

**DON PEDRO RECREATION AGENCY  
BOARD OF CONTROL - DON PEDRO PROJECT  
APPROVED MINUTES  
February 12, 2020**

CALL TO ORDER: 10:00a.m. CCSF, Hetch Hetchy Administrative Building, Moccasin

VOTING MEMBERS PRESENT: Ron Macedo – Turlock Irrigation District (TID)  
Margaret Hannaford – City & County of San Francisco (CCSF)  
Stu Gilman – Modesto Irrigation District (MID)

OTHERS PRESENT: Chad Tienken- Modesto Irrigation District (MID)  
Tou Her – Turlock Irrigation District (TID)  
Ryan Reis – DPRA, Department Manager  
Brannon Gomes – DPRA, Division Manager  
Rebecca Dack – DPRA, Administrative Assistant  
Michael Warntjes – Suntex, Regional Vice President (via phone)  
Nick Henry – Suntex, Portfolio Manager (via phone)  
Katie Linton – Suntex, General Manager  
Jim Haley – Private Houseboat Owner  
Hiram & Kris Harlan – Private Houseboat Owner  
Ross Swett – Private Houseboat Owner  
Janice Keating – Private Sailboat Owner  
Larry & Agatha Swanson – Private Houseboat Owners  
Annett Lowe – Private Houseboat Owner  
Sebastian Maceira – Private Houseboat Owner  
Jerry Ramar – Private Houseboat Owner  
Don Johnson – Private Houseboat Owner  
Jeff & Laurie Muller – Private Houseboat Owner

**SUNTEX 2020 RATE PROPOSAL**

Agency Director, Ryan Reis, stated that Suntex will present information for their 2020 Rate Proposal. Ryan confirmed that the meeting was for information only, no action nor staff recommendation will be made at today's meeting, those will be made at the March Board of Control Meeting.

Suntex staff presented the 2020 Rate Proposal to the Board of Control via phone. Suntex briefly discussed the history related to Forever Resorts and the acquisition of the Marinas by Suntex. Suntex reviewed improvements that they have completed to date and a brief overview of planned improvements for 2020.

**PUBLIC PARTICIPATION CONCERNING AGENDA ITEMS**

Board Member Macedo opened up for public participation. There was some discussion regarding the request for discounts for paying for the year in advance. Katie Linton noted they are open to suggestions and concerns.

There was some discussion regarding the boatyard labor certifications. Suntex noted they are currently recruiting qualified employees.

There were questions about Suntex's boat rentals allowance at 70ft which is more than the limit of 56ft for boats moored on the lake. The question was redirected to DPRA and the Board was informed that the current staff was not involved in the current length restrictions and would have to do some research.

There were questions as to why the public did not receive the same printout which includes the justifications of the

proposed rate increases and Suntex stated they could provide the justifications.

There was some discussion about the other marinas used for comparable data. Suntex explained they used information from 20 marinas which included New Melones and Lake McClure. Board Member Macedo stated there is a process regarding the comparable data and there was some discussion regarding the Dornbusch study.

Security fencing and access control at Blue Oaks around the dry storage was discussed. The waiting list to get small boats on the marina was discussed. There were questions as to why the houseboat rates are getting the biggest increase. Suntex stated the increases are based on CPI and when the last increase took place.

Board Member Gilman asked about discounts for houseboats that also have small boats and if a “quantity” discount has been considered. Suntex stated they will consider those suggestions.

Suntex encouraged members to attend quarterly meetings to discuss options and ideas. The members are also invited to come to the Marina office to discuss ideas.

There was discussion about boat slips being rented to non-houseboat owners at the private houseboat marina.

Safety within the docks was also discussed. It was noted that the docks have broken several times in the last two years. Suntex confirmed they received approval to get the next decking completed before the season before the cable broke on Sunday.

There was discussion about the presentation stating there had not been increase in five years, but they had in 2018. Suntex confirmed the Houseboat rates have not been increased in five years.

There was some discussion about warranty when paying for the repair yard to work boats.

There was discussion about the uncovered docks. Janice Keating requested that the uncovered docks are treated the same as Moccasin Private Houseboat Marina because those customers have lost the same amenities as them.

The fire suppression system was discussed. Suntex confirmed they redid all fire extinguishers and fire suppression has been brought to code. It was questioned if there are mandated inspections by the agencies involved. Brannon Gomes stated the Concession Lease Agreement inspection has been completed and currently working to compile the report. The inspection results will be addressed by DPRA.

The maintenance staff and plan was discussed. Suntex confirmed there are currently four maintenance staff. It was requested to that Suntex explain their capital improvement process at the member quarterly meetings.

Board Member Macedo stated that when the Board reviews the rate increases, they will look at holding Suntex accountable with timeline and maintenance schedule. Director Reis requested a timeline from Suntex to post online and Board Member Macedo requested a full timeline of how the improvements and rates will take place.

Board Member Gilman noted that safety issues should be addressed quickly and take priority over improvements.

There was discussion about the Wi-Fi project for the marinas. Suntex confirmed Katie is working with company for trenching for the Wi-Fi project. The expectation is for Wi-Fi to be included in current price.

Suntex confirmed they are currently repairing items and rate increases will not take effect until repairs are complete. Suntex also noted that the cost increase at Suntex for improvements has been 41% which has not been passed on to the customers.

There was discussion regarding improvements to C-Dock. Suntex confirmed the plan has been approved and currently waiting on supplies. There is a five year plan to upgrade C-Dock and keep sailboat customers there. Suntex hopes to have something in their 2021 improvement plan. Suntex also confirmed water would be restored at C-Dock.

There were some concerns about ADA compliance at Moccasin and Board Member Macedo stated it will be looked into.

There was discussion about Suntex's boats being parked in the pump-out areas for 24 hours, so customers cannot park there. Suntex confirmed they will address that with staff.

There was discussion about the shuttle van. Suntex stated it is to help customers get from their vehicles to the Marina.

There were some concerns about Suntex going back eight years for CPI which is 18%. Suntex stated it was for dry storage, but it should not happen like this moving forward. Suntex also noted the proposed rates are well below their competitors' rates.

Board Member Gilman requested a summary of what is discussed Suntex's quarterly member meetings so the Board of Control is more aware of issues. He also directed the public to bring any concerns to Director Reis so the Board can review before the next meeting.

Director Reis noted that next meeting on March 13, 2020, the Board will be considering Suntex's rate proposal. Any feedback sent to DPRA can be included in the Board packet before the meeting. He also invited the public to the Coffee with The Director event at DPRA on February 21<sup>st</sup>.

There was some discussion about the status of the Visitor Center Rebuild. Expected completion summer 2021.

Board Member Hannaford requested accountability for safety and how safety issues are addressed and prioritized.

Board Member Gilman requested that if Suntex is proposing a discount for annual rates, to have it broken down in the final proposal.

#### **ADJOURNMENT**

Due to no further business, the Board adjourned at 11:35 a.m.

Respectfully Submitted,

Ryan Reis  
Secretary to Board of Control

Copies to: Messrs. Hannaford, Mazurkiewicz, Williams, Edwards  
Messrs. Fernandes, Hashimoto, Macedo, Her  
Messrs. Gilman, Tienken, Wenger

# Proposed Rates

Proposed 2020 Service Rates			
Type	Proposed	Average	Max Rate
Dry Boat & Trailer	\$62/Month	\$ 85.00	\$ 150.00
Dry Trailer Only	\$29/Month	\$ 49.00	\$ 75.00
Dry Covered	\$142/Month	\$ 127.00	\$ 139.00
Boatyard Labor	\$94/Hour	\$ 109.00	\$ 145.00
Motor Shop Labor	\$111/Hour	\$ 109.00	\$ 145.00
Blue Oaks Monthly	\$172/Month	No Comparable Data	
Daily Yard Use	\$23/Day/Person	No Comparable Data	
Haul & Launch	\$858	No Comparable Data	
Salvage Barge	\$339/Hour	1 Comparable Marina	\$325 + Fuel
Boat Tow	\$163/Hour	\$168/Hour	\$175/Hour
Houseboat Rental Rates (3 Night Weekend; 4 Night Weekday)			
Type	Proposed	Average	Max Rate
50' Suntex	\$2,189	\$ 2,461.00	\$ 3,400.00
50' XT	\$2,331	\$ 2,461.00	\$ 3,400.00
56' Getaway	\$2,678	\$ 2,977.00	\$ 3,990.00
59' Deluxe	\$2,930		
60' Eagle	\$3,355	\$ 3,939.00	\$ 4,790.00
70' Titanium	\$4,095	\$ 4,968.00	\$ 6,195.00
70' Silver	\$4,568	\$ 4,968.00	\$ 6,195.00
Houseboat Rental 7 Night Full Week			
Type	Proposed	Average	Max Rate
50' Suntex	\$4,379	\$ 4,057.00	\$ 5,066.00
50' XT	\$4,662	\$ 4,057.00	\$ 5,066.00
56' Getaway	\$5,355	\$ 5,039.00	\$ 6,520.00
59' Deluxe	\$5,859		
60' Eagle	\$6,710	\$ 6,605.00	\$ 7,910.00
70' Titanium	\$8,190	\$ 8,268.00	\$ 10,097.00
70' Silver	\$9,135	\$ 8,268.00	\$ 10,097.00
Wet Storage			
Type	Proposed	Average	Max Rate
Transient	\$25/Day		
C Dock Covered	Peak: \$261/Month	\$ 266.00	\$ 325.00
	Off: \$229/Month		
C Dock Uncovered	Peak: \$203/Month	\$ 222.00	\$ 283.00
	Off: \$176/Month		
Houseboat Buoys	\$339.62/Month	\$ 331.00	\$ 357.00
Private Marina Houseboats	\$665.95/Month	\$ 510.00	\$ 663.00
Private Marina Small Boats	\$175/Month	\$ 229.00	\$ 383.00
Boat Lift			
Weight Capacity	Proposed	Average	Max Rate
<b>NEW 10000</b>	\$255/Month	\$ 338.00	\$ 356.00
<b>NEW 12000</b>	\$295/Month	\$ 413.00	\$ 435.00

<b>Marinas Used in Comparable Data Study</b>	<b>State</b>
Pleasure Cove Marina	California
Markley Cove	California
Collins Lake	California
Bridge Bay	California
Silverthorn	California
Shasta Marina	California
Antlers Resort	California
Sonoma Resort	California
Jones Valley	California
Holiday Harbor	California
B and W Marina	California
Bidwell Canyon	California
Lake Oroville	California
Lake McSwain	California
Lake McClure	California
New Melones	California
Lake Comanche	California
Village West Marina	California
Peloria Paradise Point Marina	California
Pine Knot Marina	California
West Beach Marina	Texas
VIP Marina	Texas
Northshore Marina	Texas
Sandy Creek Yacht Club	Texas
Bayside Boat Club	Texas
Bluff Creek Marina	Texas
Cottonwood Creek Marina	Texas
Waterside Marina	Tennessee
Center Hill Marina	Tennessee
Sunset Marina	Tennessee
Chandler's Landing Marina	Texas
Captain's Cove Marina	Texas
CrossTimbers Marina	Oklahoma
Glade Marina	Georgia
Little River Marina	Georgia
Saylorville	Iowa
Red Rock Marina	Iowa
Hust Harbor	Texas
Crosswater Yacht Club	Texas
Eagle Mountain Marina	Texas
Lake Country Marina	Texas
Harbor One Marina	Texas
Canyon Lake Marina	Texas
Cranes Mill Marina	Texas

	Don Pedro	Moccasin Point	Pleasure Cove	Markley Cove	Collins Lake	Bridge Bay	Silverthorn	Shasta Marina	Antlers Resort	Sonoma Resort	Jones Valley	Holiday Harbor	B and W Marina
<b>Houseboat Buoys</b>													
Rate/foot/month													
Minimum Rate	321	284											
Notes			marina does not have buoys	marina does not have buoys	marina does not have buoys	marina does not have buoys	marina does not have buoys	marina does not have buoys	marina does not have buoys	marina does not have buoys	marina does not have buoys	marina does not have buoys	marina does not have buoys
<b>Private: 56' Uncovered Houseboat Slips</b>													
Rate/foot/month	11.26	7.61 - 9.15	12.00	10.25		9.25	7.38			13.25	11.00	11.13	
Minimum Rate	630	426 - 512	550	574		370	295			663	550	445	
Utilities Provided? (electric, water, etc.)	Yes	Yes				Yes	No	No		Yes	No	No	
Notes	single berth slips with utilities. NEW decking 2020	double berth slips with utilities	New Dock with fingers & utilities in 2020		does not have comparable amenity or does not advertise the amenity/rate on website		No fingers, all nose tie. \$/ft based on 40'	don't post moorage rates on website.	does not have comparable amenity or does not advertise the amenity/rate on website	double-berth slips & \$500 membership fee			does not have comparable amenity or does not advertise the amenity/rate on website
<b>Private: 28' Uncovered Small Boat Slips</b>													
Rate/foot/month	4.46		9.50		9.58		9.35			11.25	10.00		7.50
Minimum Rate	125		228		230		215			270	200.00		180
Utilities Provided? (electric, water, etc.)					No		No	No		Yes	No		
Notes		does not have comparable amenity or does not advertise the amenity/rate on website		does not have comparable amenity or does not advertise the amenity/rate on website		does not have comparable amenity or does not advertise the amenity/rate on website	23' slip		does not have comparable amenity or does not advertise the amenity/rate on website	double-berth slips & \$500 membership fee	10'x20' uncovered slips	does not have comparable amenity or does not advertise the amenity/rate on website	

	Don Pedro	Moccasin Point	Pleasure Cove	Markley Cove	Collins Lake	Bridge Bay	Silverthorn	Shasta Marina	Antlers Resort	Sonoma Resort	Jones Valley	Holiday Harbor	B and W Marina
<b>9' x 20' Covered Slips</b>													
Rate/foot/month	11.25 - 12.80		12.00			10.00				13.25	13.75	11.25	9.58
Minimum Rate	225 - 256		288	238		220				318	275.00	225	230
Utilities Provided? (electric, water, etc.)						No		No		Yes	No	No	
Notes		does not have comparable amenity or does not advertise the amenity/rate on website	will have utilities in 2020		does not have comparable amenity or does not advertise the amenity/rate on website	10'x22' covered slips	does not have comparable amenity or does not advertise the amenity/rate on website		does not have comparable amenity or does not advertise the amenity/rate on website	double-berth slips & \$500 membership fee	8'x20' covered slips	10'x24' covered slip	
<b>9' x 20' Uncovered Slips</b>													
Rate/foot/month	8.65 - 9.95	8.65 - 9.95	9.50		9.58		9.35			11.25	10.00		7.50
Minimum Rate	173 - 199	173 - 199	228		230		215			270	200.00		180
Utilities Provided? (electric, water, etc.)					No		No	No		Yes	No		
Notes				does not have comparable amenity or does not advertise the amenity/rate on website		does not have comparable amenity or does not advertise the amenity/rate on website	23' slip		does not have comparable amenity or does not advertise the amenity/rate on website	double-berth slips & \$500 membership fee	10'x20' uncovered slips	does not have comparable amenity or does not advertise the amenity/rate on website	
<b>20' Uncovered Double Berth Slips</b>													
Rate/foot/month		8.10 - 9.40	9.50		9.58		9.35			11.25	10.00		
Minimum Rate		162 - 188	190		192		215			225	200.00		
Utilities Provided? (electric, water, etc.)					No		No	No		Yes	No		
Notes	does not have comparable amenity or does not advertise the amenity/rate on website			additional \$6.57/ft/mo large boat fee		does not have comparable amenity or does not advertise the amenity/rate on website	23' slip		does not have comparable amenity or does not advertise the amenity/rate on website	double-berth slips & \$500 membership fee	10'x20' uncovered slips	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website
<b>Overnight Slip Rental</b>													
Rate/Night	21	21	30	25	20	30	25		25	30	30	15	23
Notes								does not have comparable amenity or does not advertise the amenity/rate on website					\$0.75/ft, \$15.00 min. above assumes 30ft boat





	Pine Knot	Bidwell Canyon	Lake Oroville	Lake McSwain	Lake McClure	New Melones	Lake Camanche	Average Rate	Max Rate	Don Pedro Request	Moccasin Request
<b>Houseboat Buoys</b>											
Rate/foot/month								#DIV/0!	-		
Minimum Rate		351	357				340	331	357	340	284
Notes	marina does not have buoys			marina does not have buoys	does not publish buoy rates on website. *both barrett cove and McClure charge ferry fees of \$5/person per trip	does not publish buoy rates on website *dornbusch study mentions their 2014 rate was \$313/month				** CPI since last increase (2.5 years) ** All comps that we could find rates for charge \$340 or more and Don Pedro has better amenities ** plan on replacing buoy lines & balls in Schoolhouse Cove in 2020 (\$150K+) **min wage increased \$3/hour **many overall marina upgrades since last increase (new F&B, store, fuel dock, security, etc.)	No increase requested
<b>Private: 56' Uncovered Houseboat Slips</b>											
Rate/foot/month		6.80 - 11.15				9.20		10.52	13.25	11.89	7.61 - 9.15
Minimum Rate		375 - 1100				515		510	663	666	426 - 512
Utilities Provided? (electric, water, etc.)						Yes					Yes
Notes	does not have comparable amenity or does not advertise the amenity/rate on website		does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	double berth slips with utilities	does not have comparable amenity or does not advertise the amenity/rate on website			**CPI since last increase (2.5 years) **redecking entire private HB dock 2020 (\$120K+) **min wage increased \$3/hour since last increase **many overall marina upgrades since last increase (new F&B, store, fuel dock, security, etc.)	No increase requested
<b>Private: 28' Uncovered Small Boat Slips</b>											
Rate/foot/month	15.97							9.70	15.97	6.25	
Minimum Rate	383							229	383	175	
Utilities Provided? (electric, water, etc.)											
Notes	10 x 24 uncovered slip	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website			**rate far below the comp set & Compared to Pedros Public uncovered rates (older, smaller, non-private slips) **redecking entire private HB dock 2020 (\$120K+) **min wage increased \$2/hour since last increase	

	Pine Knot	Bidwell Canyon	Lake Oroville	Lake McSwain	Lake McClure	New Melones	Lake Camanche	Average Rate	Max Rate	Don Pedro Request	Moccasin Request
<b>9' x 20' Covered Slips</b>											
Rate/foot/month		11.29				13.75	13.54	12.05	13.75	11.45 - 13.05	
Minimum Rate		271				275	325	266	325	229 - 261	
Utilities Provided? (electric, water, etc.)											
Notes	does not have comparable amenity or does not advertise the amenity/rate on website		does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website					**CPI since last increase (1 year) **Still below comp set average **min wage increased \$2/hour since last increase	
<b>9' x 20' Uncovered Slips</b>											
Rate/foot/month	11.81	9.28					8.44	9.63	11.81	8.80 - 10.15	8.65 - 9.95
Minimum Rate	283	223					169	222	283	176 - 203	173 - 199
Utilities Provided? (electric, water, etc.)											
Notes			does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website				**CPI since last increase (1 year) **Still below comp set average **min wage increased \$2/hour since last increase	No increase requested
<b>20' Uncovered Double Berth Slips</b>											
Rate/foot/month							8.44	10	11		8.10 - 9.40
Minimum Rate							169	198	225		162 - 188
Utilities Provided? (electric, water, etc.)											
Notes	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website					No increase requested
<b>Overnight Slip Rental</b>											
Rate/Night		30	30	20	15		30	25	30	25	25
Notes	does not have comparable amenity or does not advertise the amenity/rate on website					does not have comparable amenity or does not advertise the amenity/rate on website				**Based on comp set rates **Equal to comp set average **min wage increased \$2/hour since last increase	**Based on comp set rates **Equal to comp set average **min wage increased \$2/hour since last increase

	Pine Knot	Bidwell Canyon	Lake Oroville	Lake McSwain	Lake McClure	New Melones	Lake Camanche	Average Rate	Max Rate	Don Pedro Request	Moccasin Request
<b>Dry Storage - Open Dry Boat &amp; Trailer</b>											
Rate/foot/month											
Minimum Rate	66	85					130	85	150	62	65
Notes			does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website			** CPI since last increase (1 year) **Still below comp set average **min wage increased \$2/hour since last increase	**CPI since last increase (9 years) **Still below comp set average **min wage increased \$2/hour since last increase
<b>Dry Storage - Open Dry Trailer Only</b>											
Rate/foot/month											
Minimum Rate	75	68						49	75	29	30
Notes			does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website			**CPI since last increase (1 year) **Still below comp set average **min wage increased \$2/hour since last increase	**CPI since last increase (9 years) **Still below comp set average **min wage increased \$2/hour since last increase
<b>Dry Storage - Covered</b>											
Rate/foot/month											
Minimum Rate		103						127	139	142	142
Notes	does not have comparable amenity or does not advertise the amenity/rate on website	*only 25% occupied *covered dry storage only up to 24' long, so when you include the trailer it doesn't accommodate the current market demand	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website	does not have comparable amenity or does not advertise the amenity/rate on website			**CPI since last increase (1 year) **min wage increased \$2/hour since last increase ** no other marinas surveyed truly offer this amenity	**CPI since last increase (1 year) **min wage increased \$2/hour since last increase ** no other marinas surveyed truly offer this amenity

Accommodations	Current Rate	Proposed 2020 Rate	Lake Oroville	Trinity Lake	Pleasure Cove	C&C Marine	Bobs Marine	F&S Houseboats	Bass Pro Shop	Don Pedro Custom Marine	Dannys Marine	New Melones	Tahoe Keys	Homewood	Obexters	Sierra Boat Co.	Holiday Harbor	Pine Knot	Pleasure Point		
			<b>Boatyard Boat Launch: Haul Fee</b>	\$843 / haul	\$858 / haul (1 yr. CPI)	does not have comparable amenity or does not advertise the amenity/rate on website															
<b>Boatyard Boat Launch: Launch Fee</b>	\$843 / launch	\$858 / launch (1 yr. CPI)	does not have comparable amenity or does not advertise the amenity/rate on website																	min wage increase \$2/hour since last increase	
<b>Labor Rate: Boatyard</b>	\$92 / hour	\$94 / hour (1 yr. CPI)	110/hour	105/hour	105/hour	105/hour	105/hour	120/hour	100/hour	95/hour	100/hour	95/hour	145/hour	140/hour	95/hour	125/hour	95/hour	100/hour	105/hour	min wage increase \$2/hour since last increase	requested rate still below entire comp set
<b>Labor Rate: Motor Shop</b>	\$109 / hour	\$111 / hour (1 yr. CPI)	110/hour	105/hour	105/hour	105/hour	105/hour	120/hour	100/hour	95/hour	100/hour	95/hour	145/hour	140/hour	125/hour	125/hour	95/hour	100/hour	105/hour	min wage increase \$2/hour since last increase	many competitors over \$110/hr
<b>Blue Oaks Repair Yard Monthly Rate:</b>	\$169 / month	\$172 / month (1 yr. CPI)	does not have comparable amenity or does not advertise the amenity/rate on website																	min wage increase \$2/hour since last increase	
<b>Daily Yard Use Fee:</b>	\$22 / day / person	\$23 / day / person (1 yr. CPI)	does not have comparable amenity or does not advertise the amenity/rate on website																	min wage increase \$2/hour since last increase	
<b>Salvage Barge:</b>  2 Laborers Min. for Safety	\$333 / hour	\$339 / hour (1 yr. CPI)	325 + fuel	does not have comparable amenity or does not advertise the amenity/rate on website																min wage increase \$2/hour since last increase	rate in line with other competitor that advertises rate. We don't charge for fuel
<b>Boat Tow: 2 Laborers minimum for safety</b>	2 Laborers: \$160 / hour	2 Laborers: \$163 / hour (1 yr. CPI)	170/hour	does not have comparable amenity or does not advertise the amenity/rate on website											160/hour	175/hour	does not have comparable amenity or does not advertise the amenity/rate on website	min wage increase \$2/hour since last increase	rates in line with comp set (\$160 - \$175 / hour)		

Category 1 Service Rate Items

Accommodations	Current Rate	Proposed 2020 Rate	Lake Oroville	Trinity Lake	Pleasure Cove	C&C Marine	Bobs Marine	F&S Houseboats	Bass Pro Shop	Don Pedro Custom Marine	Dannys Marine	New Melones	Tahoe Keys	Homewood	Obexters	Sierra Boat Co.	Holiday Harbor	Pine Knot	Pleasure Point
			<b>Category 2 Service Rate Items</b>	<b>Crib &amp; Dunnage Use Fee:</b> dormant storage area in Blue Oaks Repair Yard (fee only charged post 90 days)	Crib: \$22 each / month Dunnage: \$22 / month (post 90 days)	does not have comparable amenity or does not advertise the amenity/rate on website										80 - 198	does not have comparable amenity or does not advertise the amenity/rate on website		
<b>Portable Pump Out:</b>	\$89 / pump out	\$91 / pump out (1 yr. CPI)		150/pump out	does not have comparable amenity or does not advertise the amenity/rate on website														
<b>Battery Charge:</b> at Slip	\$17 / charge	\$18 / charge (1 yr. CPI)		does not have comparable amenity or does not advertise the amenity/rate on website										60 - 120	20	30	does not have comparable amenity or does not advertise the amenity/rate on website	25	
<b>Battery Charge:</b> at Ramp	\$17 / charge	\$18 / charge (1 yr. CPI)		does not have comparable amenity or does not advertise the amenity/rate on website										60 - 120	20	30	does not have comparable amenity or does not advertise the amenity/rate on website	25	
<b>Jump Start:</b> at Shop or Slip	\$17 / jump	\$18 / jump (1 yr. CPI)		does not have comparable amenity or does not advertise the amenity/rate on website												30	does not have comparable amenity or does not advertise the amenity/rate on website	20	does not have comparable amenity or does not advertise the amenity/rate on website
<b>Jump Start:</b> at Ramp	\$42 / jump	\$43 / jump (1 yr. CPI)		does not have comparable amenity or does not advertise the amenity/rate on website												30	does not have comparable amenity or does not advertise the amenity/rate on website	30	does not have comparable amenity or does not advertise the amenity/rate on website

HydroHoist Boat Lift Rate Comparability (Monthly Rates)

Suntex			HydroHoist Boat Lift Capacity																		
			PWC - Hydroports			4000 - 4400			6000 - 6600			8000 - 8800			10000 - 11000			12000 - 13000			
			Low	High	Average	Low	High	Average	Low	High	Average	Low	High	Average	Low	High	Average	Low	High	Average	
Inland Lake Marina Name	Owned?	City	State	Low	High	Average	Low	High	Average	Low	High	Average	Low	High	Average	Low	High	Average	Low	High	Average
Village West Marina	No	Stockton	California	N/A	N/A	N/A	\$ 60	\$ 60	\$ 60	\$ 70	\$ 70	\$ 70	\$ 85	\$ 85	\$ 85	N/A	N/A	N/A	N/A	N/A	N/A
Peloria Paradise Point Marina	No	Stockton	California	N/A	N/A	N/A	\$ 60	\$ 60	\$ 60	\$ 70	\$ 70	\$ 70	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Pine Knot Marina	No	Big Bear Lake	California	\$ 142	\$ 142	\$ 142	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
West Beach Marina	No	Austin	Texas	\$ 100	\$ 150	\$ 125	N/A	N/A	N/A	\$ 125	\$ 125	\$ 125	\$ 175	\$ 200	\$ 188	N/A	N/A	N/A	N/A	N/A	N/A
VIP Marina	No	Austin	Texas	N/A	N/A	N/A	\$ 100	\$ 100	\$ 100	\$ 150	\$ 150	\$ 150	\$ 200	\$ 200	\$ 200	N/A	N/A	N/A	N/A	N/A	N/A
Northshore Marina	No	Austin	Texas	N/A	N/A	N/A	\$ 100	\$ 100	\$ 100	\$ 150	\$ 150	\$ 150	\$ 200	\$ 200	\$ 200	N/A	N/A	N/A	N/A	N/A	N/A
Sandy Creek Yacht Club	No	Austin	Texas	N/A	N/A	N/A	\$ 100	\$ 100	\$ 100	\$ 150	\$ 150	\$ 150	\$ 200	\$ 200	\$ 200	N/A	N/A	N/A	N/A	N/A	N/A
Bayside Boat Club	No	Rowlett	Texas	N/A	N/A	N/A	N/A	N/A	N/A	\$ 174	\$ 174	\$ 174	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Bluff Creek Marina	No	Strawn	Texas	N/A	N/A	N/A	N/A	N/A	N/A	\$ 150	\$ 150	\$ 150	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Cottonwood Creek Marina	No	Little Elm	Texas	\$ 73	\$ 73	\$ 73	\$ 133	\$ 160	\$ 147	\$ 151	\$ 179	\$ 165	\$ 179	\$ 206	\$ 193	N/A	N/A	N/A	N/A	N/A	N/A
Waterside Marina	No	Andersonville	Tennessee	N/A	N/A	N/A	N/A	N/A	N/A	\$ 100	\$ 100	\$ 100	\$ 120	\$ 120	\$ 120	N/A	N/A	N/A	N/A	N/A	N/A
Center Hill Marina	No	Lancaster	Tennessee	N/A	N/A	N/A	N/A	N/A	N/A	\$ 135	\$ 135	\$ 135	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Sunset Marina	No	Monroe	Tennessee	\$ 44	\$ 48	\$ 46	\$ 79	\$ 79	\$ 79	\$ 96	\$ 96	\$ 96	\$ 117	\$ 117	\$ 117	N/A	N/A	N/A	N/A	N/A	N/A
Chandler's Landing Marina	Yes	Rockwall	Texas	\$ 125	\$ 125	\$ 125	\$ 175	\$ 175	\$ 175	\$ 225	\$ 225	\$ 225	\$ 275	\$ 275	\$ 275	\$ 320	\$ 356	\$ 338	\$ 391	\$ 391	\$ 391
Captain's Cove Marina	Yes	Garland	Texas	\$ 125	\$ 125	\$ 125	\$ 175	\$ 175	\$ 175	\$ 225	\$ 225	\$ 225	\$ 275	\$ 275	\$ 275	\$ 320	\$ 356	\$ 338	\$ 391	\$ 391	\$ 391
CrossTimbers Marina	Yes	Sperry	Oklahoma	\$ 53	\$ 53	\$ 53	\$ 117	\$ 117	\$ 117	\$ 142	\$ 142	\$ 142	\$ 154	\$ 154	\$ 154	N/A	N/A	N/A	N/A	N/A	N/A
Glade Marina	Yes	Canton	Georgia	\$ 75	\$ 125	\$ 100	N/A	N/A	N/A	\$ 100	\$ 100	\$ 100	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Little River Marina	Yes	Acworth	Georgia	\$ 75	\$ 125	\$ 100	N/A	N/A	N/A	\$ 100	\$ 100	\$ 100	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Saylorville	Yes	Polk City	Iowa	\$ 106	\$ 106	\$ 106	N/A	N/A	N/A	\$ 257	\$ 257	\$ 257	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Red Rock Marina	Yes	Pella	Iowa	\$ 106	\$ 106	\$ 106	\$ 119	\$ 119	\$ 119	\$ 172	\$ 257	\$ 215	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Hust Harbor	Yes	Austin	Texas	\$ 90	\$ 90	\$ 90	\$ 90	\$ 110	\$ 100	\$ 100	\$ 120	\$ 110	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Crosswater Yacht Club	Yes	Austin	Texas	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 125	\$ 130	\$ 150	\$ 140	\$ 200	\$ 200	\$ 200	N/A	N/A	N/A	N/A	N/A	N/A
Eagle Mountain Marina	Yes	Fort Worth	Texas	\$ 100	\$ 100	\$ 100	\$ 75	\$ 200	\$ 138	\$ 90	\$ 225	\$ 158	\$ 110	\$ 250	\$ 180	N/A	N/A	N/A	N/A	N/A	N/A
Lake Country Marina	Yes	Fort Worth	Texas	\$ 100	\$ 100	\$ 100	\$ 75	\$ 200	\$ 138	\$ 90	\$ 225	\$ 158	\$ 110	\$ 250	\$ 180	N/A	N/A	N/A	N/A	N/A	N/A
Harbor One Marina	Yes	Fort Worth	Texas	\$ 100	\$ 100	\$ 100	\$ 75	\$ 200	\$ 138	\$ 90	\$ 225	\$ 158	\$ 110	\$ 250	\$ 180	N/A	N/A	N/A	N/A	N/A	N/A
Canyon Lake Marina	Yes	Canyon Lake	Texas	\$ 87	\$ 87	\$ 87	\$ 154	\$ 173	\$ 163	\$ 179	\$ 199	\$ 189	\$ 219	\$ 329	\$ 274	\$ 356	\$ 356	\$ 356	\$ 435	\$ 435	\$ 435
Cranes Mill Marina	Yes	Canyon Lake	Texas	\$ 86	\$ 86	\$ 86	\$ 154	\$ 173	\$ 163	\$ 179	\$ 199	\$ 189	\$ 219	\$ 329	\$ 274	\$ 356	\$ 356	\$ 356	\$ 435	\$ 435	\$ 435
Pleasure Cove Marina	Yes	Napa	California	\$ 100	\$ 100	\$ 100	\$ 165	\$ 165	\$ 165	\$ 190	\$ 190	\$ 190	\$ 225	\$ 225	\$ 225	N/A	N/A	N/A	N/A	N/A	N/A

<b>Average</b>	\$ 95	\$ 103	\$ 99	\$ 112	\$ 136	\$ 124	\$ 140	\$ 162	\$ 151	\$ 176	\$ 215	\$ 195	\$ 338	\$ 356	\$ 347	\$ 413	\$ 413	\$ 413
<b>Highest</b>	\$ 142	\$ 150	\$ 142	\$ 175	\$ 200	\$ 175	\$ 257	\$ 257	\$ 257	\$ 275	\$ 329	\$ 275	\$ 356	\$ 356	\$ 356	\$ 435	\$ 435	\$ 435

If blank, product type not offered

	PWC - Hydroports	4000 - 4400	6000 - 6600	8000 - 8800	10000 - 11000	12000 - 13000
<b>Don Pedro &amp; Moccasin Point Current Rates</b>	\$ 100	\$ 165	\$ 190	\$ 225	N/A	N/A
<b>Don Pedro &amp; Moccasin Point Requested Rates</b>	\$ 100	\$ 165	\$ 190	\$ 225	\$ 255	\$ 295

\*N/A - marina does not rent this product type

Houseboat Rental Comparables															
50 ft. Range Houseboats															
Location: Lake	Lake Don Pedro		Shasta Lake	Shasta Lake	Shasta Lake	Shasta Lake	Trinity Lake	Lake Mead			Average	Max	Concessioner	Concessioner	
Location: Marina	Lake Don Pedro		Jones Valley	Silverthorn	Holiday Harbor	Bridge Bay	Trinity Lake	Callville Bay			Rate	Rate	Request	Request	
Boat: Make/Model / Name	Carmel	Tuolumne	Royal Star	Senator	Marquis	Grand Sierra EX	XT	XT					Carmel	Tuolumne	
Boat: Length	50	50					50	50					50	50	
Boat: Bedrooms / Bathrooms	2 / 1	2 / 1	2 / 1	2 / 2	1 / 1.5	2 / 1.5	2/1	2/1					2 / 1	2 / 1	
Boat: Person Capacity (Sleeps / Max)	6 / 20	6 / 20	12 (bunk beds)		12 (bunk beds)	12 (bunk beds)	6	6					6 / 20	6 / 20	
Nightly	\$ 695	\$ 740	\$ 730	\$ 897	\$ 599	\$ 1,133	\$ 740	\$ 750			\$ 785	\$ 1,133	\$ 730	\$ 777	
3 Night	\$ 2,085	\$ 2,220	\$ 2,190	\$ 2,690	\$ 1,796	\$ 3,400	\$ 2,220	\$ 3,087			\$ 2,461	\$ 3,400	\$ 2,189	\$ 2,331	
4 Night	\$ 2,640	\$ 2,812	\$ 2,590	\$ 3,190	N/A	\$ 3,600	\$ 2,812	\$ 3,572			\$ 3,031	\$ 3,600	\$ 2,772	\$ 2,953	
7 Night	\$ 4,170	\$ 4,440	\$ 3,590	\$ 3,890	\$ 3,057	\$ 4,200	\$ 4,039	\$ 5,066			\$ 4,057	\$ 5,066	\$ 4,379	\$ 4,662	
Notes	TVs in every room, bluetooth stereo, slide, BBQ grill, new furniture and appliances	TVs in every room, sun deck stereo, slide, BBQ grill, new furniture and appliances	1 TV, slide **poor quality overall, old furniture, appliance, and interior	TV, stereo, BBQ grill, slide. ** poor quality overall, old furniture, appliances and interior. No true beds, all gauchos or bunk bed palets	No real amenities ** poor quality overall, old furniture, appliances and interior. No true beds, all gauchos or bunk bed palets	TV, stereo, slide, BBQ grill ** old furniture, appliances and interior. No true beds, all gauchos or bunk bed palets	same boat as LDP's Tuolumne but older furniture and appliances	same boat as LDP's Tuolumne but older furniture and appliances						* Rates haven't increased for 5+ yrs *Upgrading/replace more furniture, appliances, interior and mechanical (engines, generator, etc.) before May 2020	* Rates haven't increased for 5+ yrs *Upgrading/replace more furniture, appliances, interior and mechanical (engines, generator, etc.) before May 2020
Mid 50 ft. Range Houseboats															
Location: Lake	Lake Don Pedro	Lake Berryessa	Shasta Lake	Shasta Lake	Shasta Lake	Shasta Lake	Trinity Lake	Lake Oroville		Lake Mead	Average	Max	Concessioner	Concessioner	
Location: Marina	Lake Don Pedro	Pleasure Cove	Jones Valley	Silverthorn	Shasta (Packers)	Holiday Harbor	Trinity Lake	Lake Oroville		Callville Bay	Rate	Rate	Request	Request	
Boat: Make/Model / Name	Gold Rush	Freedom & Napa	Odyssey	Presidential	Mirage I	Empress	Deluxe	Deluxe	Getaway	Deluxe			Gold Rush		
Boat: Length	56	59			56	56	59	59	56	59			56		
Boat: Bedrooms / Bathrooms	4 / 1.5	4 / 1.5	3 / 1.5	3 / 2	4 / 1.5	3 / 1.5	4 / 1.5	4 / 1.5	2/1	4 / 1.5			4 / 1.5		
Boat: Capacity (# of People)	9 / 20	10 / 12	15 / 19 (bunk beds)	16 (bunk beds)	14 / 16 (bunk beds)	14 / 16-bunk beds	10	10	6	10			9 / 20		
Nightly	\$ 850	\$ 932	\$ 1,330	\$ 930	\$ 955	\$ 892	\$ 930	\$ 930	\$ 850	\$ 965	\$ 956	\$ 1,330	\$ 893		
3 Night	\$ 2,550	\$ 2,795	\$ 3,990	\$ 2,790	\$ 2,865	\$ 2,677	\$ 2,790	\$ 2,790	\$ 2,550	\$ 3,970	\$ 2,977	\$ 3,990	\$ 2,678		
4 Night	\$ 3,232	\$ 3,720	\$ 4,790	\$ 3,390	\$ 3,735	N/A	\$ 3,536	\$ 3,536	\$ 3,232	\$ 4,595	\$ 3,752	\$ 4,790	\$ 3,394		
7 Night	\$ 5,100	\$ 5,590	\$ 5,490	\$ 3,990	\$ 5,355	\$ 3,555	\$ 5,075	\$ 5,075	\$ 4,641	\$ 6,520	\$ 5,039	\$ 6,520	\$ 5,355		
Notes	Wet bar, TVs in every room, sun deck stereo, slide, BBQ grill, new furniture and appliances	Wet bar, TVs in every room, sun deck stereo, slide, BBQ grill, new furniture and appliances	1 TV, hot tub, wet bar, slide, stereo, new appliances. **older furniture	TV, stereo, BBQ grill, slide. ** poor quality overall, old furniture, appliances and interior. No true beds, all gauchos or bunk bed palets	Hot tub, satellite TV, stereo, slide, BBQ grill, wet bar, fireplace, new furniture and appliances	** very poor quality overall, old furniture, appliances and interior. No true beds, all gauchos or bunk bed palets	same boat as LDP's Pleasure Cove's Freedom & Napa but older furniture and appliances	same boat as Pleasure Cove's Freedom & Napa but older furniture and appliances	same boat as LDP's Gold Rush but older furniture and appliances	same boat as LDP's Freedom & Napa but older furniture and appliances				* Rates haven't increased for 5+ yrs *Upgrading/replace more furniture, appliances, interior and mechanical (engines, generator, etc.) before May 2020	
60 ft Range Houseboats															
Location: Lake	Lake Don Pedro	Lake Berryessa		Shasta Lake	Shasta Lake	Shasta Lake	Lake Oroville	Lake Havasu		Lake Mead	Average	Max	Concessioner	Concessioner	
Location: Marina	Lake Don Pedro	Pleasure Cove		Jones Valley	Silverthorn	Shasta (Packers)	Lake Oroville	Lake Havasu		Callville Bay	Rate	Rate	Request	Request	
Boat: Make/Model / Name	Freedom	Sonoma & St Helena	Silverado	Escapade	Queen II	Thoroughbred	Eagle	Deluxe	VIP	Eagle			Freedom		
Boat: Length	60	60	60			56	60	60	67	60			60		
Boat: Bedrooms / Bathrooms	4 / 1.5	4 / 1.5	4 / 1.5	3 / 1.5	4 / 2.5	4 / 2	4 / 1.5	3 / 1.5	4 / 2	4 / 1.5					
Boat: Capacity (# of People)	10 / 20	10 / 12	10 / 12	15 / 19 (bunk beds)	16 / 16	16 / 18	10	10 / 15	12 / 18	10			10 / 20		
Nightly	\$ 1,065	\$ 1,065	\$ 1,200	\$ 1,597	\$ 1,297	\$ 1,400	\$ 1,065	\$ 1,332	\$ 1,532	\$ 1,150	\$ 1,270	\$ 1,597	\$ 1,118		
3 Night	\$ 3,195	\$ 3,195	\$ 3,600	\$ 4,790	\$ 3,890	\$ 4,200	\$ 3,195	\$ 3,995	\$ 4,595	\$ 4,732	\$ 3,939	\$ 4,790	\$ 3,355		
4 Night	\$ 4,048	\$ 4,048	\$ 4,561	\$ 5,490	\$ 4,190	\$ 5,470	\$ 4,048	\$ 4,495	\$ 5,295	\$ 5,477	\$ 4,712	\$ 5,490	\$ 4,250		
7 Night	\$ 6,390	\$ 6,390	\$ 7,200	\$ 5,990	\$ 6,790	\$ 7,910	\$ 5,817	\$ 5,495	\$ 6,295	\$ 7,768	\$ 6,605	\$ 7,910	\$ 6,710		
Notes	Wet bar, TVs with satellite in every room, slide, BBQ grill, new furniture and appliances, GPS	Wet bar, TVs with satellite in every room, slide, BBQ grill, new furniture and appliances, GPS	Wet bar, TVs with satellite in every room, slide, BBQ grill, new furniture and appliances, GPS	hot tub, Satellite TVs, wet bar, slide, BBQ grill, new appliances **older furniture	Hot tub, satellite TV, stereo, fire place, slide, BBQ grill ** older furniture and appliances	Hot tub, satellite TV, stereo, slide, BBQ grill, wet bar, fireplace, new furniture and appliances	same boat as LDP's Freedom but older furniture and appliances	TVs, bluetooth stereo, BBQ grill, wet bar, slide,	Hot tub, TVs, bluetooth stereo, BBQ grill, wet bar, slide, new furniture and appliances	same boat as LDP's Freedom but older furniture and appliances				* Rates haven't increased for 5+ yrs *Upgrading/replace more furniture, appliances, interior and mechanical (engines, generator, etc.) before May 2020	
70 ft Range Houseboats															
Location: Lake	Lake Don Pedro		Lake Berryessa	Shasta Lake	Shasta Lake	Shasta Lake	Lake Oroville	Lake Havasu		Lake Mead	Average	Max	Concessioner	Concessioner	
Location: Marina	Lake Don Pedro		Pleasure Cove	Jones Valley	Silverthorn	Shasta (Packers)	Lake Oroville	Lake Havasu		Callville Bay	Rate	Rate	Request	Request	
Boat: Make/Model / Name	Sequoia	Yosemite	Monticello	Voyager	Queen	Sumerset	Silver	Fun Seeker	Executive	Titanium			Sequoia	Yosemite	
Boat: Length	70	70	70	65		65	70	72	75	70			70	70	
Boat: Bedrooms / Bathrooms	4 / 2	4 / 2	4 / 2	3 / 2	4 / 2.5	5 / 2	4/2	4 / 2	4 / 2	4 / 2			4 / 2	4 / 2	
Boat: Capacity (# of People)	12 / 20	12 / 20	12 / 12	16 / 22 (bunk beds)	12 / 20	20 / 22	12	12 / 20	12 / 25	12			12 / 20	12 / 20	
Nightly	\$ 1,300	\$ 1,450	\$ 1,465	\$ 1,297	\$ 1,763	\$ 1,890	\$ 1,450	\$ 1,832	\$ 2,065	\$ 1,495	\$ 1,601	\$ 2,065	\$ 1,365	\$ 1,523	
3 Night	\$ 3,900	\$ 4,350	\$ 4,395	\$ 3,890	\$ 5,290	\$ 5,670	\$ 4,350	\$ 5,495	\$ 6,195	\$ 6,148	\$ 4,968	\$ 6,195	\$ 4,095	\$ 4,568	
4 Night	\$ 4,940	\$ 5,512	\$ 5,568	\$ 4,590	\$ 5,990	\$ 7,385	\$ 5,512	\$ 5,995	\$ 6,995	\$ 7,122	\$ 5,961	\$ 7,385	\$ 5,187	\$ 5,788	
7 Night	\$ 7,800	\$ 8,700	\$ 8,790	\$ 6,090	\$ 7,990	\$ 9,605	\$ 7,917	\$ 6,995	\$ 8,695	\$ 10,097	\$ 8,268	\$ 10,097	\$ 8,190	\$ 9,135	
Notes	Hot tub, wet bar, TVs with satellite in every room, bluetooth, slide, BBQ grill, new furniture and appliances	Hot tub, wet bar, TVs with satellite in every room, bluetooth, slide, BBQ grill, new furniture and appliances	Hot tub, wet bar, TVs with satellite in every room, bluetooth, slide, BBQ grill, new furniture and appliances	Triple Decker, TVs, wet bar, slide, BBQ, washer and dryer. ** NO hot tub, older appliances & furniture	Triple Decker, hot tub, slide, BBQ grill, fireplace, satellite TV, wet bar, new appliances **older furniture	Hot tub, satellite TV, stereo, slide, BBQ grill, wet bar, fireplace, new furniture and appliances	same boat as LDP's Yosemite but older furniture and appliances	TVs, bluetooth stereo, BBQ grill, wet bar, slide, new furniture and appliances **NO hot tub	Hot tub, TVs, bluetooth stereo, BBQ grill, wet bar, slide, new furniture and appliances	same boat as LDP's Sequoia but older furniture and appliances				* Rates haven't increased for 5+ yrs *Upgrading/replace more furniture, appliances, interior and mechanical (engines, generator, etc.) before May 2020	* Rates haven't increased for 5+ yrs *Upgrading/replace more furniture, appliances, interior and mechanical (engines, generator, etc.) before May 2020