

Diablo Grade CFD Budget FY2026
Revision 1 - Approved on November 13, 2025

	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	12 Month Total
A. CLUBHOUSE													
Operational Revenues													
County Rent of Community Center for Communications Systems	\$0	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$6,000
Conference Room/Office Rentals	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$1,000	\$1,500	\$1,500	\$1,500	\$1,500	\$7,500
Restaurant Use (Not available)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Convenience Store Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$500	\$750	\$750	\$750	\$3,250
Social Events/Weddings	\$0	\$900	\$900	\$0	\$0	\$0	\$0	\$2,250	\$2,500	\$4,500	\$5,000	\$8,500	\$24,550
Clubhouse Committee recommendations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$500	\$500	\$2,500	\$4,750	\$6,750	\$15,000
Total	\$0	\$900	\$900	\$0	\$0	\$0	\$1,500	\$5,250	\$6,000	\$10,250	\$13,000	\$18,500	\$56,300
Operational Expenses													
Liability Insurance (Pro-rated share of CFD total)	\$0	\$0	\$0	\$0	\$39,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,600
Fire Insurance	\$0	\$0	\$0	\$0	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40,000
Fire Extinguishers/Sprinklers & Bldg. Security	\$0	\$0	\$500	\$2,700	\$9,000	\$1,000	\$250	\$250	\$250	\$250	\$250	\$250	\$14,700
Pool Maintenance	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Building Repair/Maintenance & Cleaning	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$26,500	\$25,000	\$3,500	\$1,000	\$1,000	\$1,000	\$64,000
Rodent Mitigation	\$0	\$0	\$0	\$0	\$0	\$0	\$12,500	\$0	\$0	\$0	\$0	\$0	\$12,500
Utility Charges	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$27,600
Trash Pickup	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$140	\$1,680
Accounting/Professional Fees (Pro-rated portion)	\$0	\$0	\$0	\$0	\$0	\$2,000	\$4,000	\$4,000	\$750	\$500	\$400	\$400	\$12,050
Total	\$3,740	\$3,740	\$4,240	\$6,440	\$92,340	\$6,740	\$33,890	\$32,390	\$7,640	\$4,890	\$4,790	\$4,790	\$215,130
												Net Loss	\$158,830
B. NOT CLUBHOUSE RELATED													
Operational Revenue													
Verizon Cell Site	\$1,315	\$1,315	\$1,315	\$1,315	\$1,315	\$1,315	\$1,315	\$1,315	\$1,315	\$1,315	\$1,315	\$1,315	\$15,780
RV/Boat Storage	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$8,400
Total	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$2,015	\$24,180
Operational Expenses													
Liability Insurance (Pro-rated portion)	\$0	\$0	\$0	\$0	\$20,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,400
Fire Break Service	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,000	\$0	\$0	\$0	\$14,000
Administrative Costs	\$0	\$0	\$0	\$0	\$2,000	\$0	\$0	\$7,500	\$0	\$0	\$0	\$0	\$9,500
Culvert Protected Wetlands Cleanout	\$0	\$10,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$10,000	\$0	\$20,000
Equipment Repair	\$0	\$0	\$0	\$0	\$0	\$1,500	\$0	\$0	\$2,000	\$0	\$0	\$0	\$3,500
Accounting/Professional Fees (Pro-rated portion)	\$0	\$0	\$0	\$0	\$0	\$1,000	\$2,000	\$1,000	\$500	\$300	\$300	\$300	\$5,400
Misc. Expenses	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$3,000
Total	\$250	\$10,250	\$250	\$250	\$20,650	\$2,750	\$2,250	\$1,250	\$16,750	\$550	\$10,550	\$550	\$66,300
												Net Loss	\$42,120
C. CFD Summary (Clubhouse and Non-Clubhouse combined)													
Operational Revenue	\$2,015	\$2,915	\$2,915	\$2,015	\$2,015	\$2,015	\$3,515	\$7,265	\$8,015	\$12,265	\$15,015	\$20,515	\$80,480
Operational Expenses	\$3,990	\$13,990	\$4,490	\$6,690	\$112,990	\$9,490	\$36,140	\$33,640	\$24,390	\$5,440	\$15,340	\$5,340	\$271,930
												Net Loss	\$191,450