



MARINA

821 Broughton Drive Sheboygan, WI 53081

MPF COMMITTEE REPORT

Tuesday November 4th 2025

Seasonal Slips

Up to November 1, 2025

Slip Rentals: \$282,060.63

Launch Fees: \$25,174.00

The Landing: \$21,000

Transient Slip Rentals: \$51,425.23

(including Riverfront - \$2,271.20)

Gas Sales: \$122,567.71

Diesel Sales: \$61,312.44

Occupancy Total Tenants 2025

Total: 136/230=59.10%

Riverfront Revenue 2025

Slip Rentals: \$79,424.15

Detailed overview of all sales and Less Expenses can be seen on the attached document



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Marketing and Sales

(see sales below)

Maintenance and Operations

Docks have been removed from the river, water turned off at the marina, and E dock has been moved into place.

Amenities

The marina will focus on hosting a few parties next year to encourage customer interaction. The marina will also look into a more stable food source at the marina.

Customer Feedback

Customers are satisfied with no rate change for the 2026 season – those in the rewards program will see a decrease in their dockage rate.

Improvements for the Marina

The marina will focus on hosting a few parties next year to encourage customer interaction and comradery.

Safety

Boom will be checked in the off season to make sure all supplies are up to speed. The marina will also be making sure all eye cleaning stations are up to code.



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Revenue by Item

1/1/2025 to 11/1/2025

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Harbor Centre Marina

Item	Amount	Quantity	Discounts	After Discounts
45 Foot Slip (Full Season)	\$33717.68	9	\$0.00	\$33717.68
40 Foot Slip (Full Season)	\$30294.00	10	\$0.00	\$30294.00
35 Foot (Full Season)	\$113040.00	47	(\$2510)	\$110530.00
Daily Rental Rate	\$22500.00	44	(\$8000)	\$14500.00
35 Foot Slip (Half Season)	\$2310.00	2	\$0.00	\$2310.00
40 Foot Slip (Half Season)	\$6126.05	48	\$0.00	\$6126.05
Sports Port (Full Season)	\$1000.00	2	\$0.00	\$1000.00
T-Dock (Full Season)	\$9020.00	2	\$0.00	\$9020.00
30 Foot Slip (Full Season)	\$82304.56	43	(\$1870)	\$80434.56
CC Fee	\$8015.67	2111	(\$1.57)	\$8014.10
Transient 0-79'	\$57375.00	929	(\$1546.97)	\$55828.03
Harbor Centre Navy Sweater	\$120.00	6	\$0.00	\$120.00
Dog Bowl	\$5.00	1	\$0.00	\$5.00
Small Purses	\$70.00	7	\$0.00	\$70.00
Beach Bags	\$1.01	1.1	\$0.00	\$1.01
White Rectangular Picture Frame	\$30.00	3	\$0.00	\$30.00
Coffee "Blue" Mug	\$15.00	3	\$0.00	\$15.00
Summer Waves Cup	\$10.00	2	\$0.00	\$10.00
Lake Michigan Sign	\$70.01	8	\$0.00	\$70.01
Seasonal Rewards (Platinum)	\$1600.00	4	\$0.00	\$1600.00
Navy Sweatshirts	\$80.00	4	\$0.00	\$80.00
Ivory Long Sleeve T	\$210.00	21	\$0.00	\$210.00
Resident Annual Launch Pass	\$4890.82	86	\$0.00	\$4890.82
Non-Resident Annual Launch Pass	\$11532.55	174	(\$66.35)	\$11466.20
Coffee "The Landing" mug	\$20.00	4	\$0.00	\$20.00
Coffee "Tan" Mug	\$10.00	2	\$0.00	\$10.00
Hard Water Spot Remover	\$8.00	1	\$0.00	\$8.00
Pure Wax	\$9.00	1	\$0.00	\$9.00
87 E10 Gas Fuel	\$122567.71	26318.277	\$0.00	\$122567.71
Ice Bag 7 Lb	\$2135.00	614	(\$3.5)	\$2131.50
fire extinguisher	\$25.00	1	\$0.00	\$25.00
Life Lake Sign	\$30.01	4	\$0.00	\$30.01
The Lake Sheboygan Sign	\$30.00	3	\$0.00	\$30.00
AT ADDITIONAL SLIP	\$812.34	2	\$0.00	\$812.34



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HC Sheboygan Navy Sweatshirt	\$360.00	18	\$0.00	\$360.00
HC Off Navy Sweatshirt	\$20.00	1	\$0.00	\$20.00
Water Proofing	\$16.00	1	\$0.00	\$16.00
Light Purple Short Sleeve T	\$70.00	7	\$0.00	\$70.00
Nantucket Red Long Sleeve T	\$100.00	10	\$0.00	\$100.00
Mustard Long Sleeve T	\$20.00	2	\$0.00	\$20.00
Daily Launch Pass	\$15720.92	2074	(\$7.58)	\$15713.34
Diesel Dyed Fuel	\$61312.44	15825.314	(\$0.1)	\$61312.34
"Lake" Picture Frame	\$10.00	1	\$0.00	\$10.00
Black Zip Hoodie	\$20.00	1	\$0.00	\$20.00
Dark Gray Sweatshirt	\$200.00	10	\$0.00	\$200.00
Acetone	\$7.00	1	\$0.00	\$7.00
Gray Long Sleeve T	\$40.00	4	\$0.00	\$40.00
Maroon Sweatshirt	\$60.00	3	\$0.00	\$60.00
Gray Sweatshirt	\$60.00	3	\$0.00	\$60.00
Harbor Centre Vest Navy	\$40.00	2	\$0.00	\$40.00
Wisconsin Brown Hat	\$40.00	4	\$0.00	\$40.00
Ivory Short Sleeve T	\$140.00	14	\$0.00	\$140.00
Boat Wash	\$40.00	4	\$0.00	\$40.00
Blue Long Sleeve T	\$30.00	3	\$0.00	\$30.00
Light Blue Short Sleeve	\$30.00	3	\$0.00	\$30.00
Green Hoodie	\$40.00	2	\$0.00	\$40.00
Toilet Paper Pack	\$5.00	1	\$0.00	\$5.00
Nauti-Girl Shot Glass	\$10.00	2	\$0.00	\$10.00
Pumpout- Non-tenant	\$675.00	45	\$0.00	\$675.00
tan Rope Picture Frame	\$10.00	1	\$0.00	\$10.00
Harbor Centre Marina T Shirt (Navy)	\$50.00	5	\$0.00	\$50.00
Coffee "Home" Mug	\$30.00	6	\$0.00	\$30.00
Blue Rope Picture Frame	\$20.00	2	\$0.00	\$20.00
Coffee "Green" Mug	\$5.00	1	\$0.00	\$5.00
Anchor Shot Glass	\$20.00	4	\$0.00	\$20.00
Gray TankTop	\$20.00	2	\$0.00	\$20.00
HCM T-Shirt Small (Navy)	\$127.00	13	\$0.00	\$127.00
Enzyme Fuel Treatment Diesel	\$11.00	1	\$0.00	\$11.00
White TankTop	\$20.00	2	\$0.00	\$20.00
Chair Picture Frame	\$10.00	1	\$0.00	\$10.00
Brown Shot Glass	\$3.00	1	\$0.00	\$3.00
Beer "Home" Mug	\$10.00	2	\$0.00	\$10.00
30 Foot Slip (Half Season)	\$5616.00	6	\$0.00	\$5616.00
Get Lit Shot Glass	\$5.02	3	\$0.00	\$5.02
Teak Cleaner Step 1 & Step 2	\$20.00	1	\$0.00	\$20.00



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Teak Oil Step 3	\$10.00	1	\$0.00	\$10.00
Aqua Max	\$14.00	2	\$0.00	\$14.00
Fishing Lure Picture Frame	\$0.01	1	\$0.00	\$0.01
Blue Blanket	\$10.00	1	\$0.00	\$10.00
Resident Annual Launch Pass	\$3980.90	68	\$0.00	\$3980.90
Discount Slip (Full Season)	\$2200.00	2	\$0.00	\$2200.00
Non-Electric Transient	\$699.00	20	(\$154.95)	\$544.05
Total	\$601941.70		(\$14161.02)	\$587780.68

Revenue by Item

1/1/2025 to 11/1/2025

Created: 10/28/2025 09:45 AM

Riverfront Marina

Item	Amount	Quantity	Discounts	After Discounts
25-29 Foot Slip (Full Season)	\$17950.00	8	\$0.00	\$17950.00
30-34 Foot Slip (Full Season)	\$25550.00	8	\$0.00	\$25550.00
Discount Slip (Full Season)	\$7700.00	7	\$0.00	\$7700.00
35-39 Foot Slip (Full Season)	\$17500.00	7	\$0.00	\$17500.00
Additional Dockage 500	\$3000.00	6	\$0.00	\$3000.00
Transient 0-79	\$2449.80	40	(\$138.6)	\$2311.20
30-34 Foot Slip (Monthly)	\$2480.00	0	(\$2437.05)	\$42.95
Transient 80+	\$632.00	5	\$0.00	\$632.00
Seasonal Rewards (Platinum)	\$400.00	1	\$0.00	\$400.00
35-39 Foot Slip (Half Season)	\$1250.00	1	\$0.00	\$1250.00
55 Ft Minimum 1/2 Season	\$2000.00	1	\$0.00	\$2000.00
Discount Slip (Half Season)	\$1088.00	2	\$0.00	\$1088.00
Total	\$81999.80		(\$2575.65)	\$79424.15

Total Revenue Riverfront and Harbor Centre: **\$667,204.83**



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FUND	ORG	OBJ	ACCOUNT DESCRIPTION	YTD
			Revenues Total	667,204.83
634	634354	510110	FULL TIME SALARIES - REGULAR	107,233.14
634	634354	510111	FULL TIME SALARIES - OVERTIME	5,688.38
634	634354	510130	TEMPORARY SALARIES - REGULAR	32,538.90
634	634354	520310	FICA	8,599.71
634	634354	520311	MEDICARE	2,011.20
634	634354	520320	WI RETIREMENT FUND	7,181.75
634	634354	520340	HEALTH INSURANCE	15,025.00
634	634354	520350	DENTAL INSURANCE	630.44
634	634354	520360	LIFE INSURANCE	161.24
634	634354	520400	WORKERS COMPENSATION	1,202.00
634	634354	520490	CLOTHING ALLOWANCE	1,057.77
634	634354	531100	CONTRACTED SERVICES	57,672.52
634	634354	531110	FINANCIAL SERVICES FEES	8,872.44
634	634354	531206	INSURANCE PREMIUMS	2,324.36
634	634354	531400	ADVERTISING & MARKETING	358.00
634	634354	536120	LICENSES & PERMITS	1,242.16
634	634354	536125	EMPLOYEE DEVELOPMENT	4,000.58
634	634354	536160	CUSTOMER ENGAGEMENT	-
634	634354	538150	MOTOR VEHICLE SERVICE FUND CHG	946.00
634	634354	540100	OFFICE SUPPLIES	534.50
634	634354	540210	OPERATING SUPPLIES	4,512.09
634	634354	540230	GASOLINE	90,508.88
634	634354	540235	DIESEL FUEL	43,323.71
634	634354	550110	BUILDING MAINT & REPAIR	8,499.98
634	634354	554240	MAINTENANCE & DOCK REPAIR	51,068.65
634	634354	555100	UTILITIES	41,772.28
634	634354	555120	PHONES	1,559.11
634	634354	589999	MISCELLANEOUS EXPENSES	4,405.38
			Expense Total	502,930.17
			Revenues Less Expenses	164,274.66