

March 1, 2023

The rates have been approved by the LWCA Board of Directors and they will be charged to your account the 1st day of each month. **If you have elected Surepay, any changes will be automatic.**

Effective April 1, 2023 through December 31, 2023, your monthly association dues will be charged to your account as follows:

	Manor 1-482	Manor 495-654	Manor 1100-1404	Manor 655-699	Manor 700-707	Remaining Manors
	District 1	District 3	District 7	District 3	District 3	Districts 3,4,5,6,8
	Plats 1 thru 5	Plats 6 thru 8	Plat 12	Plat 16	Plat 16F	N/A
Operations	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00
Replacement	\$93.00	\$93.00	\$93.00	\$93.00	\$93.00	\$93.00
Base Fee	\$353.00	\$353.00	\$353.00	\$353.00	\$353.00	\$353.00
Plat Fee	\$267.00	\$209.00	\$138.00	\$218.00	\$244.00	\$0
Total	\$620.00	\$562.00	\$491.00	\$571.00	\$597.00	\$353.00

There are a few plats that have an additional fee. For the additional fee owners enjoy services as follows:

Plats 1 thru 5, District 1, Condo Area, Direct Service fee covers:

- Landscaping and Landscape maintenance
- Domestic water and sewer
- Landscape water
- External building maintenance (excluding roofs) and external painting
- "Bare Walls" building insurance

Plats 6 thru 8, District 3, Green Area, Deeded Lots, Direct Service fee covers:

- Landscape maintenance
- Landscape water

Plat 12, District 7, Green Area, Deeded Lots, Direct Service fee covers:

- Landscape maintenance
- Landscape water

Plat 16, District 3, Condo Area, Direct Service fee covers:

- Landscaping and Landscape maintenance
- Landscape water
- External building maintenance and external painting
- "Bare Walls" building insurance

Plat 16F, District 3, Direct Service fee covers:

- Landscaping and Landscape maintenance
- External building maintenance and external painting
- "Bare Walls" building insurance

VALUE OF LEISURE WORLD ASSOCIATION FEES TO RESIDENTS

The Association fees are a method to finance the common expenses of a community of residents. Leisure World is not unique in having association fees but is unique in the breadth of services and quality of life provided for the fees.

The Leisure World Community Association 2023 base fee covers:

- Maintenance of Association ~ \$956,806
- Association employee's compensation/benefits ~ \$6,228,084
- General Operating expenses & supplies ~ \$878,727
- Professional services ~ \$208,215
- Fire protection availability (not Insurance) ~ \$368,571
- Garbage collection ~ \$216,495
- Overall Insurance ~ \$141,390

This fee allows Leisure World Arizona to provide its residents with a quality of life that surpasses other communities:

Peace of mind	Recreation Facilities
Security, gate guarded and patrolled	Three pools and two spas
Small town ambience	Promenade with barbeque grills
Small town sense of community	Full-service kitchens
Community landscape	Billiards room
Community facilities are owned and maintained by the Association	Recreation activities & events, managed by staff
Golf course environment	
Fitness Fun	Resident Services
State of the art Fitness center	On-site community management
Walking paths	Professional staff in each department
	Fitness center
Community Facilities	Association Newspaper
Card rooms	Realty Office, Association owned
Community meeting rooms	
Library	
Theater	Sport Facilities
Woodshop, fully equipped	Tennis complex
Café, at additional fee	Pickleball
Ballrooms	Lawn bowling
Computer center, fully equipped for classes and individual use	Two championship golf courses, (additional fee)
	Five putting greens
	Shuffleboard
	Basketball