

Table 1
THE PRESIDIO TRUST
SUMMARY CASH FLOW
FISCAL YEARS 2007 & 2008
REVISED BUDGET
November 12, 2007
(Dollars in Thousands)

	FY2007		FY2008			
	ORIGINAL APPROVED BUDGET	REVISED BUDGET MAY-07	ORIGINAL FY08 BUDGET	REVISED BUDGET OCT-07	DIFF FROM FY08 ORIGINAL BUDGET	% DIFF FR FY08 ORIGINAL BUDGET
OPERATING INFLOWS						
1 Residential - Gross (including vacancy)	31,927	33,881	35,232	35,232	0	0.0%
2 Non-Residential - Gross (including vacancy)	15,774	16,280	16,878	16,596	(282)	-1.7%
3 Service District Charge	5,328	5,261	5,231	5,317	85	1.6%
4 Other	1,879	2,781	1,770	1,770	0	0.0%
5 Interest Revenue Earned on Investments	1,030	1,275	944	944	0	0.0%
6 Subtotal - Operating Inflows	55,937	59,479	60,055	59,859	(197)	-0.3%
OPERATING OUTFLOWS						
7 Outside Operating Expenditures	10,089	9,995	10,728	10,728	0	0.0%
8 Operating Expenditures	36,584	36,546	37,672	37,672	0	0.0%
9 Debt Service & Insurance	3,350	3,349	3,229	3,229	0	0.0%
10 Subtotal - Operating Outflows	50,024	49,890	51,629	51,629	0	0.0%
11 NET OPERATING INFLOWS	5,914	9,589	8,427	8,230	(197)	-2.3%
OTHER INFLOWS						
12 Appropriation	19,256	19,860	18,450	18,450	0	0.0%
13 Recoveries of Prior Year's Obligations	0	8,491	0	0	0	
14 Carryforward - Programmed	0	3,045	0	7,854	7,854	
15 Carryforward - Unprogrammed				6,099	6,099	
16 Grant	0	0	906	906	0	0.0%
17 Proceeds from Financed Lease Transaction	0	0	44,000	44,000	0	0.0%
18 Subtotal - Other Inflows	19,256	31,396	63,356	77,309	13,953	22.0%
19 Amount Available for Capital Proj. and Contin	25,170	40,986	71,783	85,539	13,756	19.2%
OTHER OUTFLOWS						
20 Capital Projects - Infrastructure	2,716	4,809	5,050	5,050	0	0.0%
21 Capital Programs - Ongoing	4,753	8,417	8,275	8,275	0	0.0%
22 Capital Projects - Discretionary	15,165	26,853	38,755	38,755	0	0.0%
23 Capital Projects - Carryforward/New			0	8,571	8,571	
24 Subtotal - Capital	22,634	40,079	52,080	60,651	8,571	16.5%
25 Environmental Remediation			431	431	0	0.0%
26 Contingency	2,534	906	2,000	7,185	5,185	259.3%
27 Subtotal - Other Outflows	2,534	906	2,431	7,616	5,185	213.3%
28 NET	1	0	17,271	17,271	(0)	0.0%
29 Environmental Remediation	14,620	14,782	17,486	17,486	0	0.0%

**TABLE 2
THE PRESIDIO TRUST
5 YEAR PLAN - CAPITAL PROJECTS
(Dollars in Thousands)**

As Approved by Board on 9/19/2007

Final 5 YR Plan	Description	Total All Years	FY2008	FY2009	FY2010	FY2011	FY2012
Buildings to Lease							
Bldg 682	Full rehabilitation on spec of historic building for non-residential lease.	4,340	4,340	-	-	-	-
Bldg 45	ADA improvements to the Main Post chapel.	375	375	-	-	-	-
Bldg 50 (O Club)	Design & rehabilitation: upgrade and improve efficiency for public use	16,032	1,400	-	-	-	14,632
Bldg 99 -- MD	Project management, utility and site improvements to support leasing and development.	155	50	52	53	-	-
Montgomery Street Barracks	Rehab of Montgomery Street Barracks	11,200	11,200	-	-	-	-
Montgomery Street Barracks	Rehab of Montgomery Street Barracks	12,360	-	12,360	-	-	-
Montgomery Street Barracks	Rehab of Montgomery Street Barracks	14,632	-	-	-	-	14,632
Lodge & Building 42	Oversight of construction of new lodging on current site of Building 34 and rehab of Building 42	918	400	412	106	-	-
Bldg 100	Lease negotiations, Project Management, Compliance and Planning to support full rehabilitation of Building 100	434	225	103	106	-	-
Disney (Bldgs. 104, 108, 122)	Project management support for master developer development of the Walt Disney Family Museum	611	350	155	106	-	-
Project M	Project management support for museum	768	300	309	159	-	-
Main Post Coordination	Project costs for overall Main Post projects	1,593	300	309	318	328	338
Bldg 1808 (PHSH Nurse's Qtr)	Rehabilitation of Building 1808 for use as office.	6,500	6,500	-	-	-	-
PHSH 1801	Rehabilitation of PHSH building 1801	1,624	1,000	412	212	-	-
Wyman housing units	Complete rehabilitation for residential housing	7,649	-	-	-	7,649	-
Bldg 1805	Rehabilitation of Building 1805 for use as office or other use	1,648	-	1,648	-	-	-
Thornburgh	Redevelopment of twelve historic buildings in the Thornburgh District - Trust's contribution	4,002	500	3,502	-	-	-
Bldg 924 - Planet Granite	Project management	55	55	-	-	-	-
Bldg 933A - La Petite Baleen	Project management	55	55	-	-	-	-
Bldg 935/937 - Winery	Project management	55	55	-	-	-	-
Bldg 640 - Japanese Heritage Ctr Support	Rehabilitation of Buildings 640 and 641 by the National Japanese American Historical Society.	153	50	103	-	-	-
W. Crissy Parking	Complete parking improvements at Cavalry stables in support of redevelopment of the West Crissy district	318	-	-	318	-	-
Reclaimed Water Plant	Construct reclaimed water plant to reduce Presidio wide impacts on water supplies and waste water infrastructure	10,270	-	-	3,713	6,556	-
Other demand driven projects	Projects to be developed	20,759	5,000	5,150	10,609	-	-
Other Projects Less Than \$100,000	Bldg 11, YMCA, US Park Police Facility, Bldg 933B	145	145	-	-	-	-
Other Building Projects							
Parking/Landscape - PHSH	Site and Landscape design for the PHSH site exclusive of the Forest City project, the Wyman Residences, and the 1808 parking lot.	2,048	400	1,648	-	-	-
Streetscape improvements (W Crissy)	Complete streetscape improvements in support of development of the w. Crissy district	550	550	-	-	-	-
Mason Street Warehouses Stabilization	Paint & structural stabilization of four (4) historic warehouses ca. 1919	500	500	-	-	-	-
Stilwell Hall Paint Stabilization	Paint stabilization of Stilwell Hall	515	-	515	-	-	-
Fort Scott Building Preservation	Work repair/replacement of roofs, repair and paint of building exteriors, etc.	3,091	1,000	1,030	1,061	-	-
Fort Scott Planning	Planning for Fort Scott related to identification of future use	796	150	155	159	164	169
Golf Course	Course Improvements for greens, tee boxes, drainage, irrigation PC systems and equipment replacement	200	200	-	-	-	-
Relocate Trust (to 220)	Relocation Trust Offices to support Lodging Implementation	900	900	-	-	-	-
Doyle Dr	Trust support to the Doyle Drive Project	2,124	400	412	424	437	450

**TABLE 2
THE PRESIDIO TRUST
5 YEAR PLAN - CAPITAL PROJECTS
(Dollars in Thousands)**

As Approved by Board on 9/19/2007

<i>Final 5 YR Plan</i>	Description	Total All Years	FY2008	FY2009	FY2010	FY2011	FY2012
Other Building Projects (cont).							
Non-Res Parking Program Capital Need	Phase 2 Implementation of Non-Residential Parking Program.	1,312	-	464	849	-	-
Building Demolition	5-year demolition planning and implementation to comply with the Presidio Trust Legislation and the PTMP	3,825	-	-	-	3,825	-
Park Projects							
Bldg 102 (MS Barracks)	Base Bldg, seismic and cold shell work only to prepare bldg for use as Visitors center	665	-	-	-	328	338
Marine Cemetery Commem.		382	-	-	-	382	-
Trails/Overlooks/Crissy Overlk	Trust-funded project management to implement Presidio Trails and Bikeways Program; construction grant funded	210	210	-	-	-	-
Tennessee Hollow - East Trib	Protect, restore and revitalize the important historic and natural area of Tennessee Hollow -- East Tributary	130	130	-	-	-	-
Tennessee Hollow - El Polin Design	Protect, restore and revitalize the important historic and natural area of Tennessee Hollow - El Polin Spring	150	150	-	-	-	-
Nike Magazine Decommission	Permanent decommissioning of 3 Nike Missile magazines located behind PSHS, in conjunction with the FY08 scheduled remediation of the Nike Missile site	350	350	-	-	-	-
Dragonfly Creek Restoration	Plant last year's tree removal site.	403	300	103	-	-	-
Playground Upgrades (safety)	Code and safety upgrades to various playgrounds	856	200	-	212	219	225
Rob Hill Campground	construction of Rob Hill Campground; construction grant funded	160	160	-	-	-	-
Heritage Cntr - Bldgs 2, 3	Development of Concept Plan for new Presidio Heritage Center, with construction to follow	4,782	600	2,060	2,122	-	-
Main Post Historical Waysides	Construction of waysides for Presidio Promenade and Main Post History Loop	255	255	-	-	-	-
Main Post Hist. Audio Tour	Develop, create, and implement an audio tour at the Main Post	72	-	72	-	-	-
Infrastructure							
Infrastructure Pool (general)	Various infrastructure maintenance projects as specified by the BAH study.	16,927	4,000	3,090	3,183	3,278	3,377
Bldg 67 PBX Replacement	Replace the Lucent 5ESS phone switch with a more cost-effective phone switch	750	750	-	-	-	-
Data Center Virtualization	Lower long term costs within 3-5 years by achieving "virtualization"	150	150	-	-	-	-
Systems Integration	Implementation of recommendations of BearingPoint study	511	150	361	-	-	-
Capital Programs - Ongoing	Various	43,502	8,275	8,420	8,673	8,933	9,201
TOTAL		202,766	52,080	42,843	32,384	32,099	43,360

Table 3

THE PRESIDIO TRUST 5 YEAR PLAN - CAPITAL PROJECT CHANGES

(Dollars in Thousands)

Carryforward Projects	Carryforward Amount
Arguello Gate Preservation	71
Bldg 1330	317
Bldg 1808	81
Bldg 924 TI	125
Bldgs 12 - 16 Funston	3,195
Bldg 933B TI	499
Condition Assessment of Vacant Historic Buildings	80
Disney (Bldgs. 104, 108, 122)	71
Fort Scott Planning	108
Golf Course	310
High Volt Secondary Service Replacement	73
Kitchen & Bath Upgrades	77
Lovers Lane Paving	77
PHSH	139
PHSH Utilities	1,348
Relocate Trust (to 220)	107
Thornburgh	135
West Crissy	181
Wyman Stabilization	109
Subtotal Carryforward greater than \$70K	7,104
Subtotal Carryforward less than \$70K	750
Total Carryforward Projects	7,854

New Projects	Amount
<i>Bldg 51 Landscape</i> - construct landscape	15
<i>Utilities Billing Rollout</i> - costs to verify and inspect residential units prior to billing tenants. to verify	195
<i>Main Post SEIS</i> - Costs for Supplemental Environmental Impact Statement for Main Post District	506
Total New Projects	716

Total Change to Capital Budget	8,571
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