREVER GREEN		30951 PJ		AUG
PLANT REPAIRS & MAINTENANCE	8/15/2021	FOREVER GREEN		30651 PJ		AUG
PLANT REPAIRS & MAINTENANCE	8/31/2021	DAIKIN APPLIED		3317255 PJ		AUG
33,542.78						1 time expenses only!

PLANT NATURAL GAS	9/23/2021	BLACK HILLS ENERGY	1740 00 09/23/21	PJ	8,126.92	SEP
PLANT NATURAL GAS	9/23/2021	BLACK HILLS ENERGY	3871 26 09/23/21	PJ	35.00	SEP
PLANT NATURAL GAS	9/23/2021	BLACK HILLS ENERGY	2289 36 09/23/21	PJ	35.00	SEP
PLANT WATER & SEWER	9/30/2021	CITY OF MAQUOKETA	0092-00 09/30/21	PJ	369.18	SEP
PLANT WATER & SEWER	9/30/2021	CITY OF MAQUOKETA	9453-01 09/30/21	PJ	54.94	SEP
PLANT WATER & SEWER	9/30/2021	CITY OF MAQUOKETA	9351-01 09/30/21	PJ	1,097.74	SEP
PLANT WATER & SEWER	9/30/2021	CITY OF MAQUOKETA	9849-01 09/30/21	PJ	144.57	SEP
PLANT ELECTRICITY	9/30/2021	MAQUOKETA MUNICIPAL	110130-10 OCT 21	PJ	4,489.97	SEP
PLANT ELECTRICITY	9/30/2021	MAQUOKETA MUNICIPAL	110125-10 OCT 21	PJ	17,241.47	SEP
PLANT ELECTRICITY	9/30/2021	MAQUOKETA MUNICIPAL	110115-10 OCT 21	PJ	20.00	SEP
PLANT REPAIRS & MAINTENANCE	10/11/2021	GIL'S LAWN CARE LLC	10060	PJ		SEP
PLANT SERVICE CONTRACTS	9/30/2021	GLOBAL WATER TECH.	PREPAIDS	JE		SEP
PLANT SERVICE CONTRACTS	9/30/2021	GLOBAL WATER TECH.	PREPAIDS	JE		SEP
PLANT SERVICE CONTRACTS	9/30/2021	CUMMINS CENTRAL-Generat	PREPAIDS	JE		SEP
PLANT SERVICE CONTRACTS	9/30/2021	DAIKIN APPLIED	PREPAIDS	JE		SEP
PLANT SERVICE CONTRACTS	9/30/2021	JOHNSON FIRE/SECURITY S	PREPAIDS	JE		SEP
PLANT SERVICE CONTRACTS	9/21/2021	MEDIACOM	0078 09/21/2021	PJ		SEP
PLANT REPAIRS & MAINTENANCE	9/30/2021	NORTHWEST MECHANICAL, INC.		42637 PJ		SEP
PLANT REPAIRS & MAINTENANCE	9/1/2021	JOHNSON CONTROLS	1-106457222372	PJ		SEP
31,614.79						1 time expenses only!

PLANT NATURAL GAS	10/22/2021	BLACK HILLS ENERGY	2289 36 10/22/21	PJ	36.93	OCT
PLANT NATURAL GAS	10/22/2021	BLACK HILLS ENERGY	1740 00 10/22/21	PJ	6,754.44	OCT
PLANT NATURAL GAS	10/25/2021	BLACK HILLS ENERGY	3871 26 10/25/21	PJ	35.00	OCT
PLANT WATER & SEWER	10/31/2021	CITY OF MAQUOKETA	9453-01	PJ	54.94	OCT
PLANT WATER & SEWER	10/31/2021	CITY OF MAQUOKETA	0092-00	PJ	369.18	OCT
PLANT WATER & SEWER	10/31/2021	CITY OF MAQUOKETA	9849-01	PJ	900.69	OCT
PLANT WATER & SEWER	10/31/2021	CITY OF MAQUOKETA	9351-01	PJ	525.27	OCT
PLANT ELECTRICITY	10/31/2021	MAQUOKETA MUNICIPAL	110130-10	JE	4,076.74	OCT
PLANT ELECTRICITY	10/31/2021	MAQUOKETA MUNICIPAL	110125-10	JE	12,260.23	OCT
PLANT ELECTRICITY	10/31/2021	MAQUOKETA MUNICIPAL	110115-10	JE	20.00	OCT
PLANT REPAIRS & MAINTENANCE	10/31/2021	Gil's Lawn Care	ACCRUAL	JE		OCT
PLANT SERVICE CONTRACTS	10/31/2021	CUMMINS CENTRAL-Generat	PREPAIDS	JE		OCT
PLANT SERVICE CONTRACTS	10/31/2021	GLOBAL WATER TECH.	PREPAIDS	JE		OCT
PLANT SERVICE CONTRACTS	10/31/2021	GLOBAL WATER TECH.	PREPAIDS	JE		OCT
PLANT SERVICE CONTRACTS	10/31/2021	DAIKIN APPLIED	PREPAIDS	JE		OCT
PLANT SERVICE CONTRACTS	10/31/2021	JOHNSON FIRE/SECURITY S	PREPAIDS	JE		OCT
PLANT SERVICE CONTRACTS	10/21/2021	MEDIACOM	0078 102121	PJ		OCT
PLANT REPAIRS & MAINTENANCE	10/13/2021	ROBERT HERRING		10/13/21 RH		OCT
PLANT REPAIRS & MAINTENANCE	10/6/2021	CONTROL INSTALLATIONS O	106619	PJ		OCT
PLANT REPAIRS & MAINTENANCE	10/27/2021	CONTROL INSTALLATIONS O	107560	PJ		OCT

PLANT DIRECT PURCHASES	10/20/2021	GLOBAL WATER TECHNOLOGY	41646	PJ			
ADMIN OTHER DIRECT EXPENSES	10/14/2021	CITY OF MAQUOKETA	VACANT BLD REG	PJ		OCT	
						OCT	1 time expenses only!
							<u>25,033.42</u>

Total 600 W Grove Expenses 207,614.54

POLAR VORTEX CREDITS FOR OLD HOSPITAL

PLANT NATURAL GAS	03/31/2021	BLACK HILLS ENERGY	JE	0.00	MAR	
PLANT NATURAL GAS	04/30/2021	BLACK HILLS ENERGY	JE	-903.81	APR	
PLANT NATURAL GAS	05/31/2021	BLACK HILLS ENERGY	JE	-1,634.69	MAY	
PLANT NATURAL GAS	06/30/2021	BLACK HILLS ENERGY	JE	-514.11	JUNE	
PLANT NATURAL GAS	07/31/2021	BLACK HILLS ENERGY	JE	-1,503.48	JULY	
PLANT NATURAL GAS	08/31/2021	BLACK HILLS ENERGY	JE	-1,574.89	AUG	
PLANT NATURAL GAS	09/30/2021	BLACK HILLS ENERGY	JE	-1,690.51	SEP	
PLANT NATURAL GAS	10/31/2021	BLACK HILLS ENERGY	JE	-1,258.46	OCT	
PLANT NATURAL GAS	11/30/2021	BLACK HILLS ENERGY	JE		NOV	Take extra \$2k ea. mo.
PLANT NATURAL GAS	12/31/2021	BLACK HILLS ENERGY	JE		DEC	in Nov. 2021 - Mar. 2022

Previously Stated -9,079.95

FY22 GL ADJUSTED AMOUNT: 131,850.08