



MARINA

821 Broughton Drive Sheboygan, WI 53081

MPF COMMITTEE REPORT

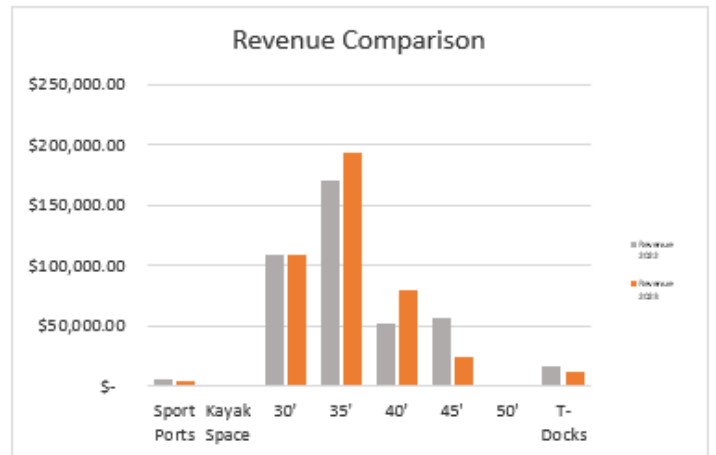
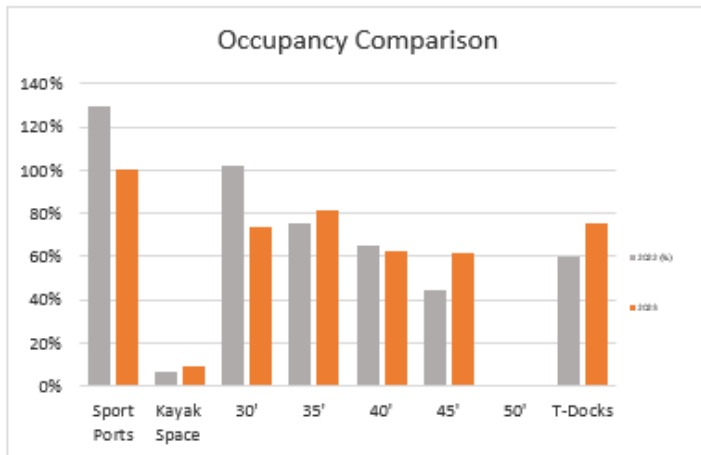
Tuesday August 1st 2023

Seasonal Slips

Size	Available	2022 Occ. YTD	2022 (%)	2023 Occ. YTD	2023	Variance (%)	Revenue 2022	Revenue 2023	Variance	2023 Budget	Variance
Sport Ports	10	13	130%	6	100%	-30%	\$ 4,984.19	\$4,114.50	\$ (869.69)	\$ 6,000.00	\$ (1,885.50)
Kayak Space	32	2	6%	3	9%	3%	\$ -	\$ 500.00	\$ 500.00	\$ 2,500.00	\$ (2,000.00)
30'	71	57	102%	52	73%	-29%	\$ 108,025.38	\$ 108,796.35	\$ 770.97	\$ 120,597.03	\$ (11,800.68)
35'	100	75	75%	81	81%	6%	\$170,607.54	\$192,963.21	\$ 22,355.67	\$ 201,000.00	\$ (8,036.79)
40'	43	28	65%	27	63%	-2%	\$ 52,011.50	\$ 79,024.56	\$ 27,013.06	\$ 108,500.00	\$ (29,475.44)
45'	13	11	44%	8	62%	18%	\$ 56,922.22	\$ 24,258.34	\$ (32,663.88)	\$ 22,902.97	\$ 1,355.37
50'	0	0	0%	0	0%	0%	\$ -	\$ -	\$ -	\$ -	\$ -
T-Docks	4	4	60%	3	75%	15%	\$ 15,671.58	\$ 12,300.00	\$ (3,371.58)	\$ 12,300.00	\$ -
Total	273	190	70%	180	94%	24%	\$408,222.41	\$421,956.96	\$13,734.55	\$473,800.00	(\$51,843.04)

	2022	%	2023	%
New Tenants	49	26%	19	11%
Returning Tenants	142	75%	147	82%

	2022 LYTD	2023 YTD
Deposits for Next Season	150	146



Winter Storage

Winter Storage

YTD Units	YTD Revenue	LYTD Units	LYTD Revenue	Variance To Last Year	Budget	Variance to Budget
57	\$48,469.82	52	\$ 48,591.77	\$ (121.95)	\$ 24,500.00	\$ 23,969.82



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Maintenance and Operations

We are officially closed for the season, but the store will remain open during office hours and a few Saturdays in December. We have begun our winter work. E dock will be moved in a few weeks, and the fuel dock is winterized. We have more boats in the yard this year compared to years past. All boats are winterized, and we have started shrink wrapping them. We have also begun working on next seasons improvement plan. Some things we want to change are the dockhand hours and security duties. We have some improvements for the bar we will do and some landscaping in the pool we will do in the spring.

Marketing and Sales

We are posting on social media and sending out monthly newsletters to keep boaters informed and engaged. I am waiting on the results from the survey in order to finish the marketing plan. We are currently re-vamping our events calendar. Seasonal sign ups have slowed down which is expected. We are very full for winter storage this year which is great to see.

Bar 43

Bar 43 is still open for the winter! The hours are Friday-Sunday, and we are still renting out for private events.

Recent Customer Feedback and Review

None to report