



MARINA

821 Broughton Drive Sheboygan, WI 53081

MPF COMMITTEE REPORT

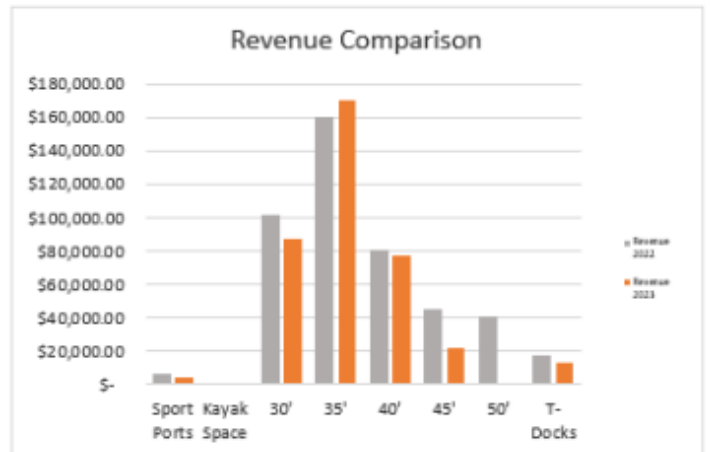
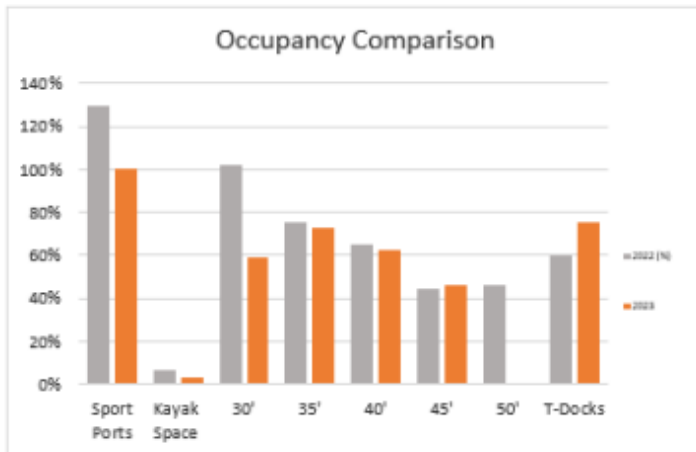
Tuesday May 2nd 2023

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%	\$ 6,644.11	\$3,900.00	\$ (2,744.11)	\$ 6,000.00	\$ (2,100.00)
Kayak Space	32	2	6%	1	3%	-3%	\$ -	\$ 250.00	\$ 250.00	\$ 2,500.00	\$ (2,250.00)
30'	71	57	102%	42	59%	-43%	\$ 100,951.90	\$ 86,689.36	\$ (14,262.54)	\$ 120,597.03	\$ (33,907.67)
35'	100	75	75%	73	73%	-2%	\$ 160,475.90	\$ 170,049.81	\$ 9,573.91	\$ 201,000.00	\$ (30,950.19)
40'	43	28	65%	27	63%	-2%	\$ 80,256.90	\$ 76,744.50	\$ (3,512.40)	\$ 108,500.00	\$ (31,755.50)
45'	13	11	44%	6	46%	2%	\$ 45,090.97	\$ 22,188.00	\$ (22,902.97)	\$ 22,902.97	\$ (714.97)
50'	0	1	46%	0	###	###	\$ 41,000.00	\$ -	\$ (41,000.00)	\$ -	\$ -
T-Docks	4	4	60%	3	75%	15%	\$ 16,846.99	\$ 12,300.00	\$ (4,546.99)	\$ 12,300.00	\$ -
Total	273	191	70%	158	94%	24%	\$451,266.77	\$372,121.67	(\$79,145.10)	\$473,800.00	(\$101,678.33)

	2022	%	2023	%
New Tenants	49	26%	15	9%
Returning Tenants	142	74%	143	91%

	2022 LYTD	2023 YTD
Deposits for Next Season	N/A	146



Winter Storage

YTD Units	YTD Revenue	LYTD Units	LYTD Revenue	Variance To Last Year	Variance to Budget
52	\$36,058.35	49	\$ 37,422.55	\$ (1,364.20)	\$ 45,500.00
					\$ (9,441.65)



MARINA

821 Broughton Drive Sheboygan, WI 53081

MPF COMMITTEE REPORT

Tuesday May 2nd 2023

Maintenance and Operations

We are still launching boats for the next few weeks and will start taking down the yard when all or most boats are in the water. The hot tub and pool area is open, but the pool is not yet, we will open it for Memorial Day weekend. We will be billing out the recommissioning work we have done this week. The new fuel pumps are working wonderfully, and it looks like we have our first round of trainset traffic this weekend. We are fully staffed for the season and are working on everyone's trainings. FDS came and fixed our winter damage in a week! We had a mild winter as far as dock breakage goes. We opened on April 15th with all docks open!

Marketing and Sales

We are running a few sales this week to move product, the locker sales for seasonals is going well and will go until the end of the month. We are working on pushing the kayak rack rentals to the public. Seasonal slip sales are still going on, we are signing up new tenants almost every week. The store is doing amazing with already beating budget and LYTD numbers. The lakefront open house is June 3rd and we will be doing a lot! Coloring pages and kiddie cocktails in the bar, nautical tattoos and a dock tour/boat sightseeing in the marina, the store will have an awesome sale as well as trivia for free ice cream!

Bar 43

Bar 43 is renting out private events and even booking for events in 2024. This winter we introduced "s'mores boards" and they are doing extremely well. We have a few bands already lined up for the summer months. This year we have a full time lead bartender who will be pushing specialty drinks and taking care of the events since they have taken off. We have events leads weekly. The lead bartender will also help with our labor budget and marketing efforts. The bar will be doing more community events this year to promote local businesses.

Recent Customer Feedback and Review

None to report