PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
PROPOSED BUDGET
FISCAL YEAR 2027

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
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PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: off-roll	$ -	$ -	$ -	$ -	$ 1,205,314
Landowner contribution	644,778	106,676	452,784	559,460	35,678
Total revenues	644,778	106,676	452,784	559,460	1,240,992
EXPENDITURES					
Professional & administrative					
Management/accounting/recording	48,000	24,000	24,000	48,000	48,000
Legal	25,000	3,050	21,950	25,000	25,000
Engineering	9,500	1,190	8,310	9,500	9,500
Audit	5,500	-	5,500	5,500	5,500
Arbitrage rebate calculation	750	-	750	750	750
Dissemination agent	2,000	1,000	1,000	2,000	2,000
Trustee	5,500	4,246	1,254	5,500	5,500
EMMA filing services	2,500	1,750	750	2,500	2,500
Telephone	200	100	100	200	200
Postage	500	106	394	500	500
Printing & binding	500	250	250	500	500
Legal advertising	1,750	348	1,402	1,750	1,750
Annual special district fee	175	325	-	325	175
Insurance	5,500	5,000	500	5,500	5,500
Contingencies/bank charges	2,000	493	1,507	2,000	2,000
Meeting room rental	2,000	1,764	236	2,000	2,000
Website hosting & maintenance	705	-	705	705	705
Website ADA compliance	210	-	210	210	210
Property appraiser/ tax collector	-	-	-	-	-
Total professional & administrative	112,290	43,622	68,818	112,440	112,290

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND BUDGET
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
Field operations					
Field Management	-	-	-	-	15,000
Landscape maintenance	125,000	-	125,000	125,000	250,000
Tree/plant replacement	15,000	-	15,000	15,000	15,000
Irrigation repairs	10,000	-	10,000	10,000	10,000
Irrigation water	5,600	-	5,600	5,600	5,600
Streetlights	79,200	58,840	58,840	117,680	117,680
Fountain Repairs	5,000	-	5,000	5,000	5,000
Street Sign Repair & Replacement	3,000	-	3,000	3,000	3,000
Dog Waste Station Supplies	3,000	-	3,000	3,000	3,000
Park Maintenance	10,000	-	10,000	10,000	10,000
Property Insurance	45,000	-	45,000	45,000	45,000
Maintenance/Repair/Cleanup	15,000	-	15,000	15,000	15,000
Internet	3,000	-	3,000	3,000	3,000
Wildlife Control	9,500	-	9,500	9,500	9,500
Holiday Decorations	5,000	-	5,000	5,000	5,000
Off Duty Deputy	20,000	-	20,000	20,000	20,000
Monument Maint	3,000	-	3,000	3,000	3,000
Aquatic maintenance	30,000	14,394	15,606	30,000	30,000
Wetland Monitoring & Maintenance	15,000	-	15,000	15,000	15,000
Road maintenance	2,500	-	2,500	2,500	2,500
Total field operations	403,800	73,234	369,046	442,280	567,280
Total expenditures	516,090	116,856	437,864	554,720	679,570
Excess/(deficiency) of revenues over/(under) expenditures	128,688	(10,180)	14,920	4,740	561,422
Fund balance - beginning (unaudited)	-	(4,740)	(14,920)	(4,740)	-
Fund balance - ending (projected)					
Assigned					
Working capital	-	-	-	-	-
Unassigned	128,688	(14,920)	-	-	561,422
Fund balance - ending	$ 128,688	$ (14,920)	$ -	$ -	$ 561,422

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

EXPENDITURES
Professional & administrative

Supervisors	$ -
Statutorily set at $200 for each meeting of the Board of Supervisors not to exceed $4,800 for each fiscal year.	
Management/accounting/recording	48,000
Wrathell, Hunt and Associates, LLC (WHA), specializes in managing community development districts by combining the knowledge, skills and experience of a team of professionals to ensure compliance with all of the District's governmental requirements. WHA develops financing programs, administers the issuance of tax exempt bond financings, operates and maintains the assets of the community.	
Legal	25,000
General counsel and legal representation, which includes issues relating to public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts.	
Engineering	9,500
The District's Engineer will provide construction and consulting services, to assist the District in crafting sustainable solutions to address the long term interests of the community while recognizing the needs of government, the environment and maintenance of the District's facilities.	
Audit	5,500
Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures.	
Arbitrage rebate calculation	750
To ensure the District's compliance with all tax regulations, annual computations are necessary to calculate the arbitrage rebate liability.	
Dissemination agent	2,000
The District must annually disseminate financial information in order to comply with the requirements of Rule 15c2-12 under the Securities Exchange Act of 1934. Wrathell, Hunt & Associates serves as dissemination agent.	
Trustee	5,500
EMMA filing services	2,500
Telephone	200
Postage	500
Telephone and fax machine.	
Printing & binding	500
Mailing of agenda packages, overnight deliveries, correspondence, etc.	
Legal advertising	1,750
Letterhead, envelopes, copies, agenda packages	
Annual special district fee	175
The District advertises for monthly meetings, special meetings, public hearings, public bids, etc.	
Insurance	5,500
Contingencies/bank charges	2,000
Bank charges and other miscellaneous expenses incurred during the year and automated AP routing etc.	
Meeting room rental	2,000
Website hosting & maintenance	705
Website ADA compliance	210

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEFINITIONS OF GENERAL FUND EXPENDITURES

Operation management	
Landscape maintenance	250,000
Tree/plant replacement	15,000
Irrigation repairs	10,000
Irrigation water	5,600
Streetlights	117,680
Fountain Repairs	5,000
Street Sign Repair & Replacement	3,000
Dog Waste Station Supplies	3,000
Park Maintenance	10,000
Property Insurance	45,000
Maintenance/Repair/Cleanup	15,000
Internet	3,000
Wildlife Control	9,500
Holiday Decorations	5,000
Off Duty Deputy	20,000
Monument Maint	3,000
Aquatic maintenance	30,000
Wetland Monitoring & Maintenance	15,000
Road maintenance	2,500
Total expenditures	$ 679,570

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2024
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: off-roll	$ 887,469	$ 550,231	$ 337,238	$ 887,469	$ 887,468
Interest	-	13,703	-	13,703	-
Total revenues	887,469	563,934	337,238	901,172	887,468
EXPENDITURES					
Debt service					
Principal	200,000	-	200,000	200,000	210,000
Interest	689,875	344,937	344,938	689,875	681,175
Total expenditures	889,875	344,937	544,938	889,875	891,175
Excess/(deficiency) of revenues over/(under) expenditures	(2,406)	218,997	(207,700)	11,297	(3,707)
Fund balance:					
Beginning fund balance (unaudited)	799,238	814,207	1,033,204	814,207	825,504
Ending fund balance (projected)	$796,832	$1,033,204	$ 825,504	$ 825,504	821,797
Use of fund balance:					
Debt service reserve account balance (required)					(443,734)
Interest expense - November 1, 2027					(336,020)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 42,043

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/25			245,288.89	245,288.89	13,375,000.00
11/01/25			344,937.50	344,937.50	13,375,000.00
05/01/26	200,000.00	4.350%	344,937.50	544,937.50	13,175,000.00
11/01/26			340,587.50	340,587.50	13,175,000.00
05/01/27	210,000.00	4.350%	340,587.50	550,587.50	12,965,000.00
11/01/27			336,020.00	336,020.00	12,965,000.00
05/01/28	220,000.00	4.350%	336,020.00	556,020.00	12,745,000.00
11/01/28			331,235.00	331,235.00	12,745,000.00
05/01/29	230,000.00	4.350%	331,235.00	561,235.00	12,515,000.00
11/01/29			326,232.50	326,232.50	12,515,000.00
05/01/30	240,000.00	4.350%	326,232.50	566,232.50	12,275,000.00
11/01/30			321,012.50	321,012.50	12,275,000.00
05/01/31	250,000.00	4.350%	321,012.50	571,012.50	12,025,000.00
11/01/31			315,575.00	315,575.00	12,025,000.00
05/01/32	260,000.00	5.050%	315,575.00	575,575.00	11,765,000.00
11/01/32			309,010.00	309,010.00	11,765,000.00
05/01/33	275,000.00	5.050%	309,010.00	584,010.00	11,490,000.00
11/01/33			302,066.25	302,066.25	11,490,000.00
05/01/34	290,000.00	5.050%	302,066.25	592,066.25	11,200,000.00
11/01/34			294,743.75	294,743.75	11,200,000.00
05/01/35	305,000.00	5.050%	294,743.75	599,743.75	10,895,000.00
11/01/35			287,042.50	287,042.50	10,895,000.00
05/01/36	320,000.00	5.050%	287,042.50	607,042.50	10,575,000.00
11/01/36			278,962.50	278,962.50	10,575,000.00
05/01/37	335,000.00	5.050%	278,962.50	613,962.50	10,240,000.00
11/01/37			270,503.75	270,503.75	10,240,000.00
05/01/38	355,000.00	5.050%	270,503.75	625,503.75	9,885,000.00
11/01/38			261,540.00	261,540.00	9,885,000.00
05/01/39	370,000.00	5.050%	261,540.00	631,540.00	9,515,000.00
11/01/39			252,197.50	252,197.50	9,515,000.00
05/01/40	390,000.00	5.050%	252,197.50	642,197.50	9,125,000.00
11/01/40			242,350.00	242,350.00	9,125,000.00
05/01/41	410,000.00	5.050%	242,350.00	652,350.00	8,715,000.00
11/01/41			231,997.50	231,997.50	8,715,000.00
05/01/42	430,000.00	5.050%	231,997.50	661,997.50	8,285,000.00
11/01/42			221,140.00	221,140.00	8,285,000.00
05/01/43	455,000.00	5.050%	221,140.00	676,140.00	7,830,000.00
11/01/43			209,651.25	209,651.25	7,830,000.00
05/01/44	480,000.00	5.050%	209,651.25	689,651.25	7,350,000.00
11/01/44			197,531.25	197,531.25	7,350,000.00

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024 AMORTIZATION SCHEDULE

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/45	505,000.00	5.375%	197,531.25	702,531.25	6,845,000.00
11/01/45			183,959.38	183,959.38	6,845,000.00
05/01/46	530,000.00	5.375%	183,959.38	713,959.38	6,315,000.00
11/01/46			169,715.63	169,715.63	6,315,000.00
05/01/47	560,000.00	5.375%	169,715.63	729,715.63	5,755,000.00
11/01/47			154,665.63	154,665.63	5,755,000.00
05/01/48	590,000.00	5.375%	154,665.63	744,665.63	5,165,000.00
11/01/48			138,809.38	138,809.38	5,165,000.00
05/01/49	625,000.00	5.375%	138,809.38	763,809.38	4,540,000.00
11/01/49			122,012.50	122,012.50	4,540,000.00
05/01/50	660,000.00	5.375%	122,012.50	782,012.50	3,880,000.00
11/01/50			104,275.00	104,275.00	3,880,000.00
05/01/51	695,000.00	5.375%	104,275.00	799,275.00	3,185,000.00
11/01/51			85,596.88	85,596.88	3,185,000.00
05/01/52	735,000.00	5.375%	85,596.88	820,596.88	2,450,000.00
11/01/52			65,843.75	65,843.75	2,450,000.00
05/01/53	775,000.00	5.375%	65,843.75	840,843.75	1,675,000.00
11/01/53			45,015.63	45,015.63	1,675,000.00
05/01/54	815,000.00	5.375%	45,015.63	860,015.63	860,000.00
11/01/54			23,112.50	23,112.50	860,000.00
05/01/55	860,000.00	5.375%	23,112.50	883,112.50	-
11/01/55				-	-
Total	**13,375,000.00**		**13,779,973.89**	**27,154,973.89**	

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND BUDGET - SERIES 2025
FISCAL YEAR 2027

	Fiscal Year 2026				
	Adopted Budget FY 2026	Actual through 3/31/2026	Projected through 9/30/2026	Total Actual & Projected	Proposed Budget FY 2027
REVENUES					
Assessment levy: off-roll	$ -	$ 642,488	$ 418,555	$ 1,061,043	$ 1,061,043
Interest	-	13,688	-	13,688	-
Total revenues	-	656,176	418,555	1,074,731	1,061,043
EXPENDITURES					
Debt service					
Principal	-	-	210,000	210,000	225,000
Interest	-	-	432,116	432,116	836,625
Cost of issuance	-	192,837	-	192,837	-
Trustee fee	-	6,750	-	6,750	-
Total expenditures	-	199,587	642,116	841,703	1,061,625
Excess/(deficiency) of revenues over/(under) expenditures	-	456,589	(223,561)	233,028	(582)
OTHER FINANCING SOURCES/(USES)					
Bond proceeds	-	1,612,913	-	1,612,913	-
Original issue discount	-	(44,834)	-	(44,834)	-
Underwriter's discount	-	(307,100)	-	(307,100)	-
Total other financing sources/(uses)	-	1,260,979	-	1,260,979	-
Net increase/(decrease) in fund balance	-	1,717,568	(223,561)	1,494,007	(582)
Fund balance:					
Beginning fund balance (unaudited)	-	-	1,717,568	-	1,494,007
Ending fund balance (projected)	$ -	$1,717,568	$1,494,007	$ 1,494,007	1,493,425
Use of fund balance:					
Debt service reserve account balance (required)					(1,061,043)
Interest expense - November 1, 2027					(413,588)
Projected fund balance surplus/(deficit) as of September 30, 2027					$ 18,794

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/26	210,000.00	4.200%	432,116.33	642,116.33	15,355,000.00
11/01/26			418,312.50	418,312.50	15,355,000.00
05/01/27	225,000.00	4.200%	418,312.50	643,312.50	15,130,000.00
11/01/27			413,587.50	413,587.50	15,130,000.00
05/01/28	235,000.00	4.200%	413,587.50	648,587.50	14,895,000.00
11/01/28			408,652.50	408,652.50	14,895,000.00
05/01/29	245,000.00	4.200%	408,652.50	653,652.50	14,650,000.00
11/01/29			403,507.50	403,507.50	14,650,000.00
05/01/30	255,000.00	4.200%	403,507.50	658,507.50	14,395,000.00
11/01/30			398,152.50	398,152.50	14,395,000.00
05/01/31	270,000.00	5.500%	398,152.50	668,152.50	14,125,000.00
11/01/31			390,727.50	390,727.50	14,125,000.00
05/01/32	285,000.00	5.500%	390,727.50	675,727.50	13,840,000.00
11/01/32			382,890.00	382,890.00	13,840,000.00
05/01/33	300,000.00	5.500%	382,890.00	682,890.00	13,540,000.00
11/01/33			374,640.00	374,640.00	13,540,000.00
05/01/34	320,000.00	5.500%	374,640.00	694,640.00	13,220,000.00
11/01/34			365,840.00	365,840.00	13,220,000.00
05/01/35	335,000.00	5.500%	365,840.00	700,840.00	12,885,000.00
11/01/35			356,627.50	356,627.50	12,885,000.00
05/01/36	355,000.00	5.500%	356,627.50	711,627.50	12,530,000.00
11/01/36			346,865.00	346,865.00	12,530,000.00
05/01/37	375,000.00	5.500%	346,865.00	721,865.00	12,155,000.00
11/01/37			336,552.50	336,552.50	12,155,000.00
05/01/38	395,000.00	5.500%	336,552.50	731,552.50	11,760,000.00
11/01/38			325,690.00	325,690.00	11,760,000.00
05/01/39	420,000.00	5.500%	325,690.00	745,690.00	11,340,000.00
11/01/39			314,140.00	314,140.00	11,340,000.00
05/01/40	445,000.00	5.500%	314,140.00	759,140.00	10,895,000.00
11/01/40			301,902.50	301,902.50	10,895,000.00
05/01/41	470,000.00	5.500%	301,902.50	771,902.50	10,425,000.00
11/01/41			288,977.50	288,977.50	10,425,000.00
05/01/42	495,000.00	5.500%	288,977.50	783,977.50	9,930,000.00
11/01/42			275,365.00	275,365.00	9,930,000.00
05/01/43	520,000.00	5.500%	275,365.00	795,365.00	9,410,000.00
11/01/43			261,065.00	261,065.00	9,410,000.00
05/01/44	550,000.00	5.500%	261,065.00	811,065.00	8,860,000.00
11/01/44			245,940.00	245,940.00	8,860,000.00
05/01/45	585,000.00	5.500%	245,940.00	830,940.00	8,275,000.00
11/01/45			229,852.50	229,852.50	8,275,000.00

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
SERIES 2025 AMORTIZATION SCHEDULE

Date	Principal	Coupon Rate	Interest	Debt Service	Bond Balance
05/01/46	615,000.00	5.700%	229,852.50	844,852.50	7,660,000.00
11/01/46			212,325.00	212,325.00	7,660,000.00
05/01/47	650,000.00	5.700%	212,325.00	862,325.00	7,010,000.00
11/01/47			193,800.00	193,800.00	7,010,000.00
05/01/48	690,000.00	5.700%	193,800.00	883,800.00	6,320,000.00
11/01/48			174,135.00	174,135.00	6,320,000.00
05/01/49	730,000.00	5.700%	174,135.00	904,135.00	5,590,000.00
11/01/49			153,330.00	153,330.00	5,590,000.00
05/01/50	775,000.00	5.700%	153,330.00	928,330.00	4,815,000.00
11/01/50			131,242.50	131,242.50	4,815,000.00
05/01/51	820,000.00	5.700%	131,242.50	951,242.50	3,995,000.00
11/01/51			107,872.50	107,872.50	3,995,000.00
05/01/52	865,000.00	5.700%	107,872.50	972,872.50	3,130,000.00
11/01/52			83,220.00	83,220.00	3,130,000.00
05/01/53	920,000.00	5.700%	83,220.00	1,003,220.00	2,210,000.00
11/01/53			57,000.00	57,000.00	2,210,000.00
05/01/54	970,000.00	5.700%	57,000.00	1,027,000.00	1,240,000.00
11/01/54			29,355.00	29,355.00	1,240,000.00
05/01/55	1,030,000.00	5.700%	29,355.00	1,059,355.00	210,000.00
Total	**15,355,000.00**		**16,395,251.33**	**31,750,251.33**	

PASADENA RIDGE
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT COMPARISON
PROJECTED FISCAL YEAR 2027 ASSESSMENTS

Off-Roll Assessments							
Product/Parcel	**Units**	**FY 2027 Admin Assessment per Unit**	**FY 2027 Field Ops Assessment per Unit**	**FY 2027 Total O&M Assessment per Unit**	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2026 Total Assessment per Unit**
TH	-	$ -	$ -	$ -	$ -	$ -	n/a
SF 32'	92	41.49	611.31	652.80	1,018.84	1,018.84	1,018.84
SF 40'	154	51.87	764.13	816.00	1,273.54	1,273.54	1,273.54
SF 50'	187	64.83	955.17	1,020.00	1,591.93	1,591.93	1,591.93
SF 60'	80	77.80	1,146.20	1,224.00	1,910.32	1,910.32	1,910.32
SF 70'	66	90.77	1,337.23	1,428.00	2,228.70	2,228.70	2,228.70
Total	**579**						

Off-Roll Assessments							
Product/Parcel	**Units**	**FY 2027 Admin Assessment per Unit**	**FY 2027 Field Ops Assessment per Unit**	**FY 2027 Total O&M Assessment per Unit**	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2026 Total Assessment per Unit**
TH	-	$ -	$ -	$ -	$ -	$ -	n/a
SF 32'	-	41.49	611.31	652.80	-	652.80	n/a
SF 40'	394	51.87	764.13	816.00	1,359.88	2,175.88	n/a
SF 50'	309	64.83	955.17	1,020.00	1,699.84	2,719.84	n/a
SF 60'	-	77.80	1,146.20	1,224.00	-	1,224.00	n/a
SF 70'	-	90.77	1,337.23	1,428.00	-	1,428.00	n/a
Total	**703**						

Landowner Contribution (GF)							
Product/Parcel	**Units**	**FY 2027 Admin Cost per Unit**	**FY 2027 Field Ops Cost per Unit**	**FY 2027 Total O&M Cost per Unit**	**FY 2027 DS Assessment per Unit**	**FY 2027 Total Assessment per Unit**	**FY 2025 Total Assessment per Unit**
TH	178	$ 22.69	$ -	$ 22.69	$ -	$ -	n/a
SF 32'	-	41.49	-	41.49	-	-	n/a
SF 40'	-	51.87	-	51.87	-	-	n/a
SF 50'	268	64.83	-	64.83	-	-	n/a
SF 60'	160	77.80	-	77.80	-	-	n/a
SF 70'	20	90.77	-	90.77	-	-	n/a
Total	**626**						

1,908