

BoardManaged

Peachtree Ridge HOA

Board Report — Fiscal Year 2026

Marietta, Georgia · 84 units

Sample report. Data shown is for a fictional Georgia HOA used to demonstrate BoardManaged output. Replace with your association's data by uploading CC&Rs, bylaws, and your most recent budget at boardmanaged.com.

Generated: June 03, 2026

Executive Summary

Peachtree Ridge HOA closes Q1 FY 2026 in stable operating condition. Assessment income tracked within 0.5% of budget through April. Reserve funded at 76% of target (\$112,408 of \$147,500), within the CAI 'fair' range but below the 'good' threshold of 100%.

Items requiring board attention:

- The reserve study on file is from 2021. Georgia POAA requires updates every five years; an updated study should be procured before fiscal year close (Sept 30, 2026). OCGA Sec 44-3-232: failure to maintain a current reserve study can expose board members to personal liability in member derivative actions.
- Pool & Amenities is over budget by 17.5% YTD. Review repair invoices and consider an FY 2027 line increase.
- Master insurance premium increased 8.9% YoY. Comparative quotes from at least two carriers recommended before Q3.

Key Performance Indicators

As of April 30, 2026

Metric	Value	Notes
Operating Cash	\$48,213	April 30, 2026
Reserve Balance	\$112,408	Target: \$147,500
Reserve Funded	76%	Below CAI 'fair' threshold ($\geq 70\%$)
Delinquency Rate	4.2%	3 of 84 units 30+ days

Operating cash represents available unrestricted funds. Reserve balance reflects funds set aside for major repairs and capital replacements per the 2021 reserve study. Delinquency rate counts unit accounts 30+ days past due against total units (84).

Budget vs Actual

Year-to-date through April 30, 2026

Category	Budget	Actual	Variance
Assessment Income	\$168,000	\$167,200	\$-800
Late Fees & Interest	\$1,200	\$1,840	+\$640
Landscape & Grounds	\$38,400	\$36,110	\$-2,290
Pool & Amenities	\$14,400	\$16,920	+\$2,520
Utilities (Common)	\$9,600	\$9,118	\$-482
Insurance Premium	\$21,500	\$23,420	+\$1,920
Management/Admin	\$7,200	\$6,985	\$-215
Reserve Contribution	\$24,000	\$22,000	\$-2,000
TOTAL	\$284,300	\$283,593	\$-707

Positive variances indicate favorable performance on income lines and expense underruns. Negative variances on expense lines indicate spending above budgeted levels.

Reserve Fund Status

Current balance: \$112,408 · **Target (per 2021 study):** \$147,500 · **Funded:** 76%

CAI funded reserve classifications:

- **Strong** ($\geq 100\%$): reserve study fully funded.
- **Good** (70-99%): within reasonable range; minor risk.
- **Fair** (30-69%): moderate underfunding; special assessment risk.
- **Weak** ($< 30\%$): significant underfunding; high special assessment risk.

Recommendation: Procure updated reserve study before Sept 30, 2026. Estimated study cost: \$2,400-\$3,800. Failure to maintain a current study exposes board members to personal liability under OCGA Sec 44-3-232 in the event of a member derivative action.

Georgia Compliance Snapshot

State-overlay rules applied per the Georgia Property Owners' Association Act (POAA) and related statutes.

[OK] POAA - Annual budget delivered to members ≥ 30 days before adoption

FY 2026 budget distributed Oct 18, 2025. Adopted Nov 21, 2025.

[OK] POAA - Notice of annual meeting ≥ 21 days before meeting (OCGA Sec 44-3-231)

Last notice sent 23 days prior (Mar 8 for Mar 31, 2026 AGM).

[WARN] Reserve study every 5 years; current study is from 2021

Update due before 2026 fiscal close. OCGA Sec 44-3-232: failure to maintain current reserve study can expose board members to personal liability in member derivative actions. Estimated study cost: \$2,400-\$3,800.

[OK] Open meetings - board meeting minutes available to members on request

Last 12 months of minutes posted to member portal.

Accounts Receivable Aging

As of April 30, 2026

Bucket	Units	Balance
Current	14	\$11,760
30 days	2	\$1,680
60 days	1	\$840
90+ days	0	\$0
TOTAL	17	\$14,280

Three units (3.6% of total) are 30+ days past due. One unit is 60+ days past due and should receive a formal delinquency notice per the association's collection policy.

Vendor Health

GreenScape Atlanta — Landscape & Grounds

Active - Renews 2026-09-30

Annual: \$38,400 | YTD: \$36,110 | 3 of 3 inspections passed

Blue Wave Pool Service — Pool & Amenities

Active - Renews 2026-04-30 (OVERDUE)

Annual: \$14,400 | YTD: \$16,920 (over budget 17.5%)

Harbor Insurance Group — Master Policy Broker

Active - Renews 2026-12-31

Premium 2026: \$23,420 (+8.9% YoY)

Mitchell & Co. CPA — Annual Compilation

Active - Engagement letter on file

FY 2025 compilation delivered 2026-02-14

Document Inventory

Auto-classified at upload.

Type	Title	Year
CCRs	Declaration of Covenants (2003, amended 2018)	2018
Bylaws	Peachtree Ridge HOA Bylaws (Restated 2020)	2020
Budget	FY 2026 Approved Budget	2026
Reserve Study	Reserve Study - Level II	2021
Insurance	Master Policy Binder (Renewed 2026)	2026
Audit	Compiled Financial Statement FY 2025	2025
Minutes	Board Meeting Minutes - Q1 2026	2026
Rules	Architectural Review Guidelines (Rev 2024)	2024

Action Items

Prioritized list of items requiring board action this fiscal year.

[HIGH] Procure updated reserve study before Sept 30, 2026

Required under Georgia POAA. Failure exposes board members to personal liability.

[HIGH] Renew Blue Wave Pool Service contract (overdue)

Current term expired Apr 30, 2026. Reauthorize at next board meeting.

[MED] Investigate Pool & Amenities budget variance (-\$2,520 YTD)

17.5% over budget through April. Review repair invoices and consider FY 2027 adjustment.

[MED] Review Insurance Premium increase (+8.9% YoY)

Request comparative quotes from two carriers before Q3.

[LOW] Post Q2 board meeting minutes to member portal within 14 days of adoption

Last cycle completed in 19 days; reduce to <=14.

Methodology

This report aggregates association data extracted from uploaded source documents (CC&Rs, bylaws, budgets, financial statements, reserve studies, insurance binders, board meeting minutes) using BoardManaged's document extraction pipeline. Compliance assessments apply a state-overlay rules engine sourced from the Georgia POAA, the Georgia Condominium Act (for condominium associations), and applicable federal requirements.

Disclaimer. This report is generated from association documents and does not constitute legal, financial, or tax advice. Board members and association management should consult licensed counsel and qualified financial advisors for decisions arising from this report.