August 3, 2026

Fellow Venture Out Homeowners:

I had a conversation with a fellow homeowner today regarding questions about my wife and I putting our Venture Out home up for sale with the intention of leaving the park. Additionally, the financial well-being of Venture Out became part of that conversation. Based upon that conversation I feel it's necessary to let you know the following:

During my presentation to be considered as a VO board member, I expressed something I have always lived by truth and the facts.

The truth: Judith and I are 'Rounders' and we concluded, after extensive deliberation, that VO would not provide us with what we needed in a forever home (we want a garage and more room). The economy and housing market have been major driving factors in acting now. That's the reason, nothing more, nothing less.

The facts: As your treasurer I have a fiduciary responsibility to provide financial oversight into the Venture Out accounting and financial activities, and I have taken those responsibilities very seriously. With that in mind, we had a large Operating Fund deficit plaguing us for most of the 25-26 fiscal year which created more than a few sleepless nights! However, a great team effort and some outside professional help provided the answers we needed to resolve what appear to be an impending year-end disaster. Necessary accounting changes were made and a reduction in spending on the day-to-day expense side created very positive results. We ended the fiscal year 25-26 with a -$9,167 net Operating Fund income loss! In my opinion, that's a home run and a great way to end what began as a tough financial year. Also notable is our Reserve Fund Investments currently being held in Treasury Bills. We ended the year with a balance of just over $2.7 million for that fund. That fund is healthy and growing.

Here's the bottom line from my perspective: Venture Out is in good financial shape, and I predict smooth sailing for the rest of our current fiscal year, 26-27. The budgeting process for 27-28 will start earlier this year to give time for Board and Administrative review and owner comments and involvement. One other positive note: At the request of our General Manager, the Condo Board approved the acquisition of a web-based reserve analytical tool that will pay huge dividends by enhancing our Reserve Fund budgeting process, project expense management and long-term planning. It was a pleasure to be involved in getting that tool on board.

My promise to you: I will remain active up to the time we sell our home, and I am confident that our very capable board will select an appropriate and qualified replacement.

You'll be in very good hands!

Tom Pyle

Venture Out Condo Board Treasurer

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