Table 1 THE PRESIDIO TRUST FISCAL YEARS 2007 & 2008 REVISED BUDGET July, 2008

(Dollars in Thousands)

	FY20	07		FY2		
	ORIGINAL APPROVED BUDGET	ACTUALS	APPROVED BUDGET MAR-08	REVISED BUDGET JUL-08	DIFF FROM APPROVED BUDGET MAR-08	% DIFF FR APPROVED BUDGET MAR-08
OPERATING INFLOWS						
1 Residential - Gross (including vacancy)	31,927	33,940	36,220	36,220	0	0.0%
2 Non-Residential - Gross (including vacancy)	15,774	17,227	16,549	16,549	0	0.0%
3 Service District Charge	5,328	5,533	·	5,306	0	0.0%
4 Other	1,879	2,484	1,770	1,770	0	0.0%
5 Interest Revenue Earned on Investments	1,030	1,365	944	944	0	0.0%
6 Subtotal - Operating Inflows	55,937	60,549	60,789	60,789	0	0.0%
o oubtotal - operating limows	00,337	00,043	00,703	00,703		0.070
OPERATING OUTFLOWS						
7 Outside Operating Expenditures	10.089	10,002	10,728	10,728	0	0.0%
8 Operating Expenditures	36,584	35,066	,	37,658	0	0.0%
9 Debt Service & Insurance	3,350	2,064		3,229	0	0.0%
10 Subtotal - Operating Outflows	50,024	47,132	51,616	51,615	0	0.0%
g camera		,	21,010	0.1,0.0	<u> </u>	0.070
11 NET OPERATING INFLOWS	5,914	13,416	9,174	9,174	0	0.0%
OTHER INELOWS						
OTHER INFLOWS	40.050	19,860	22,051	22,051	0	0.00/
12 Appropriation 13 Recoveries of Prior Year's Obligations	19,256	11,816		22,051	0	0.0% 0.0%
13 Recoveries of Prior Tear's Obligations 14 Carryforward - Programmed	0	3,045		7,854	0	0.0%
15 Carryforward - Programmed	U	3,043	6,099	6,099	0	0.0%
16 Grant	0		906	906	0	0.0%
17 Proceeds from Financed Lease Transaction	0		900	900	0	0.0 %
18 Subtotal - Other Inflows	19,256	34,721	39,104	39,104	0	0.0%
16 Subtotal - Other Innows	19,230	34,721	39,104	33,104	<u> </u>	0.0 /6
19 Amount Available for Capital Proj. and Contin	25,170	48,137	48,278	48,278	0	0.0%
OTHER OUTFLOWS						
20 Capital Projects - Infrastructure	0	4,098	6,993	7,443	450	6.4%
20 Capital Projects - Illifastructure 21 Capital Programs - Ongoing	0	7,172		9,400	450 25	0.4%
21 Capital Projects - Origonia 22 Capital Projects - Discretionary	0	22,881	25,896	26,521	625	2.4%
23 Subtotal - Capital	0	34,150	42,264	43,364	1,100	2.5%
20 Gubiolai - Gupitai		54,150	72,204	70,007	1,100	2.3 /0
24 Environmental Remediation			431	431	0	0.0%
25 Contingency	2,534	34	5,583	4,483	(1,100)	-19.7%
26 Subtotal - Other Outflows	2,534	34	6,014	4,914	(1,100)	-22.4%
		45				A
27 NET	22,636	13,953	0	0	(0)	0.0%

28 Environmental Remediation	14,620	14,678	17,486	17,486	0	0.0%

		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
Final 5 YR Plan		Revised Budget thru FY12	Approved Budget Changes	Revised Budget thru FY12	Actuals Inception	Percent Expended	FY2008 Planned	FY2008 YTD Obligations	Stabilized	Cash on Cash
That o TX Flair	Description	Mar-08	Onlanges	Jul-08	to Date	Jun-08	Obligations	Jun-08	Revenue	Return ¹
1 Buildings to Lease 2 Bldg 11 - 16 Funston	Completion of Digo 11 16 Functor reposition	F 740		F 740	4.007	00.00/	2.572	2.040	#4.0FC	40.50
3 Bldg 1330	Completion of Blgs 11-16 Funston renovation. Completion of rehabilitation of Bldg 1330.	5,716 4,822		5,716 4,822	4,697 3,015	82.2% 62.5%	3,573 317	3,046 99	\$1,056 \$259 2	18.5% 5.4%
4 Bldg 682	Full rehab on spec for non-residential lease. ADA improvements to the Main Post chapel.	4,340		4,340	139	3.2%	550	434	\$742	17.1%
5 Bldg 45 6 Bldg 50 (O Club)	Fund design in FY08. Upgrade and improve efficiency for public use	375 16,032		375 16,032			375		\$30 \$657	8.0% 4.1%
, , , , , , , , , , , , , , , , , , ,	Project management, utility/site improvements to	,		,	70	24.70/	110	2	φουν	1.17
7 Bldg 99 MD 8 Montgomery Str Barracks (Bldg 101)	support leasing. Rehab of Montgomery Street Barracks.	290 11,265		290 11,265	72 7	24.7% 0.1%	116 7	7	\$1,000 3	8.9%
9 Montgomery Str Barracks (Bldg 103)	Rehab of Montgomery Street Barracks	12,361		12,361	196	1.6%	1,056	604	\$1,000 3	8.1%
10 Montgomery Street Barracks (Bldg 105)	Rehab of Montgomery Street Barracks Oversight of lodging on current site of Building	14,632		14,632	1	0.0%			\$1,000 3	6.8%
11 Lodge & Building 42	34 and rehab of Building 42	942		942	85	9.0%	424	154	\$884 4	TBD
	Lease negotiations, Project Management, Compliance and Planning to support full									
12 Bldg 100 13 Disney (Bldgs. 104, 108, 122)	rehabilitation of Building 100 Project management support	519 1,032		519 1,032	49 521	9.4% 50.5%	268 422		\$153 \$309	29.5% 29.9%
14 CAMP & Bldg 101	Project management support for museum Create plan for all MP construction projects;	768		768	93	12.1%	300	195		
15 Main Post Construction Plan	includes Thornburgh, Reclaimed Water	200		200	51	25.3%	200	160		
16 Main Post Coordination	Project costs for overall Main Post projects	1,593		1,593	45	2.8%	300	45		
17 Main Post SEIS 18 Bldg 1808 (PHSH Nurse's Qtr)	Supplemental Environmental Impact Statement Rehabilitation of Bldg 1808 for use as office.	503 6,581	238	741 6,581	662 34	89.3% 0.5%	741 6,581	855 46	\$630	9.6%
19 PHSH 1801	Rehabilitation of PHSH building 1801	1,764		1,764	426	24.1%	1,139	590	\$416	23.6%
20 Queen Annes (Bldgs 56-59)21 Wyman housing (Bldgs 1809-1815)	Completion of renovation of Queen Annes Complete rehabilitation for residential housing	4,352 7,759		4,352 7,759	4,435 43	101.9% 0.6%	165 109	110 42	\$555 2 \$548 2	12.8% 7.1%
22 Bldg 1805	Rehabilitation for use as office or other use Redevelopment of twelve historic buildings -	1,652		1,652	3	0.2%	1		\$95	5.8%
22 Thomburgh	Trust's contribution. Site improvements, proj mgt,	4.40=		4.40=		4.007	005	=-	#200	7.00
23 Thornburgh West Crissy Development (Bldgs 920,	legal fees.	4,137		4,137	54	1.3%	635	56	\$300	7.3%
	Project management, compliance, planning to support leasing of buildings.	4,436		4,436	3,243	73.1%	1,018	152	\$1,262	28.4%
Bldg 640/641 - Japanese Heritage Ctr	Support rehab of by the National Japanese				,				Ψ1,202	20.470
25 Support 26 W. Crissy Parking	American Historical Society. Complete improvements at Cavalry stables.	168 318		168 318	26	15.6%	65	36		
	Construct reclaimed water plant to reduce Presidio wide impacts on water supplies and									
27 Reclaimed Water Plant	waste water infrastructure	10,270		10,270			4.500		\$1,066	10.4%
28 Other demand driven projects 29 Other Projects Less Than \$100,000	Projects to be developed YMCA, US Park Police Facility	20,759 84		20,759 84			1,500 84		\$1,885	9.1%
30 Subtotal - Buildings to Leas	se	137,670	238	137,908	17,898	13.0%	19,947	6,840	\$14,657	10.6%
31 Other Building Projects	Site and Landscape design for the PHSH site									
32 Parking/Landscape - PHSH	exclusive of the Forest City project, the Wyman Residences, and the 1808 parking lot.	2,070		2,070	12	0.6%	422	18		
	Complete streetscape improvements in support of									
33 Streetscape improvements (W Crissy)	development of the W. Crissy district	2,367		2,367	1,560	65.9%	260	125		
34 Mason Street Warehouses Stabilization	Paint & structural stabilization of four (4) historic warehouses ca. 1919	789		789	79	10.0%	721	9		
Stilwell Hall Paint Stabilization (Bldg 35 650)	Paint stabilization of Stilwell Hall	515		515						
36 Fort Scott Building Preservation	Repair/replacement of roofs, repair and paint of building exteriors, etc.				202	6.6%	1,000	876		
37 Fort Scott Building Preservation 37 Fort Scott Planning	Planning for identification of future use	3,091 920		3,091 920	203 16	1.8%	1,000	1		
	Course Improvements for greens, tee boxes, drainage, irrigation PC systems and equipment									
38 Golf Course	replacement Relocation Trust Offices to support Lodging	888		888	600	67.6%	527	319		
39 Relocate Trust (to 220)	Implementation	1,225		1,225	65	5.3%	1,007	49		
40 Doyle Dr41 Non-Res Parking Program	Trust support to the Doyle Drive Project Phase 2 Implementation of Program.	2,124 1,326		2,124 1,326	93 5	4.4% 0.4%	400 14	143 5		
42 Building Demolition	5-year demolition planning and implementation to comply the PTMP	3,825		3,825	82	2.1%	112	120		
43 Subtotal - Other Building Pi		19,139		19,139	2,715	14.2%	4,572	1,665		
44 Park Projects (Excludes Git	t Funded Share)			,			,	•		
45 Bldg 102 (MS Barracks)	Base Bldg, seismic and cold shell work only to prepare bldg for use as Visitors center	670		670	5	0.7%				
Condition Assessment of Vacant 46 Historic Buildings	Building evaluation, treatment recommendation, treatment cost estimates	80		80	39	48.5%	80	82		
47 Lovers Lane Paving 48 Marine Cemetery Commem.	Fund the repaying of historic Lovers Lane.	200 382		200 382	128	64.2%	77	8		
wanne cemetery comment.		382		382						
50 Trails/Overlooks/Crissy Overlk	Trust-funded project management to implement Presidio Trails and Bikeways Program	207	100	307	162	52.9%	307	213		
51 Tennessee Hollow - East Trib 53 Nike Magazine Decommission	Protect, restore and revitalize East Tributary Decommission magazines behind PHSH	250 350		250 350	265 1	105.8% 0.2%	250 50	121 11		
54 Dragonfly Creek Restoration	Plant last year's tree removal site.	460		460	86	18.8%	319	143		
55 Playground Upgrades (safety)	Code and safety upgrades Trust-funded construction project management of	856		856	3	0.3%	50	3		
56 Rob Hill Campground	Rob Hill Campground Development of Concept Plan for new Presidio	262		262	210	80.0%	160	88		
57 Heritage Cntr	Heritage Center, with construction to follow	782		782						
59 Main Post Hist. Audio Tour 60 Subtotal - Park Projects	Develop, create, implement an audio tour	72 4,572	100	72 4,672	900	1.9% 373.3%	1,293	669		
61 Infrastructure		7,012	.00	4,012	300	313.3/0	1,233	903		
62 Infrastructure Pool (general)	Various infrastructure maintenance projects as specified by the BAH study.	18,503		18,503	689	3.7%	5,548	1,351		
63 Bldg 211 Solar Panels	Install solar panels on Building 211 roof.	380		380	7	1.7%	380	334		
64 Bldg 67 PBX Replacement	Replace the Lucent 5ESS phone switch with a more cost-effective phone switch	750		750	4	0.5%	570	527		
65 Data Center Virtualization	Lower long term costs within 3-5 years by achieving "virtualization"	150		150	149	99.4%	150	149		
	Implementation of recommendations of									
66 Systems Integration	BearingPoint study Inspect units and verify the separation of utilities	511		511	88	17.1%	150	150		
67 Utility Billing Rollout 68	before billing tenants. Subtotal - Infrastructure	195 20,489		195 20,489	121 1,057	61.9% 5.2%	195 6,993	183 2,695		
69 Capital Programs - Ongoing Carryforward and new Projects Less	Various	44,613		44,613	4,723	10.6%	9,400	6,621		
70 than \$70K		6,915		6,915	5,756	83.2%	584	372		
71 TOTAL - TRUST FUNDED PRO	DJECTS ⁵	233,398	338	233,736	33,048	14.2%	42,790	18,863		

¹ Represents the ratio between Trust investment without land value and estimated stabilized revenue

² Residential rent includes SDC allocation

 $^{^{\}rm 3}$ Represents an average of usage of public on first floor and office on second and attic floors.

 $^{^{4}\,\}text{Represents}$ the most recent proposal, which requires a \$6.7M capital contribution from Trust.

⁵ Total is \$4.255M less than report presented in Mar-08 due to Heritage Center and Waysides projects reclasified to sponsored project

2 Main Parade/Pershing Square		50,509	50,509	4,507	952
3 Heritage Cntr	Development of Concept Plan for new Presidio Heritage Center	4,600	4,600	600	40
4 Main Post Historical Waysides	Construction of waysides for Presidio Promenade and Main Post History Loop	255	255	255	7
5 Funston Historic Streetscape		2,109	2,109		
6 Archeo/Ed Center		3,590	3,590	500	200
7 Rob Hill Campground		4,000	4,000		
8 Presidio Trails Playing Field upgrades (Fort Scott, JK		11,288	11,288		
9 Pop Hicks, Paul Goode)	,	9,007	9,007		
0 Tennessee Hollow - El Polin		2,079	2,079		
Tennessee Hollow - East Tributary		5,562	5,562		
TOTALS - MANAGED BY TR	UST - OUTSIDE FUNDING	92,999	92,999	5,862	1,199

MASTER DEVELOPER PROJECTS				
83 Bldg 100	Full rehabilitation of Building	16,000		
84 Disney (Bldgs. 104, 108, 122)	Full rehabilitation of Building	52,500		
85 CAMP Museum	Potential New Building for Museum	100,000		
86 PHSH 1801	Rehabilitation of PHSH building 1801	84,000		
West Crissy Development (Bldgs 924, 87 933, 934, 935, 937, 662, 663, 668)	Rehabilitation of Buildings	30,255		
88 Thornburgh	Redevelopment of twelve historic buildings	54,000		
89 Bldg 640/641 - Japanese Heritage Ctr	Building Rehab	3,500		
85 TOTALS - MASTER DEVELOPER PROJECTS		340,255		

90 GRAND TOTALS	666,652	338	326,735	33,048	5.0%	48,652	20,062	

THE PRESIDIO TRUST 5 YEAR PLAN PROPOSED BUDGET CHANGES

(Dollars in Thousands)
July, 2008

Major Projects - Additional Funding Needed	Revised Budget thru FY2012 Mar-08		Proposed Total Budget thru FY2012 Jul-08
Bldg 1808	6,581	1,300	7,881
PHSH Utilities (Included in Infrastructure Pool)	1,905	450	2,355
Total	8,486	1,750	10,236

Note: Bldg 1808 includes \$387k from FY2007 for A&E