

**Bluff Springs Campgrounds
Immediate Cash Needs
Approved by Board of Directors
January 20, 2007**

The items listed need **IMMEDIATE** financial resolution for the upcoming camping season. These are **NOT** the direct result of hurricane damages, but some are residual effects that were not covered by insurance.

- 1) **Staff Housing:** Construction of the housing is complete. Funds to pay for the construction of the building were anticipated through donations and commitments from individuals and congregations. As a result of the hurricane devastation along the Gulf Coast many persons and congregations were unable to fulfill their commitments. This resulted in the campground board securing a loan to complete the building. Loan payments are currently being made from the Operating Fund.

Balance Owed as of January 20, 2007: \$55,785

- 2) **Operating Fund Deficit:** This deficit will continue to grow until camping/reunion season starts. Reasons for the deficit include reduced usage in 2004 and 2005 which resulted in revenue shortfalls. In addition, the Staff Housing loan payments have been paid from Operating Fund due to the shortfall in donations as detailed above. In addition, thousands of mature trees were downed by hurricanes and potential timber-sale funds are non-existent for the next few years. Most of the financial support for Bluff Springs comes from Mission Centers, congregations and individuals who live along the Gulf Coast.

Deficit as of January 20, 2007: \$30,413

- 3) **Dam Replacement:** The main drain line beneath the dam has failed. It was placed approximately 30 years ago with an expected life of 25 years. The entire large lake is now drained. The board has secured an engineering service and construction company to replace the drain lines, install new stainless-steel control gates, and re-contour the dam itself in order to maintain the overflow field and to maintain the backside of the new dam. The board has authorized replacement of the dam and related controls in order to have the lake refilled by June 2007, in time for the youth camping and reunion season. This bill must be paid within the next 120 days.

Estimated Cost: \$25,000

- 4) **Waterfront Repairs:** Since the main lake was completely drained for dam replacement, repairs were made to the dock, ladder systems and diving platforms. A new lifeguard station is needed because the old one collapsed. New white sand is needed to assist in safety and rescue since it is virtually impossible to locate a submerged swimmer on black bottom type lakes.

Actual Cost: \$5,000

- 5) **RV Park Repairs and Upgrades:** Significant repairs are needed on access roads because of erosion. Plans to upgrade the RV area include: heaters and fans in bath houses along with new privacy screens at showers and toilet areas, new sinks and lighting; new common area shelter with fire ring; new BBQ pit; new walking trail and rest station small lake; removal of brush undergrowth to improve the view from lakeside campsites.

Estimated Cost: \$7,500

- 6) **Common Areas Bathroom Repairs:** These bathrooms do not meet ADA requirements. Light fixtures and ceilings also need replacement.

Estimated Cost: \$2,500

TOTAL IMMEDIATE CASH NEEDS: \$126,198