

# Beulah Camp

and Conference Center

## Let's Talk Finances

Have you noticed? Beulah is growing! The wait list for camper and RV sites has significantly increased; guests are renting rooms and cottages consistently throughout the year; requests are at an all time high for improved overnight accommodations and washroom facilities; and demand has increased for food services and activity options.

Now is the time to tap in to the renewed desire and fervour of meeting the missional purposes of Beulah Camp and Conference Center, for today and for our future.

Let me be clear.

***Beulah is at a crossroads in which help is needed.***

Beulah can continue in the same way, with the same outcomes, with the same financial flow.

However, buildings will continue to deteriorate, rentals will decrease as spaces lose relevance and not meet required accommodation upgrades, and young families will stop coming if infrastructure and programming does not provide opportunities for child and pet friendly gathering spaces.

Beulah exists to cultivate pastoral and lay leadership, to nourish spiritual growth and renewal, and to provide vibrant fellowship for Christian communities of Atlantic Canada and the eastern United States to the end that the Good News of the Gospel is more visible and more winsomely attractive throughout the region.

There are three aspects of this work:

- Spiritual Growth and Renewal - which is primary and infuses the other two aspects.
- Recreational - which includes drawing on the rich natural beauty of the camp's entire property, as well as the nearby St. John River and Caton's Island.
- Residential - which includes a variety of both short term and year-round housing.

To do this work, we cannot afford to lose any more buildings due to insufficient finances for deferred maintenance and upgrades. Most critically, we cannot lose the one building that represents the heart of the mission of Beulah, the Tabernacle.

## It's time to get our house in order.

The Beulah session of the Camp Board is committed to stewarding the resources of these sacred grounds.

It is our vision that by 2027, Beulah Camp and Conference Center, in partnership with the Atlantic District of The Wesleyan Church, will be a vibrant destination of year-round intergenerational Christian fellowship and spiritual renewal. It will be known throughout Atlantic Canada and Maine for its hospitable spirit, its reliable and wide-ranging facilities, and its innovative and imaginative Spirit-filled programming for Christian leaders and lay persons of all ages.

Year One of the Camp Board's three-year strategic plan is in motion through our commitment to establishing a framework that will strengthen programming, infrastructure, maintenance, and operations with the undergirding of a financial model that supports the enlarged vision of the camp and conference center.



A master work plan is in motion in which deferred maintenance needs of all camp-owned buildings have been listed. Additionally, a monthly annual maintenance schedule is in use by the Facilities Team to ensure intentional stewardship of our resources to break the pattern of declining facilities in the future. Contact our Property Development Officer Rob Trafton [propertydevelopment@beulahcamp.com](mailto:propertydevelopment@beulahcamp.com) if you want to know more about this plan.

The February 2024 estimated cost for **addressing the deferred maintenance needs** of Beulah Camp is **\$250,000**. As you know, the longer these needs are left unaddressed, the higher the cost in repairs due to inflation and increased deterioration.

With work already underway, it is our goal to **address all deferred maintenance needs by the end of 2026**. By putting our house in order, we will have financial margin and leverage to refresh our facilities and accommodations, improve programming, and develop the Tabernacle Terrace as our central gathering space, including a new Welcome Centre which will meet accessibility codes.

## Special Assessment Fee

Effective May 1, 2024

*All leaseholders and seasonal trailer lot holders are required to make a special assessment fee of \$700 as an act of collective commitment to the maintenance and growth of Beulah Camp.*

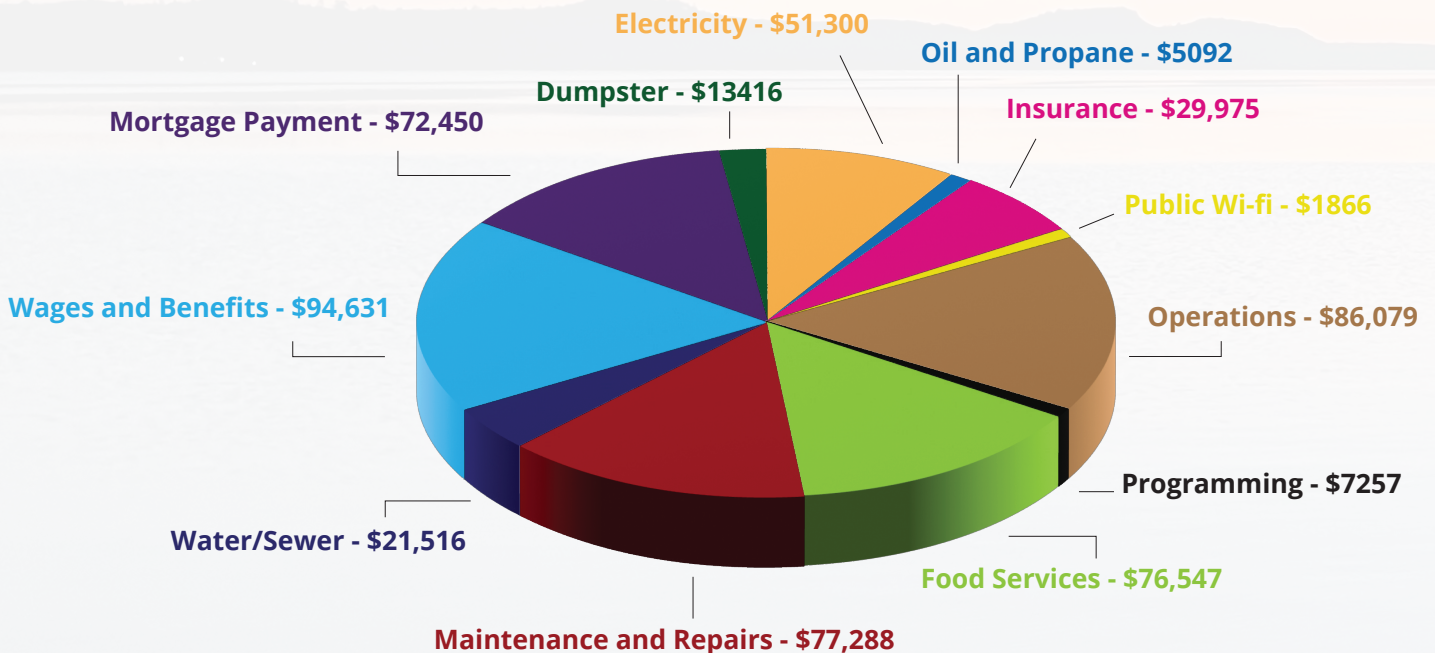
It is the recommendation of the Beulah session of the Camp Board and decision of the District Board of Administration to require Beulah agreement holders with this special assessment fee rather than apply an immediate significant rate increase to leases, lot agreements, room rentals, and programming rates.

We recognize this additional fee may prove to be a financial hardship for some. It will be of significant help to receive the \$700 investment fee in full as soon as possible for deferred maintenance projects to continue throughout the summer and fall but if needed, we will work with you to plan for two payments of \$350, one by December 31, 2024, and the other by August 31, 2025. As always, we welcome discussions with individuals in unique situations that require an adjusted plan. Please contact Tami directly at [tami@atlanticdistrict.com](mailto:tami@atlanticdistrict.com) if you want to discuss alternative options.

Will we ask you to pay a special assessment fee again in the future? It is our hope and prayer that it will not be necessary, yet not being able to predict unexpected needs, it could be a possibility. However, we can assure you that the Beulah leadership team is committed to stewarding the finances and resources of Beulah with excellence. This will be reflected in the upcoming fiscal year budget.

## What does it cost to operate Beulah?

These figures represent some of the key costs from Fiscal Year 2023 (May 1, 2022-April 31, 2023). FY24 (May 1, 2023-April 31, 2024) figures will be available at District Conference 2024 and within the District Journal.



## Consider this!

- Of the 362 lot lease and seasonal trailer lot agreements currently with Beulah, a one-time additional investment of \$700 will provide us with \$253,400 to address the deferred maintenance needs and allow for a small reserve fund to be started.
- If 250 of these agreement holders made a one-time investment of \$700 in 2024, we would have \$175,000 to address deferred maintenance in the first year.
- If the 362 agreement holders divide the additional \$700 investment over two years, we will have \$126,700 each year to put directly toward deferred maintenance.

To keep annual agreement holder costs affordable, the Camp Board has limited the \$40 year incremental increase to lot lease and trailer lot fees to a 5 year period, ending in 2027. As you are aware, even with this rate increase, a seasonal lot or residential placement is significantly lower than other campgrounds and communities. This has served us well for many years but realistically, **we cannot continue to function without a greater increase in fees associated with the use of the grounds unless donations increase when needs are shared.**

## Can non-leaseholders help?

Many reading this message do not hold agreements with Beulah but are very much part of the Beulah family and benefit greatly from the programming and resources on the grounds. **We need your help as well.** Your financial gifts will contribute greatly to meeting this significant need and assist us in meeting annual targets.

## Thank you!

It is my prayer and the cry of my heart that you receive this message in the spirit in which it is intended. I write to you from a place of urgency for the stewardship of this beloved Kingdom resource.


We know that followers of Jesus are generous people, and we are stepping out in faith that you will ask the Lord to help you in meeting this request and collective effort to get our house in order.

If you have a lot lease agreement or are a seasonal trailer lot holder, **thank you** for making your annual payment on time and in full. If your account is in arrears, it is critical for you to contact the office at [office@beulahcamp.com](mailto:office@beulahcamp.com) or (506) 468-2286 x0 and make arrangements for how you will address your outstanding fees as per your agreement.

We will be sending this message and invoice by mail with a return envelope for those who prefer to make payment by cheque or money order.

Please email me directly or call if you have questions.

I am praying for you.



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# Thank you for supporting Beulah!

For more information please visit the Beulah Camp website at [www.beulahcamp.com/finances](http://www.beulahcamp.com/finances)

# Family Camp 2024

July 5-14

Join us this summer for a great week of fellowship, worship and renewal. This years Family Camp is going to be amazing! Check out the camp website for more information. See you there!



[www.beulahcamp.com](http://www.beulahcamp.com)

**Beulah Camp**  
and Conference Center

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*A Wesleyan Christian Camp & Conference Center*