

## Mutual 5 Ranks High Among Other Mutuals

Not only is Mutual 5 one of the most attractive mutuals in Leisure World. It's also among the very best run, according to statistics collected by GRF's director of finance. In materials she issued, Mutual 5's net operating cost ranks third lowest among the community's 16 mutuals. Its generated income? Third highest. Our commitment to reserve funding for roofs, sidewalks and painting lifted us from the danger zone into the moderate zone, according to an outside reserve study. And our 2022 assessment? Ten of the 16 mutuals have higher monthly assessments than Mutual 5. Mutual Five is:



**3.8% below average LW monthly assessment**



**3.8% below average LW assessment increase**

## Leisure World—The Most Affordable Place to Live in Coastal SoCal

Outside the wall? Here's how your monthly assessment, including taxes, compares to the average cost of a Seal Beach rental apartment, or an average Seal Beach mortgage (Figures from the Council for Community and Economic Research).



**Rent Comparison: Twice M5 Assessment**



**Mortgage Comparison: 4 Times M5 Assessment**

Approximate Monthly Costs of Typical Expenses Related to Private Home Ownership 'Outside the Wall'		How Your Monthly Assessments Buy the Same Services 'Inside the Wall' (HO-6 Insurance included**)	
Private Home Security Service (ADT) Minimum Service Contract	28	24-Hour, 7 days a week Security Patrol Staff in a Gated Community	28
Gym Membership	38	Free Fitness Center	2
Pool Club Membership	25	Free Swimming Pool	2
Water	65	Water	17
Trash	12	Trash	10
Home Insurance for Dwelling Similar to LW Two-Bedroom Unit	106	**Mandatory HO-6 Shareholder Coverage	33
		Mutual 5 Liability Insurance Coverage	28
Pest Control	33	Pest Control	3
Rental/Large Party Room/One Time	2,000	Clubhouse Access for Private Parties	-0-
12 Rounds of Golf per Month/9 Holes	360	Free Unlimited Rounds of Golf/9 Holes	4
RV Storage	300	RV Storage	14
<b>Total</b>	<b>\$2,902</b>	<b>Total</b>	<b>\$141</b>

## 2021 Has Been a Record Year for Sales in Mutual Five

Mutual 5 is a very popular Mutual. Over 40 units have changed hands since January 1. We have the highest resales per capita in Leisure World for 2021, 68% higher than last year. And new shareholders are still arriving. Our proximity to the amenities like the pool, golf course, amphitheater, fitness center, clinic and more, draws many new shareholders. Please introduce yourself to your new neighbors, and help them adjust to their new homes.