LEISURE WORLD CARES FUND

HELP US HELP OTHERS

www.lwcaresfund.org

LEISURE WORLD

CARES FUND

A PLACE TO CALL HOME

Home for seniors is more than a roof over their head.

It’s a deep-seated concept.

A place expressing self by

- *memorabilia*
- *plants*
- *pets*
- *Furnishings*
- *ties to the past*

A place to socialize or be alone, be in control.

Having to consider selling their home and moving to unfamiliar surroundings strikes at the heart of their security. That would be a deep-seated loss.

INCOME vs EXPENSES

The most vulnerable in Leisure World – those on fixed incomes.

They are the most vulnerable to HOA assessments rising beyond their means.

HOA fees have risen sharply lately following rises in the cost everything.

Benchmark: About 200 households were 90 days behind in HOA payments in Q1 2025.
Benchmark: About 15 households receive Meals on Wheels free, 85 pay for them.

<u>Ineffective solution: </u>efforts to stem the rise in HOA fees of all units to help the few cope.

<u>Potentially effective solution: </u>subsidize the HOA fees of the most vulnerable few.

The Leisure World Cares Fund – address burdensome HOA fees affecting the few most vulnerable by providing a small but significant ongoing subsidy funded by donations from the many who are not as burdened.

MORE THAN ENOUGH

Many Leisure World households have more than enough to manage HOA fee increases.

They had sufficient income and saved and invested and their future is secure.

A major part of their portfolio is eventually going to loved ones and/or charity.

The idea: Those with enough give to those without enough.

To make the idea a reality those with more than enough are asked to give now during their lifetimes and support the most vulnerable among their neighbors.

We care about what happens after we are gone. Giving now ensures what happens to some of our extra and through the LW Cares Fund it helps our neighbors.

MORE THAN ENOUGH – BENEFITS OF DONATING

Required Minimum Distributions (RMDs) can push one's income tax bracket up and above the Medicare threshold and increase Medicare premiums.

A Qualified Charitable Distribution (QCD) transfers from traditional IRA to a charity.

- *QCDs are not taxable as income.*
- *QCDs count toward the RMD.*
- *QCDs allow RMDs to reduce gross income instead of increasing it.*
- *QCDs can reduce income below the Medicare premium increase threshold.*
- *The standard tax deduction can be taken while also claiming the QCD.*

WHO ELSE DOES THIS?

Seal Beach Shores HOA.

San Diego Serving Seniors – A "Shallow" Subsidy prevents homelessness.

Laguna Woods Village Foundation – Everything except HOA fees.

LW CARES FUND ORGANIZATION

Executive Committee – Officers; Strategic Plan; Evaluating effectiveness, government compliance.

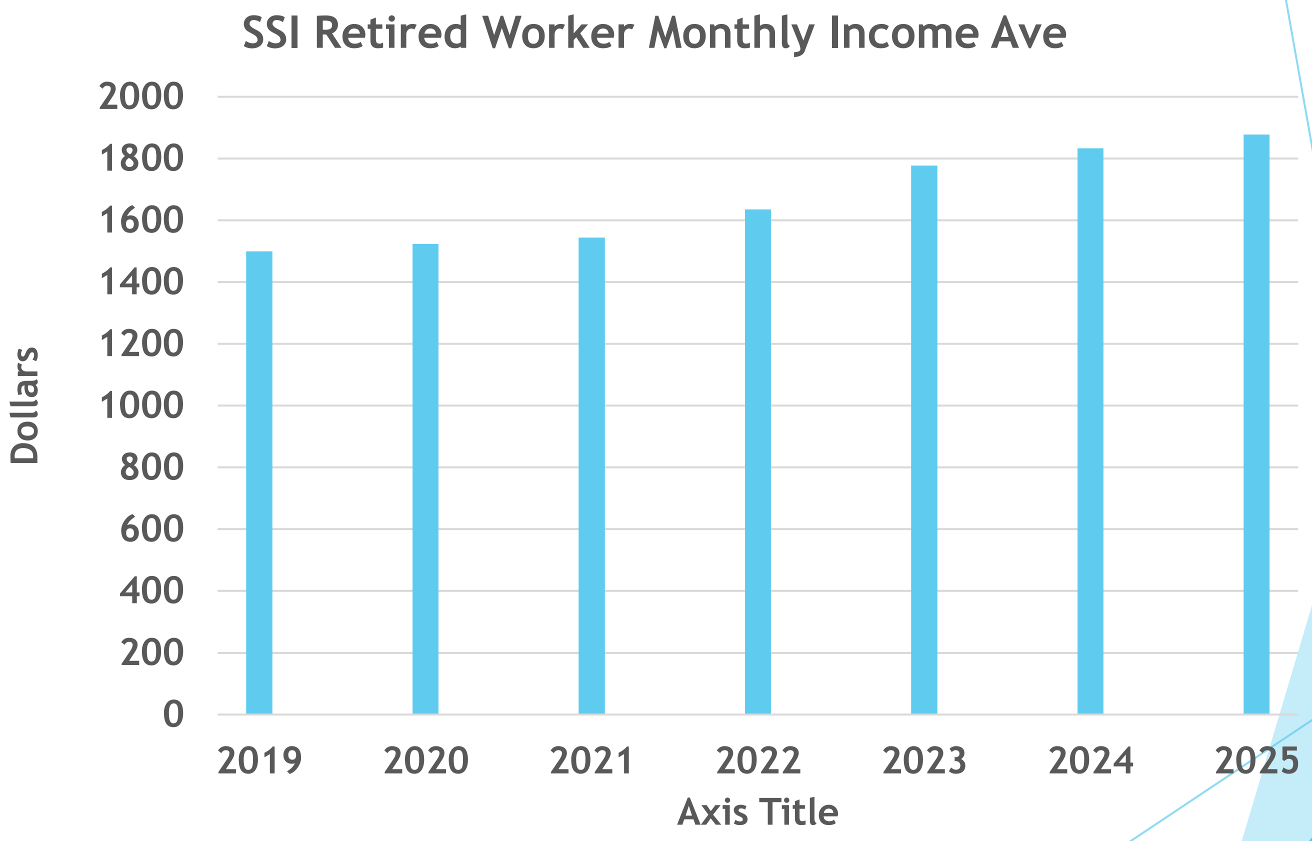
Client Services Committee – Client intake; Service assignment; Referrals; Privacy.

Community Connect Committee – Publicity; Website; Speakers; Events; Member Roster.

Resources Committee – Fundraising; Sponsors; Donors; Grants; Repayment infrastructure

SSI Retired Worker Monthly Income – A Proxy for LW Most Vulnerable

Year	SSI Retired Worker Monthly Ave
2019	$1500
2020	$1524
2021	$1544
2022	$1635
2023	$1777
2024	$1833
2025	$1878



Mutual and GRF Assessments

Mutual	# of Units	Mutual Assessment 2024	Mutual Assessment 2025	Increase as Dollars	Increase as Percentage
1	844	$238.71	Low $258.09	$19.38	8.12%
2	864	$296.38	$316.38	$20.00	6.75%
3	432	$321.00	$347.02	$26.02	8.11%
4	396	$270.00	$303.44	$33.44	12.39%
5	492	$276.47	$297.23	$20.76	7.51%
6	408	$314.97	$377.70	$62.73	19.92%
7	384	$279.37	$299.94	$20.57	7.36%
8	348	$266.52	$298.50	$31.98	12.00%
9	384	$292.86	$323.35	$30.49	10.41%
10	276	$279.75	$309.87	$30.12	10.77%
11	312	$306.77	$336.37	$29.60	9.65%
12	452	$277.58	$299.62	$22.04	7.94%
14	328	Low $229.78	$258.49	$28.71	12.49%
15	502	$302.99	$347.12	$44.13	14.56%
16	60	$309.04	$336.66	$27.62	8.94%
17	126	High $328.31	High $393.97	$65.66	20.00%
GRF	6608	$213.25	$234.97	$21.72	10.19%

LW HOA Fees Include GRF & a Range of Mutual Fees

GRF plus Mutual PAPM median used as a proxy for LW housing expenses calculation

Year	GRF PAPM	Mutual PAPM Low	Mutual PAPM Median	Mutual PAPM High
2019	$158			
2020	$163			
2021	$165	$202	$233	$264
2022	$172	$219	$246	$273
2023	$193	$229	$260	$290
2024	$213	$229	$278	$328
2025	$235	$258	$325	$393

LW HOA Fees Include OC Taxes & Fees

OC Tax & Fees have not risen much

Mutual 17 taxes are double others

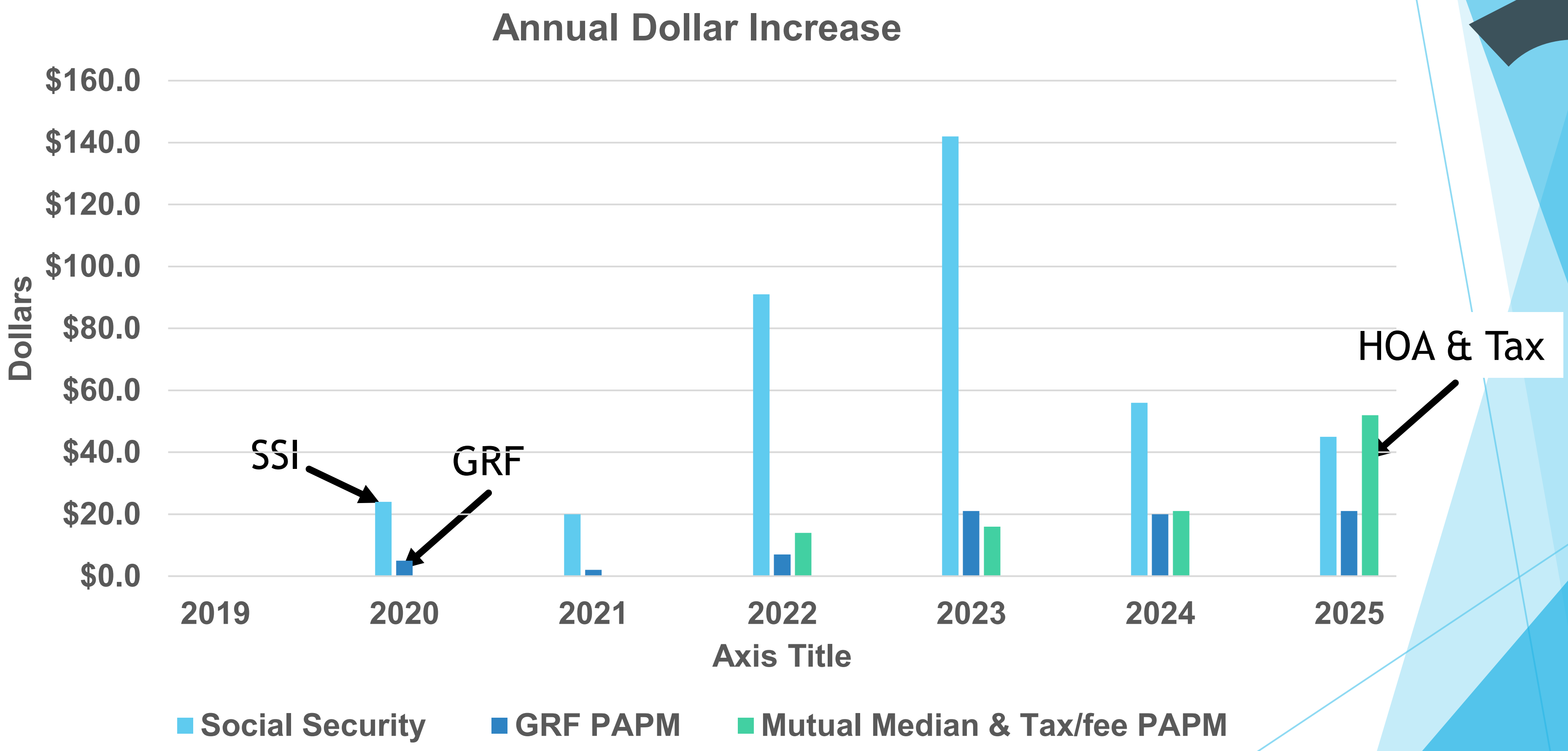
Year	GRF PAPM	Mutual PAPM Median	OC Tax & Fee	M17 Assesmt	M17 Tax/Fee
2019	$158		$139	$202	$280
2020	$163		$142	$217	$285
2021	$165	$233	$145	$222	$290
2022	$172	$246	$146	$237	$297
2023	$193	$260	$148	$274	$302
2024	$213	$278	$151	$328	$308
2025	$235	$325	$156	$394	$316

Annual Dollar Increase Comparison – Where Did Income Go

Increases in HOA expenses have exceeded the entire SSI increase lately.

Year	Social Security	GRF PAPM	Mutual Median & Tax/fee PAPM
2019	$0.0	$0.0	$0.0
2020	$24.0	$5.0	
2021	$20.0	$2.0	
2022	$91.0	$7.0	$14.0
2023	$142.0	$21.0	$16.0
2024	$56.0	$20.0	$21.0
2025	$45.0	$21.0	$52.0

Annual Dollar Increase Comparison – Where Did Income Go

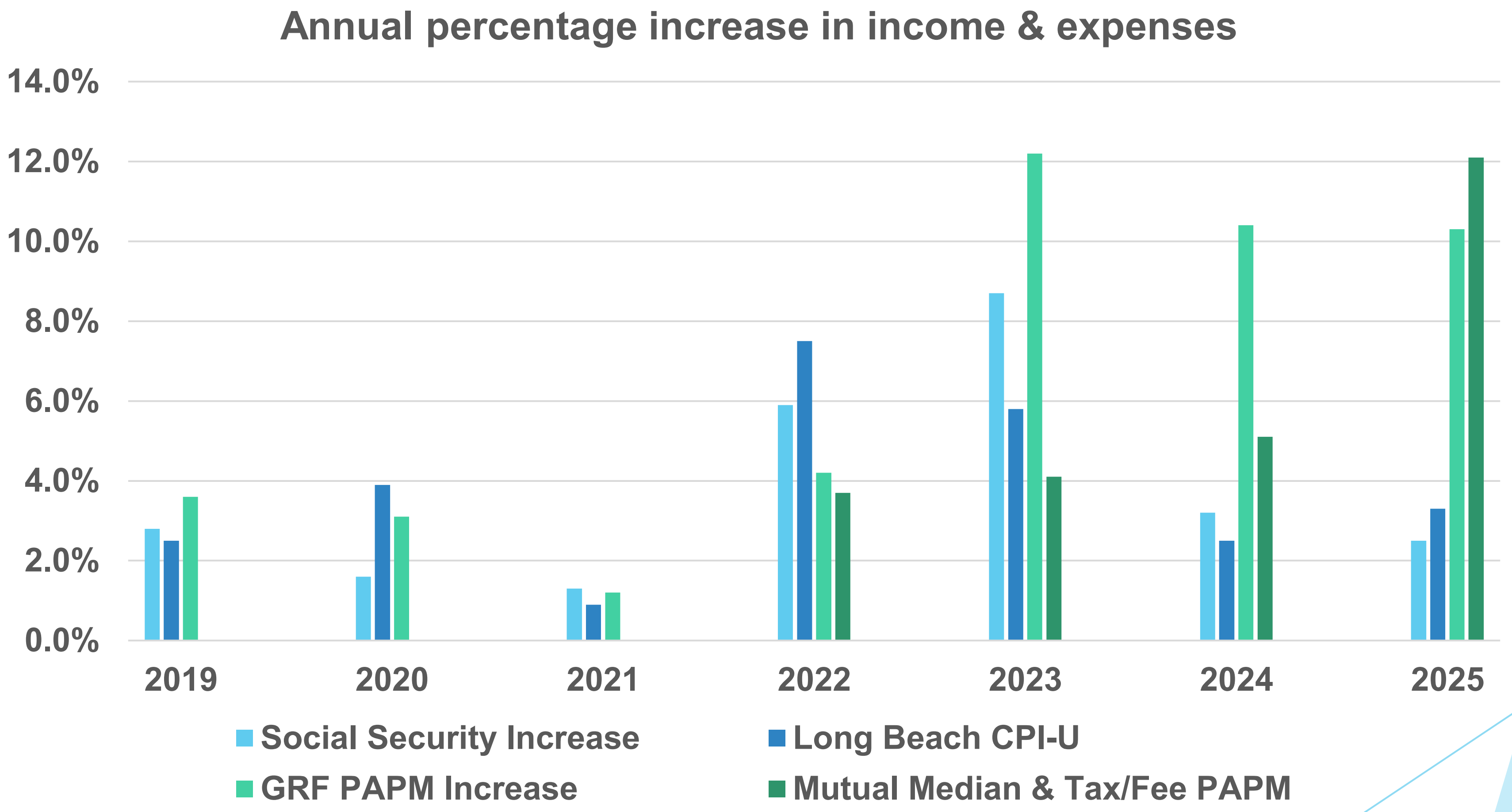


Annual Percentage Increase Comparison – Where Did Income Go

Percentages don't pay fees, dollars do. But they indicate trends.

Year	Social Security Increase	Long Beach CPI-U	GRF PAPM Increase	Mutual Median & Tax/Fee PAPM
2019	2.8%	2.5%	3.6%	
2020	1.6%	3.9%	3.1%	
2021	1.3%	0.9%	1.2%	
2022	5.9%	7.5%	4.2%	3.7%
2023	8.7%	5.8%	12.2%	4.1%
2024	3.2%	2.5%	10.4%	5.1%
2025	2.5%	3.3%	10.3%	12.1%

Annual Percentage Increase Comparison – Where Did Income Go

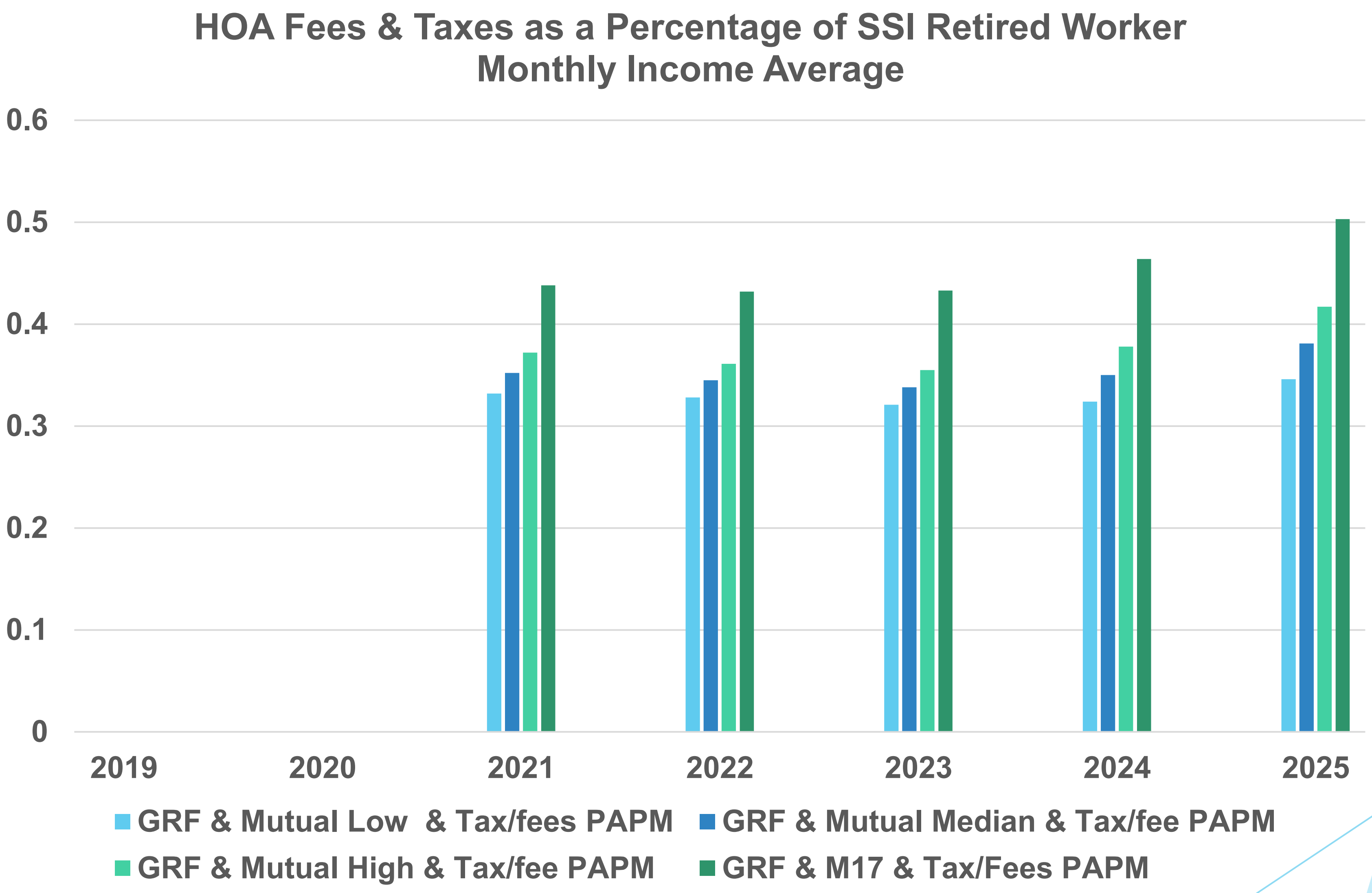


HOA Expenses as a Percentage of SSI Income

This ratio may be useful in determining client need.

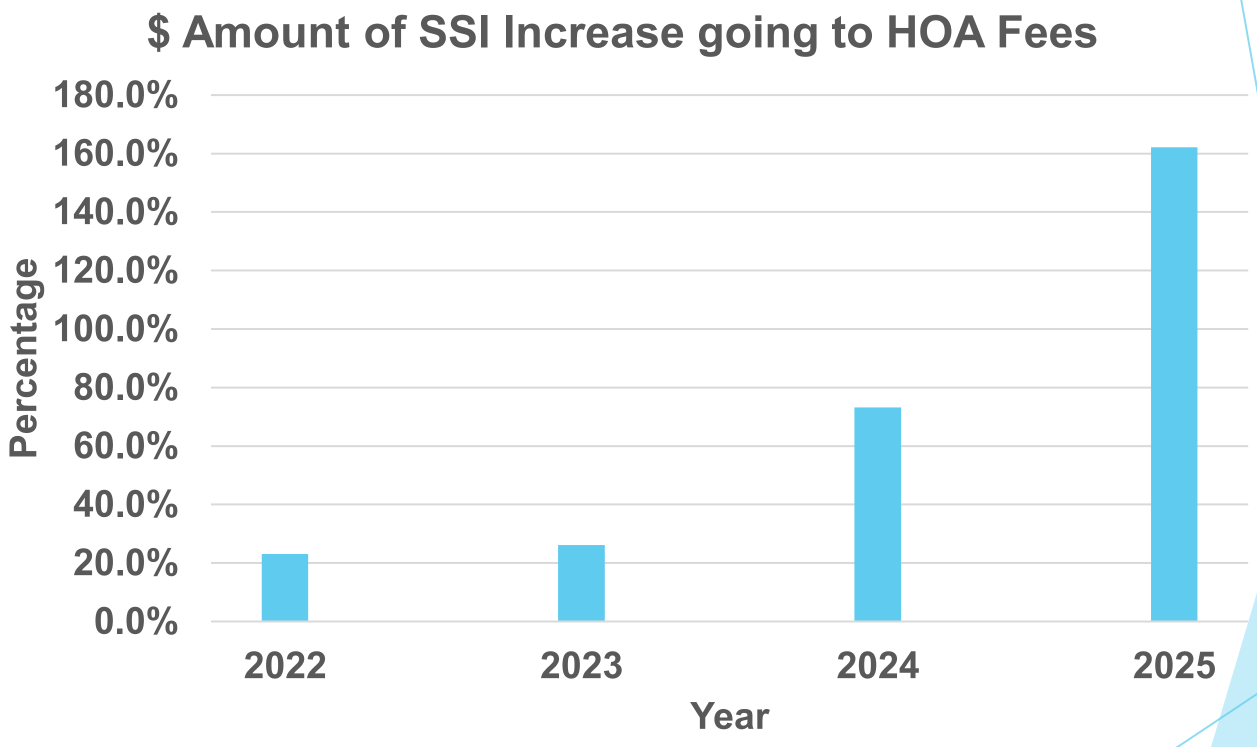
Year	GRF & Mutual Low & Tax/fees PAPM	GRF & Mutual Median & Tax/fees PAPM	GRF & Mutual High & Tax/fees PAPM	GRF & M17 & Tax/Fees PAPM
2019				
2020				
2021	33.2%	35.2%	37.2%	43.8%
2022	32.8%	34.5%	36.1%	43.2%
2023	32.1%	33.8%	35.5%	43.3%
2024	32.4%	35.0%	37.8%	46.4%
2025	34.6%	38.1%	41.7%	50.3%

Significant increases


HOA Fees & Taxes as a Percentage of SSI Retired Worker Monthly Income Average
0.6
0.5
0.4
0.3
0.2
0.1
0
2019
2020
2021
2022
2023
2024
2025
GRF & Mutual Low & Tax/fees PAPM
GRF & Mutual Median & Tax/fee PAPM
GRF & Mutual High & Tax/fee PAPM
GRF & M17 & Tax/Fees PAPM

$ Amount of SSI Increase going to HOA Fees

Year	Median HOA Fees/SSI
2022	23.1%
2023	26.1%
2024	73.2%
2025	162.2%



WHAT DOES THIS MEAN?

Social Security Retired Worker monthly income is used as a proxy for LW fixed income.

Mutual fees and taxes range from lower to higher and the median is used as a proxy for LW housing expenses.

A useful way to compare LW fixed incomes to expenses is the percentage of SSI income that is required for housing expenses.

Housing expenses as a percentage of SSI remained steady up to 2023 then rose.

The amount of SSI increase going to housing expenses jumped to 162% in 2025.

The need to offset these housing expense increases for LW's most vulnerable is urgent.

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SPONSOR RECOGNITION ROSTER

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Legacy Donors Level – Include LW Cares Fund in their Estate Plans or transfer now from an IRA using a Qualified Charitable Distribution.

Anon03/$5000 QCD; ** Be the second

Sustaining Donor Levels – (Annual or Monthly Contributions)

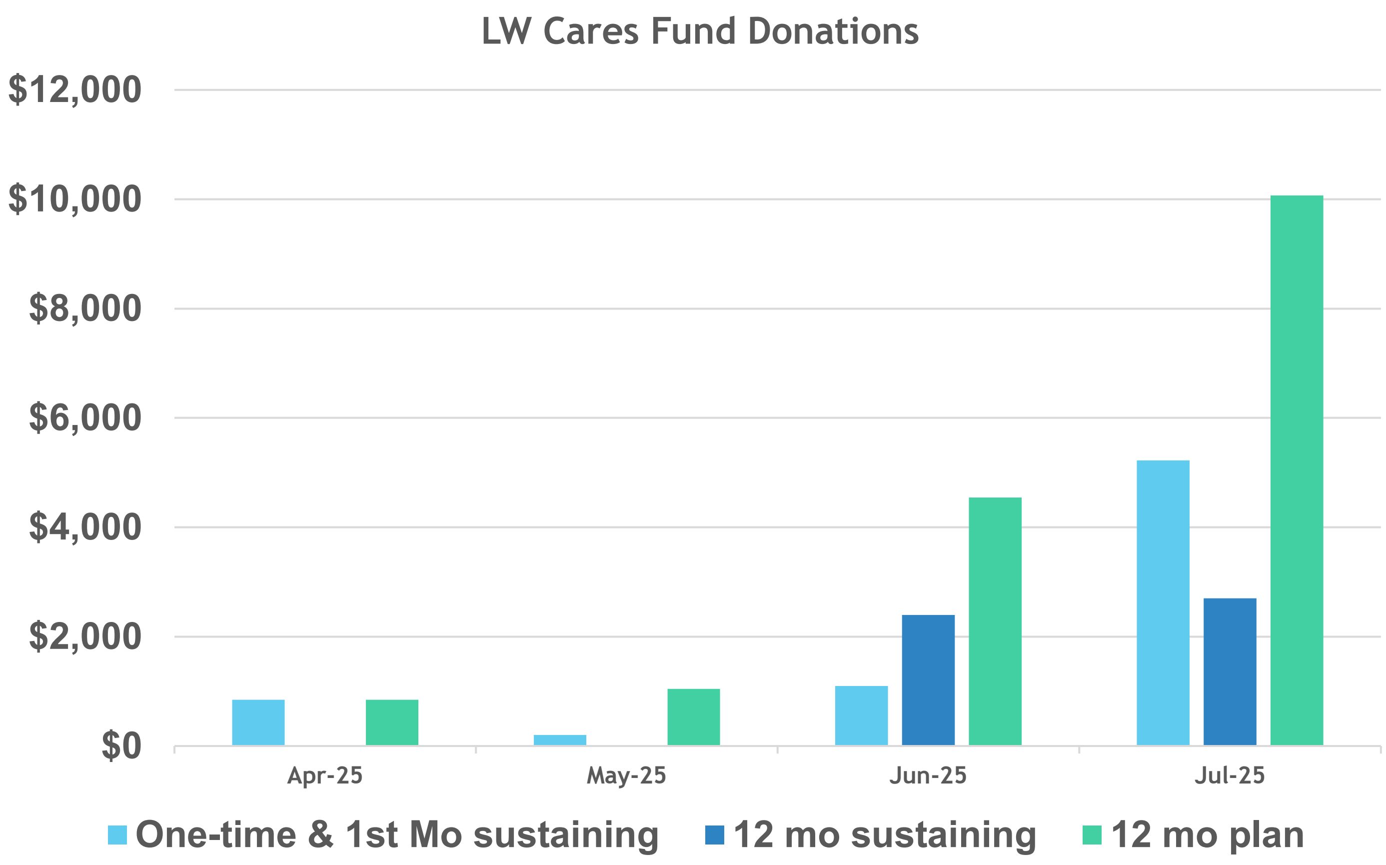
Platinum ($100/mo or more) Anon01; D. Massetti
Gold ($50 – $99/mo)
Silver ($25 – $49/mo) S. Brennan; R. Kabelitz
Bronze (Up to $24/mo)

Occasional Donor Level – (One-time Contributions)

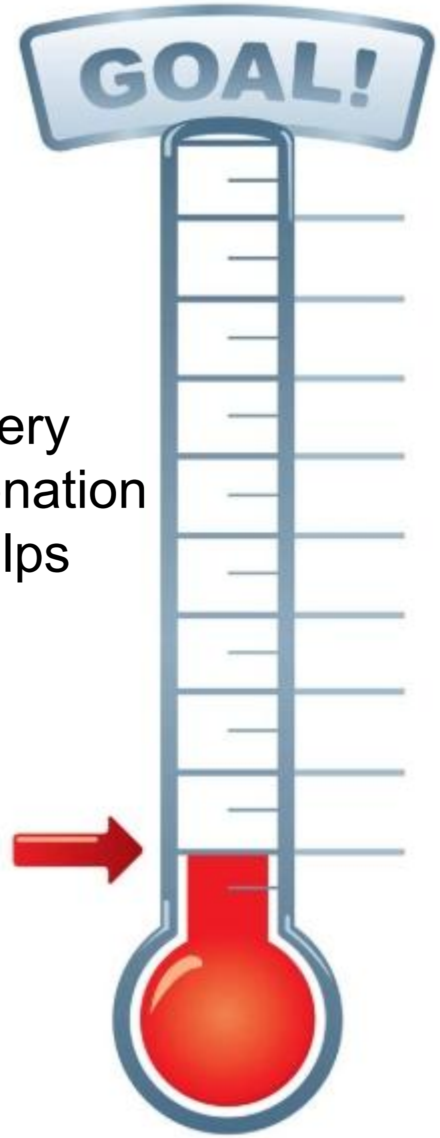
City of Seal Beach (c/o District 2 Ben Wong); T. Karich; D. Massetti

Founder Donations: S. Brennan; D. Horning; D. Massetti; B. Wong

LEISURE WORLD CARES FUND FUNDRAISING PROGRESS



Every Donation Helps



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THANK YOU

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