

**THE PRESIDIO TRUST
FISCAL YEARS 2002 & 2003
SUMMARY CASH FLOW ⁽¹⁾
WITHOUT ENVIRONMENTAL REMEDIATION**

	FY 2002 BUDGET	FY 2002 AMENDED BUDGET 7/11/02	FY 2003 BUDGET 9/17/02
INFLOWS			
REVENUES			
Residential - Net of John Stewart Exp	22,319,998	22,648,202	23,017,803
Non-Residential - Net of Woodmont Exp	9,255,925	8,682,445	6,091,182
SDC	1,903,966	1,903,966	2,973,987
Utilities including Telephone	4,305,895	3,237,642	3,020,000
Permits/Compliance	250,000	50,000	300,000
Other ⁽²⁾	2,683,914	1,320,880	5,712,500
Subtotal - Revenue	40,719,698	37,843,135	41,115,472
OTHER INFLOWS			
Appropriation	23,100,000	23,125,000	21,325,000
Transportation Appropriation ⁽³⁾	0	0	0
Carryforward ⁽³⁾	0	3,355,903	3,600,000
Energy Funding (DOE & State of CA)	1,500,000	500,000	0
Interest Revenue Earned on Investments	1,100,000	300,000	275,000
Borrowing	15,000,000	14,570,148	15,000,000
Subtotal - Other Inflows	40,700,000	41,851,051	40,200,000
TOTAL INFLOWS	81,419,698	79,694,186	81,315,472
OUTFLOWS			
Operating Expenditures ⁽⁴⁾	51,056,885	49,686,846	44,744,370
Capital Projects ⁽⁵⁾	26,005,779	25,241,362	31,179,441
Finance & Insurance Costs	1,356,800	1,725,600	2,125,000
Contingency	3,000,234	2,950,149	3,250,000
TOTAL OUTFLOWS	81,419,698	79,603,957	81,298,811
NET CASH FLOW	0	90,229	16,661

NOTES:

- ⁽¹⁾ Based upon budgetary accounting which differs from the audited financial statements in the timing of accounting transactions.
- ⁽²⁾ Other revenue: See "Fiscal Year 2003 Detail Budget."
- ⁽³⁾ One-time earmark in Federal Highway Bill to be used for specific projects; was actually funded in FY 2002 and is included in carryforward for FY 2003.
- ⁽⁴⁾ Operating Expenditures: See "Fiscal Year 2003 Detail Budget."
- ⁽⁵⁾ Includes capital costs for all divisions.

THE PRESIDIO TRUST
FISCAL YEAR 2003 DETAIL BUDGET ⁽¹⁾

	FY 2002 BUDGET	FY 2002 AMENDED BUDGET 7/11/02	FY 2003 BUDGET 9/17/02
INFLOWS			
REVENUE			
Residential - Net of John Stewart Expenses	22,319,998	22,648,202	23,017,803
Non-Residential - Net of Woodmont Expenses	8,250,528	7,818,445	5,535,432
New Non-Residential Tenants	1,005,397	864,000	555,750
SDC	1,903,966	1,903,966	2,973,987
Utilities	2,823,160	1,754,907	1,540,000
Telephone	1,482,735	1,482,735	1,480,000
Permits/Compliance	250,000	50,000	300,000
Others:			
Special Events/Officers' Club & Other Venues	703,880	703,880	900,000
Reimbursable/Contracts	1,575,000	400,000	4,765,000
Parking	305,034	90,000	47,500
Salvage	0	27,000	0
Public Programs	100,000	100,000	0
Subtotal - Trust Activities	40,719,698	37,843,135	41,115,472
OTHER INFLOWS			
Appropriation	23,100,000	23,125,000	21,325,000
Transportation Appropriation	0	0	0
Carryforward	0	3,355,903	3,600,000
Energy Funding (DOE & State of CA)	1,500,000	500,000	0
Interest on Investments	1,100,000	300,000	275,000
Borrowing	15,000,000	14,570,148	15,000,000
Subtotal	40,700,000	41,851,051	40,200,000
TOTAL INFLOW	81,419,698	79,694,186	81,315,472
OUTFLOWS			
OPERATING EXPENDITURES			
General Counsel	2,294,785	1,782,871	2,037,380
Real Estate	3,084,353	2,356,478	2,688,707
Planning, Natural Resources & Compliance	5,811,467	5,438,556	4,641,015
Finance, Business & Technology Management	8,399,956	8,884,878	6,196,452
Administration	4,522,745	4,112,353	3,512,276
Public Affairs	1,588,113	1,261,613	1,450,023
Special Event/Public Programs	3,506,902	2,384,906	2,242,477
Operations	16,084,342	17,700,969	15,351,817
Law Enforcement, Fire & Safety	5,764,223	5,764,223	6,624,223
Subtotal	51,056,884	49,686,846	44,744,370
OTHER OUTFLOWS			
Capital Projects	26,005,779	25,241,362	31,179,441
Finance & Insurance Costs	1,356,800	1,725,600	2,125,000
Contingency	3,000,234	2,950,149	3,250,000
Subtotal	30,362,813	29,917,111	36,554,441
TOTAL OUTFLOW	81,419,697	79,603,957	81,298,811
NET CASH FLOW	0	90,229	16,661

NOTE:

⁽¹⁾ Based upon budgetary accounting which differs from the audited financial statements in the timing of accounting transactions. Also see notes on "Fiscal Years 2002 & 2003 Summary Cash Flow."

FISCAL YEAR 2003 CAPITAL PROJECTS

Division	Project Title	Project Description	Amount
LETTERMAN PROJECT			\$7,044,178
	Richardson Realignment	Construction of Richardson Ave. slip ramp	1,667,098
	Water Reclamation	Design and construction of the re-cycled water treatment distribution plant	4,757,353
	Letterman Development	Project management, design review and inspection of Letterman site construction	619,728
OTHER CAPITAL PROJECTS			
Energy			\$375,023
	Miscellaneous Energy Projects	Comprehensive study and implementation of strategy for Trust-wide energy program	375,023
High Voltage			\$583,845
	Underground Water Treatment Plant High Voltage Circuit	Relocate the existing overhead power line feeding the Water Treatment Plant into existing underground conduit	30,598
	Power Pole & Hardware Replacement	Replace deteriorated power poles, hardware & overhead wire at various locations coordinated with Telecom	250,230
	Replace KPF Switches	Replacement of 4 (ea.) KPF Switches including hardware, cross arms and connecting wire	71,757
	Street Light Improvement	To analyze the street lighting for lumination and fixture condition for upgrading purposes	48,624
	High Voltage Infrastructure	Upgrade systems to support non-residential construction, residential and telecom capital projects	182,636
Sewer			\$669,361
	Oil/Water Seperator at B2 Outfall	Erosion by Crissy Field Wetlands caused the B2 outfall reinforced concrete pipe to collapse, installation of an oil-water separator to treat the water before discharging required	130,528
	Sanitary Sewer Rehab 65 Manholes	Waterproof and structurally rehabilitate 65 sanitary sewer manholes	73,870
	Repair Mountain Lake Overflow Line	Replacement of line as identified in the Lobos Creek Groundwater Management Plan to stop seepage into Lobos Creek	51,036
	Repair Misc. Sanitary Sewer Service Lines	Sanitary sewer service lines to both res and non-res buildings need replacement due to root intrusion, etc.	86,866
	Sanitary Sewer Modeling/GIS	Completion of the modeling program (SewerCad) for all Trust sanitary sewer lines that is a Capacity Management Operations & Maintenance (CMOM) requirement	45,110
	Sewer Infrastructure	Funds allocated for non-residential, residential and telecom capital projects	281,951
General Utilities			\$40,091
	General Utilities - Construction	Project management for utilities	40,091
Non-Residential Construction			\$4,109,560
Subtotal Carryforward - Non-Residential Construction			\$1,274,602
	Bldg. 220 Carryforward	Demising of large areas for office use	40,000
	Bldg. 1028 Carryforward	Base building upgrades for occupancy	50,000
	Bldg. 211 Carryforward	Minor repairs and security items	10,000
	Bldg. 215 Carryforward	Base building upgrades for retail use	54,500
	Bldg. 563 Carryforward	Corrective maintenance from Presidio Alliance occupancy	75,000
	Interim Storage Carryforward	Upgrades for warehouse storage for 1182, 1184 and Battery areas	100,000
	Historic/Funston Ave. Carryforward	Building membrane and safety repairs for structure preservation	300,000
	Bldg. 643 Carryforward	Selective demolition, roofing, fire/life safety for Trust warehouse space	305,103
	Bldg. 34 Carryforward	Install exterior elevator for ADA compliance	150,000
	Historic Maintenance Carryforward	Construction related to historic rehabilitation of various buildings	100,000
	Bldg. 1331 Carryforward	Officers' Recreation Center/roof stabilization/base building upgrades	50,000
	Contingency	Allowance for unknown conditions	40,000
Subtotal - New Construction			\$2,834,958
	Bldgs. 4 & 8	Building and exterior membrane repair	165,000
	Bldg. 563	Base building upgrades and fire/life safety work	300,660
	Bldg. 682	Base building upgrades for continued occupancy (educational tenants)	36,507
	Bldgs. 103, 104 & 105	Fire/life safety, ADA compliance including ADA restrooms	646,539
	Bldgs. 1330 & 1331	Exterior membrane repairs, utility connections	300,000
	Bldg. 951	Upgrades to support Ronald McDonald House	75,000
	Bldg. 211	Misc. demo including removal of fixed tables and chairs, repairs to clay tile flooring	200,000
	Bldg. 222	Base building rehabilitation, fire/life safety, for office/assembly occupancy	203,100
	Bldg. 215	Electrical and mechanical connections for retail use	15,000
	Misc. Upgrades	Misc. upgrades for unforeseen lease opportunities; demising walls, bathrooms, etc.	175,000
	Life Safety	Fire/life safety for building lease opportunities not in the capital plan	300,000
	Contingency	To allow for unknown conditions	418,152
Residential Construction			\$7,377,081
	38 Historic and 32 Non-historic Renovations	Restoration of historic and non-historic residential units	7,377,081
Roads & Grounds			\$2,176,149
	Park-wide Irrigation	Converting all manual systems to automatic systems	119,241
	Bowley Road - Common Area Infrastructure	Approx. 35,000 sq. ft. of Bowley Rd. paved from Lincoln Blvd. to entrance to Baker Beach	61,755
	Bus Shelters - Common Area Infrastructure	Funded by Special Transportation Appropriation	225,514
	Greenwich Gate - Common Area Infrastructure	Landscaping, walkways and other enhancements	149,919
	Lincoln/GGB View - Common Area Infrastructure	Scope of work not specified	27,962

FISCAL YEAR 2003 CAPITAL PROJECTS

Division	Project Title	Project Description	Amount
	Lincoln/Funston/Halleck - Common Area Infrastructure	In-house road improvements to Lincoln, Funston and Halleck Streets	49,717
	Kiosks	Construction portion of Kiosk project; funded by Special Transportation Appropriation	145,998
	Moraga/Arguello - Common Area Infrastructure	Road improvements to Moraga and Arguello Blvd.	24,933
	Presidio/Liggett - Common Area Infrastructure	Road work for curbs and sidewalks	45,200
	Transit Center - Common Area Infrastructure	Bldg. 215 outsourced contract; funded by Special Transportation Appropriation	559,822
	Landscaping Improvements	Landscape improvements including Wherry, Ruckman and Quarry	766,088
Water			\$485,139
	Permanently Close Wells at Mountain Lake	Permanently close 4 (ea.) wells at Los Lobos Creek watershed in accordance with CA Well Closure standards	172,644
	Eliminate Dead End at Pilots' Row	Install back-feed and complete a loop to create redundancy serving the Pilots' Row housing area	77,807
	Replace Non-functioning Valves on Presidio	Replace 8 (ea.) water valves as part of an over 500 valve Trust-wide water distribution system	71,019
	Complete Residential Meter Installation	Completion of installation of water meters which is approx. 15% of residential units (excluding Baker Beach)	49,450
	Upgrade Pressure Reducing Valve at Lombard Gate	Upgrade 40 year old Letterman PRV	36,535
	Miscellaneous	To support non-residential construction, residential and telecom capital projects	77,684
Project Management Construction			\$1,370,358
	Project Management	Inspection/coordination, engineering and administrative support for capital projects	1,370,358
Engineering			\$301,906
	Engineering - Construction	Support for residential and non-residential construction capital projects	301,906
Forestry			\$779,755
	Landfill 4 Reforestation	Replant the historic eucalyptus forest that was removed to allow for the remediation of Landfill 4	58,268
	Pine Experimental Site Reforestation	Removal of 3/4 of an acre of Monterey pines and cypress along the western edge of Park Presidio Blvd.	129,408
	West Pacific Reforestation	Implementation of the West Pacific Reforestation Plan	251,525
	Rob Hill Reforestation	Removal of 1/2 acre of degraded (topped) blue-gum eucalyptus in the area east of the present Rob Hill campground	110,480
	Tennessee Hollow East Arm Restoration	Removal of 75 glue-gum eucalyptus that surround Paul Goode field	138,328
	Oak Reforestation	Removal of 15 declining Monterey pines and cypress on the leeward side of the Washington St. ridge	91,746
Abatement			\$467,716
	Abatement - Res & Non-Res	Lead based paint and asbestos abatement and stabilization for residential and non-residential capital projects	467,716
Preventative Maintenance			\$507,869
	Roof Replacement	Preventative maintenance roof replacement buildings not yet identified	507,869
Residential Maintenance			\$136,856
	Bathroom remodels (turns)	Bathroom remodels found during routine maintenance calls	136,856
Environmental			\$139,878
	Haz Mat	Hazardous material waste coordination	139,878
Capital Equipment			\$263,819
	Chipper Truck & Brush Chipper (Forestry Dept.)	Purchase of used chipper truck and lease-to-own of brush chipper	93,819
	Compost Spreader (Sustainability Dept.)	Compost spreader required for third phase of the regeneration/composting program	19,000
	HVAC (Preventative Maintenance Dept.)	Needed for non-residential preventative maintenance	36,000
	Dump Truck & Epoxy NH Liner (Sewer Dept)	Purchase dump truck and a manhole liner for rehabilitation of existing manholes	60,000
	Substation Relay Breaker & KWH Meter Calibrator (High Voltage Dept.)	Both pieces of equipment are needed to calibrate incoming 12KV lines	55,000
Operations Grand Total without Letterman			\$19,784,406
Operations Grand Total with Letterman			\$26,828,584

FISCAL YEAR 2003 CAPITAL PROJECTS

Division	Project Title	Project Description	Amount
Telecommunications			\$1,903,536
	Main Post Cabling Phase 2	Phase 2 of the Main Post cabling project	97,802
	Pinnacle Software Upgrade	Upgrade to existing Pinnacle billing software	132,692
	Voice Mail System	Implementation of a new Trust-wide voicemail system	115,951
	Baker Beach MPOE Completion	Install redundant pathway for network services into the Presidio	31,544
	Smart House Conversion	Convert 85 (ea.) historic units to "Smart House" concept by installing high speed voice/data and coax cabling	338,847
	5ESS Audit	Enhance auditing capabilities on the 5ESS equipment	49,559
	Common Area Infrastructure	Support for residential, non-residential and utilities capital projects	139,793
	5ESS Switch Lease Payment & 5ESS Crash Kit (Telecom Dept.)	Lease to own telecom equipment	997,348
Planning & Natural Resources			\$738,214
	Eucalyptus Diversification	Complete third year weeding and eucalyptus diversification and oak survivorship	25,157
	Inspiration Point Native Plant Restoration	Complete second year restoration of Inspiration Point viewshed	84,481
	Fill Site 5	Initiate restoration of Fill Site 5	62,137
	Miscellaneous	To address various disturbed areas	20,000
	Fill Site 6	Initiate Fill Site 6	37,665
	Natural Resources - NPS	Inter-agency agreement with the National Park Service for labor for natural resources projects	156,831
	Parks Association Services	Agreement with the National Parks Association for purchase of plants and nursery care	236,610
	Project Management	Project management for Planning & Natural Resource	115,333
Real Estate			\$1,709,107
	Tenant Allowance	Allowance for new tenant improvements	1,591,000
	Project Management	Project management for Real Estate	118,107
Capital Projects Grand Total with Letterman			\$31,179,441