



**Fiesta Gardens HOA**

San Mateo, CA

Level of Service: **Update "With-Site-Visit"**

Report #: **25308-1**

# of Units: 575

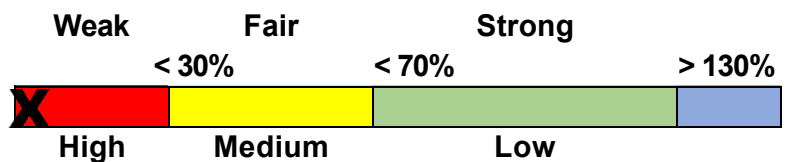
**January 1, 2025 through December 31, 2025**

### Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance .....	\$7,000
Current Fully Funded Reserve Balance .....	\$566,655
Average Reserve Deficit (Surplus) Per Unit .....	\$973
Percent Funded .....	1.2 %
Recommended 2025 "Annual Fully Funding Contributions" .....	\$103,500
Recommended 2025 Special Assessments for Reserves .....	\$115,000
2024 Annual Contribution Rate .....	\$0

**Reserve Fund Strength: 1.2%**



**Risk of Special Assessment:**

### Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves .....	3.00 %
Annual Inflation Rate .....	3.00 %

- This is an Update "With-Site-Visit" Reserve Study.
- The information in this Reserve Study is based on our site inspection on 9/26/2024.
- This Reserve Study was prepared by or under the supervision of, a credentialed Reserve Specialist (RS).
- Because your Reserve Fund is at 1.2 % Funded, this means the association's special assessment & deferred maintenance risk is currently High.
- Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".
- Based on this starting point, your anticipated future expenses, and your historical Reserve allocation rate, we recommend initiating regular Reserve contributions of \$103,500/Annual.
- We also recommend a special assessment of \$115,000 to help strengthen the Reserve fund for upcoming projects.
- The Deterioration rate for your Reserve Components is \$81,441.00/Annual.
- No assets appropriate for Reserve designation were excluded.
- We recommend that this Reserve Study be updated annually, with an on-site inspection update every three years.
- The Reserve Study only analyzes the Reserve fund and Reserve expenses. Operating expenses and the operating budget are a separate part of the Association's total budget.

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
<b>Park Area</b>				
205	Concrete Walkways - Repair	10	1	\$3,000
415	Metal Benches - Replace	30	1	\$13,000
416	Wood Benches - Repair/Replace	25	0	\$11,000
502	Chain Link Fence - Replace	35	5	\$40,500
720	Push Button Entry System - Replace	12	3	\$1,650
1603	Tennis Courts - Recoat/Repair	10	1	\$30,000
1604	Tennis Courts - Resurface	30	10	\$90,000
<b>Pool Area</b>				
505	Wood Fence - Replace	25	10	\$40,500
509	Wood Trellis - Replace	30	6	\$22,750
909	Bathrooms - Refurbish	20	1	\$25,000
1109	Wood Fence - Restain	5	0	\$10,500
1200	Pool Deck - Repair	15	0	\$8,000
1201	Pool Deck Coping - Repair/Replace	24	12	\$17,500
1202	Large Pool - Resurface	12	0	\$72,990
1203	Small Pool - Resurface	12	0	\$15,590
1215	Pool Furniture - Partial Replace	5	0	\$10,000
1217	Large Pool Cover - Replace	7	5	\$6,865
1218	Lifeguard Chair - Replace	12	10	\$2,500
1220	Pool Lift - Replace	20	19	\$18,000
<b>Pool Equipment</b>				
1206	Large Pool Filter - Replace	30	4	\$18,000
1207	Small Pool Filter - Replace	18	3	\$3,500
1208	Large Pool Heater - Replace	10	0	\$9,020
1210	Large Pool Pump - Replace	10	8	\$7,500
1211	Large Pool Pump - Replace	10	0	\$3,500
1212	Small Pool Pump - Replace	10	9	\$3,250
1213	Chemical Feeders - Partial Replace	5	4	\$2,500
1214	Chemical Controllers - Replace	12	2	\$10,000
<b>Pool Buildings</b>				
1116	Exterior Wood Surfaces - Repaint	6	0	\$12,250
1121	Exterior Wood Surfaces - Repair	6	0	\$3,500
1303	Comp Shingle Roof - Replace	25	3	\$12,940
1308	Flat Roof - Replace	20	3	\$12,900
<b>Playground</b>				
403	Swing Sets - Replace	25	14	\$50,000
407	Play Equipment - Replace	25	14	\$80,000

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
408	Metal Picnic Table - Replace	28	10	\$2,500
409	Wood Picnic Table/Benches - Replace	25	14	\$8,000
413	Tan Bark Play Surface - Replenish	2	0	\$3,000
414	Sandbox - Repair	25	14	\$4,500
415	Sandbox - Replenish	2	0	\$1,000
503	Chain Link Fence - Replace	35	17	\$8,800
504	Metal Fence - Replace	30	10	\$26,400
512	Metal Trellis - Replace	30	12	\$9,000
720	Push Button Entry System - Replace	12	3	\$1,650
1107	Metal Surfaces - Repaint	5	0	\$8,000
<b>Cabana &amp; Bathroom Buildings</b>				
206	Concrete Floor - Seal/Repair	10	9	\$4,500
314	Projection Equipment - Replace	10	9	\$3,500
324	Exterior Lights - Replace	20	19	\$8,800
325	Interior Lights - Replace	25	24	\$13,750
327	Exit Signs - Replace	25	24	\$1,500
411	Drinking Fountains - Replace	20	19	\$5,000
503	Metal Fence - Replace	30	29	\$21,500
505	Wood Fence/Gate - Replace	25	24	\$2,500
601	Carpet - Replace	15	14	\$4,500
609	Bathroom Floor - Reseal	10	9	\$7,900
712	Sliding Door - Replace	25	24	\$16,500
740	Exterior Doors - Replace	25	24	\$27,500
901	Appliances - Replace	10	9	\$5,500
901	Office Furniture - Replace	15	14	\$5,000
902	Kitchen Counters/Cabinets - Replace	25	24	\$18,000
903	Cabana Furniture - Replace	10	8	\$7,000
904	Sound System - Replace	15	14	\$5,000
909	Bathrooms - Refurbish	20	19	\$50,000
909	Cabana Bathroom - Refurbish	20	19	\$10,000
1107	Metal Fence - Repaint	5	4	\$3,000
1110	Interior Surfaces - Repaint	10	9	\$13,250
1116	Exterior Wood Surfaces - Reseal	6	5	\$24,120
1121	Exterior Wood Surfaces - Repair	12	11	\$2,000
1137	Windows - Replace	40	39	\$25,000
1223	Shower Tiles - Replace	25	24	\$6,000
1303	Comp Shingle Roof - Replace	25	24	\$31,000
1308	Flat Roof - Replace	20	19	\$18,800
1310	Gutters/Downspouts - Replace	25	24	\$8,665
1825	Defibrillator - Replace	10	9	\$6,000
<b>Landscaping &amp; Irrigation System</b>				
1001	Backflow Devices - Replace	15	10	\$4,500

#	Component	Useful Life (yrs)	Rem. Useful Life (yrs)	Current Average Cost
1003	Irrigation Controller - Replace	12	11	\$1,750
1004	Irrigation System - Replace	25	24	\$15,000
1008	Trees - Trim	3	2	\$4,500
1009	Landscaping - Replenish	10	9	\$13,500
<b>Mechanical &amp; Fire System</b>				
303	HVAC - Replace (Bathroom)	20	19	\$13,500
303	HVAC - Replace (Cabana)	20	19	\$13,500
312	Fire BackFlow - Replace	40	39	\$25,000
803	Water Heater - Replace (Bathroom)	12	11	\$14,000
803	Water Heater - Replace (Cabana)	12	11	\$14,000
1613	Lighting Systems - Replace	25	24	\$40,000
1819	Fire Alarm System - Replace	20	19	\$45,000
1870	Solar Panels - Replace	20	19	\$35,000

### 85 Total Funded Components

Note 1: Yellow highlighted line items are expected to require attention in this initial year.