

**Table 1**  
**THE PRESIDIO TRUST**  
**DETAIL BUDGETS**  
**FISCAL YEARS 2007, 2008 and 2009**  
(Dollars in Thousands)

	FY2007	FY2008	FY2009						
	(1)	(2)	(3)	(4)	(5) FORECAST		(7)	(8) ACTUAL VARIANCE	
	ACTUALS to SEP-30-07	ACTUALS to SEP-30-08	BUDGET SEP-08	FORECAST MAR-09	BUDGET \$	CHANGES FROM OF SEP-08 %	ACTUALS to MAR-31-09	BUDGET OF \$	PRORATED BUDGET OF SEP-08 %
<b>OPERATING INCOME</b>									
1 Residential - Gross (including 5% vacancy)	33,940	36,400	37,909	37,139	(770)	-2.0%	18,912	(42)	-0.2%
2 Non-Residential - Gross (including 5% vacancy)	17,227	19,138	17,817	18,317	500	2.8%	9,318	410	4.6%
3 Service District Charge	5,533	5,484	5,407	5,407	0	0.0%	2,844	141	5.2%
4 Other:									
5 Special Events & Venues	1,625	1,839	1,558	1,558	0	0.0%	764	(15)	-1.9%
6 Reimbursable Contracts	256	534						0	
7 Parking	23	72	215	215	0	0.0%	73	(35)	-32.1%
8 Utilities	1,846	2,809	2,936	3,555	619	21.1%	1,673	205	14.0%
9 Miscellaneous	244	673	407	407	0	0.0%	265	62	30.2%
10 Interest Revenue Earned on Investments	1,365	810	1,033	350	(683)	-66.1%	18	(498)	-96.5%
11 Interest Revenue Earned on Treasury Debt Notes	2,000	2,017	2,017	2,017	0	0.0%	1,006	(3)	-0.2%
<b>12 Subtotal - Operating Income</b>	<b>64,059</b>	<b>69,776</b>	<b>69,298</b>	<b>68,965</b>	<b>(333)</b>	<b>-0.5%</b>	<b>34,873</b>	<b>224</b>	<b>0.6%</b>
<b>OPERATING EXPENSES</b>									
<b>Outside Operating Expenses</b>									
13 John Stewart - Residential Prop Mgmt Direct Exp	2,037	2,093	2,408	2,408	0	0.0%	2,408	0	0.0%
14 CBRE - Non-Residential Prop Mgmt Direct Exp	469	466	615	615	0	0.0%	613	(2)	-0.3%
15 Leasing Commissions & Other Outside Exp			258	1,158	900	348.8%	185	56	43.4%
16 Purchased Utilities	4,796	5,153	5,661	5,128	(533)	-9.4%	2,362	(469)	-16.6%
17 Insurance Costs	1,075	1,000	1,165	1,165	0	0.0%		(583)	-100.0%
18 Public Safety	7,496	7,910	8,914	8,914	0	0.0%	3,775	(682)	-15.3%
<b>19 Subtotal - Outside Operating Expenses</b>	<b>15,873</b>	<b>16,622</b>	<b>19,021</b>	<b>19,388</b>	<b>367</b>	<b>1.9%</b>	<b>9,343</b>	<b>(1,679)</b>	<b>-15.2%</b>
<b>Operating Expenses</b>									
20 Executive Office	792	776	985	979	(6)	-0.6%	529	37	7.4%
21 Human Resources	950	1,060	1,002	1,104	102	10.2%	538	37	7.4%
22 Operations	14,331	14,528	14,705	14,705	0	0.0%	8,019	667	9.1%
23 Design & Construction Services/COO	983	1,130	1,148	1,148	0	0.0%	647	73	12.7%
24 Planning, Transportation & Natural Resources	3,270	3,921	4,026	4,033	7	0.2%	2,125	112	5.6%
25 Real Estate	1,431	1,726	1,937	1,936	(1)	-0.1%	996	28	2.8%
26 Finance, Business & Technology Management	5,600	5,570	5,812	5,812	0	0.0%	2,705	(201)	-6.9%
27 Public Affairs/Special Events	2,201	2,500	2,560	2,566	6	0.2%	1,361	81	6.3%
28 Philanthropy	216	526	399	399	0	0.0%	(37)	(237)	-118.5%
29 General Counsel	2,007	2,452	2,371	2,371	0	0.0%	1,033	(153)	-12.9%
30 Discretionary Funds & Contingency			461	352	(109)	-23.6%		(231)	-100.0%
<b>31 Subtotal - Operating Expenses</b>	<b>31,781</b>	<b>34,189</b>	<b>35,406</b>	<b>35,405</b>	<b>(1)</b>	<b>0.0%</b>	<b>17,916</b>	<b>213</b>	<b>1.2%</b>
32 Debt Service - Treasury	2,989	2,999	3,017	3,017	0	0.0%	1,506	(3)	-0.2%
33 Debt Service - Financed Lease Transaction			812		(812)	-100.0%		(406)	-100.0%
34 Debt Service - Reclaimed Water Treatment Plant			394		(394)	-100.0%		(197)	-100.0%
<b>35 Subtotal - Debt Service</b>	<b>2,989</b>	<b>2,999</b>	<b>4,223</b>	<b>3,017</b>	<b>(1,206)</b>	<b>-28.6%</b>	<b>1,506</b>	<b>(606)</b>	<b>-28.7%</b>
<b>36 Subtotal - Operating Expense</b>	<b>50,643</b>	<b>53,810</b>	<b>58,650</b>	<b>57,810</b>	<b>(840)</b>	<b>-1.4%</b>	<b>28,765</b>	<b>(2,072)</b>	<b>-6.7%</b>
<b>37 NET OPERATING INCOME</b>	<b>13,416</b>	<b>15,966</b>	<b>10,648</b>	<b>11,155</b>	<b>507</b>	<b>4.8%</b>	<b>6,108</b>	<b>2,295</b>	<b>60.2%</b>
<b>OTHER INCOME</b>									
38 Appropriation	19,860	22,051	21,000	17,450	(3,550)	-16.9%		(10,500)	-100.0%
39 Recoveries of Prior Year's Obligations	11,816	3,156		500	500		447	447	
40 Carryforward - Programmed	3,045	7,854		5,254	5,254		5,254	5,254	
41 Carryforward - Unprogrammed		6,099	4,000	13,781	9,781	244.5%	13,781	11,781	589.1%
42 Grant		906							
43 Proceeds-Financed Lease Transaction			25,000		(25,000)	-100.0%		(12,500)	-100.0%
44 Proceeds-Financing Reclaimed Water Trtmnt Plant			11,250		(11,250)	-100.0%		(5,625)	-100.0%
<b>45 Subtotal - Other Income</b>	<b>34,721</b>	<b>40,066</b>	<b>61,250</b>	<b>36,986</b>	<b>(24,264)</b>	<b>-39.6%</b>	<b>19,482</b>	<b>(11,143)</b>	<b>-36.4%</b>
<b>46 Amt Avail for Capital Projects &amp; Contingency</b>	<b>48,137</b>	<b>56,032</b>	<b>71,898</b>	<b>48,141</b>	<b>(23,758)</b>	<b>-33.0%</b>	<b>25,590</b>	<b>(8,848)</b>	<b>-25.7%</b>
<b>OTHER EXPENSES</b>									
47 Capital Projects - Infrastructure	4,098	5,828	6,720	4,220	(2,500)	-37.2%	973	(2,387)	-71.0%
48 Capital Programs - Ongoing	7,172	9,302	8,652	8,668	16	0.2%	5,001	675	15.6%
49 Capital Projects - Discretionary	22,881	19,432	53,304	32,691	(20,613)	-38.7%	16,829	(9,823)	-36.9%
<b>50 Subtotal - Capital Projects</b>	<b>34,151</b>	<b>34,561</b>	<b>68,676</b>	<b>45,580</b>	<b>(23,096)</b>	<b>-33.6%</b>	<b>22,804</b>	<b>(11,534)</b>	<b>-33.6%</b>
51 Environmental Remediation		456	610	610	0	0.0%	347	42	13.8%
52 Contingency	34	87	2,612	1,951	(661)	-25.3%	2,439	1,133	86.7%
<b>53 Subtotal - Other Expenses</b>	<b>34</b>	<b>543</b>	<b>3,222</b>	<b>2,561</b>	<b>(661)</b>	<b>-20.5%</b>	<b>2,786</b>	<b>1,175</b>	<b>72.9%</b>
<b>54 NET</b>	<b>13,952</b>	<b>20,928</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0.0%</b>	<b>0</b>	<b>1,511</b>	<b>-100.0%</b>
<b>56 Environmental Remediation</b>	<b>14,678</b>	<b>17,388</b>	<b>13,944</b>	<b>13,944</b>	<b>0</b>	<b>0.0%</b>	<b>2,216</b>	<b>(4,756)</b>	<b>-68.2%</b>

**Table 2**  
**The Presidio Trust**  
**Five Year Construction Plan to FY2013**

(Dollars in Thousands)

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	Total Project Budget Thur 2013			Project Costs Prior to FY2009						Stabilized Revenue	Cash on Cash Return
	Ver 16.2 - Discussion Draft	Additional Budget Changes	Revised Apr-09	FY2009	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013		
<b>1</b>	<b>Buildings to Lease</b>										
2	Bldg 11 - 16 Funston	6,126	6,126	5,841	285					963	15.7%
3	Building 2 Renovation	9,115	9,115						9,115	400	4.4%
4	Bldg 1330	5,085	5,085	5,050	36					267	5.3%
5	Bldg 682	10,237	10,237	517	8,343	897	480	-		450	4.4%
6	Bldg 45	1,437	1,437	58	63	217	-	1,099		30	2.1%
7	Bldg 50 (O Club, see also gift funding)	1,024	1,024	399	5		620				
8	Bldg 640-641 (Japanese Heritage Cntr)	508	508	76	252	180	-	-		-	
9	Bldg 99 -- MD	1,002	1,002	67	24	812	100	-		-	
10	Montgomery Street Barracks (Bldg 101)	13	13	13			-				
11	Montgomery Street Barracks (Bldg 102)	16,868	16,868	4			600	14,043	2,221	1,255	7.4%
12	Montgomery Street Barracks (Bldg 103)	15,384	15,384	659	9,416	5,309		-		1,115	7.2%
13	Montgomery Street Barracks (Bldg 105)	16,557	16,557	1		500	13,846	2,211		1,183	7.1%
14	Lodge & Building 42	8,683	8,683	368	9		60	-	8,245	884	10.2%
15	Montgomery Street Barracks (Bldg 100)	695	695	54	438	204	-	-		170	24.5%
16	Disney (Bldgs. 104, 108, 122)	758	758	613	146		-	-		309	40.7%
17	CAMP & Bldg 101 M Post Museum	1,020	1,020	313	435	188	86	-		93	9.1%
18	PHSH 1808 (Nurse's Qtr)	7,893	7,893	6,320	1,342	232	-	-		427	5.4%
19	PHSH 1801	5,164	5,164	3,997	490	678	-	-		416	8.1%
20	PHSH Wyman housing 1809-1815	11,053	11,053	685	1,500		8,869			606	5.5%
21	PHSH 1805	1,656	1,656	3	1				1652		
22	Thornburgh	7,472	7,472	685	163		100	6,525		300	4.0%
23	West Crissy 926	599	599	1	40		102	457		198	33.0%
24	West Crissy 933A, 924	1,864	1,864	1,610	30		225			430	23.1%
25	West Crissy 920	3,801	3,801	153	25			3,623		273	7.2%
26	West Crissy 934	1,506	1,506	60	26			1,420		105	7.0%
27	West Crissy (933B,935, 937)	682	(606)	76	69	8				TBD	TBD
28	Building 951	25	25	24	1						
29	Reclaimed Water Plant	16,650	16,650	268	30		11,552	-	4,800		
<b>30</b>	<b>Subtotal - Buildings to Lease</b>	<b>152,880</b>	<b>(606)</b>	<b>152,274</b>	<b>27,906</b>	<b>23,106</b>	<b>9,215</b>	<b>36,638</b>	<b>29,376</b>	<b>26,033</b>	
<b>31</b>	<b>Other Projects</b>										
32	PHSH District Site Improvements	2,355	630	2,985	213	2,152	620	-	-		
33	West Crissy Streetscape/Parking	3,702	3,702	1,938	74	1,689	-	-			
34	Montgomery St. Landscape	4,976	4,976	17	290	2,543	2,126				
35	Non-Res Parking Program	1,362	1,362		515	848	-	-			
36	Mason Street Warehouses Stabilization	786	786	647	139		-	-			
37	Stilwell Hall Paint Stabilization (Bldg 650)	504	504		504		-	-			
38	Bldg 42 Stabilization	513	513	188	325						
39	Interfaith Chapel	7,870	7,870			910	6,960				
40	Fort Scott Building Preservation	3,000	3,000	981	719	500	800	-			
41	Fort Scott Planning	865	865	41	332	159	164	169			
42	Golf Course	919	919	542	340	38	-	-			
43	Doyle Drive Project Management	410	410	324	86						
44	Building 385 - Closed	500	(36)	464		464		-			
<b>45</b>	<b>Subtotal - Other Projects</b>	<b>27,763</b>	<b>594</b>	<b>28,357</b>	<b>4,892</b>	<b>5,940</b>	<b>7,307</b>	<b>10,050</b>	<b>169</b>		
<b>46</b>	<b>Park Projects (Excludes Gift Funded Share)</b>										
47	Marine Cemetery Commem.	382	382		15		367	-			
48	Trails/Overlooks/Crissy Overlk	994	994	277	316	200	200	-			
49	Dragonfly Creek Restoration	358	358	354	4						
50	Tennessee Hollow	1,333	1,333	759	374	100	100	-	-		
51	Nike Magazine Decommission - Closed	350	(321)	29	11	18	-	-			
52	Playground Upgrades (safety)	906	906	6	30	219	438	214			
53	Landscape restoration at Landfill 8	455	455		283	73	49	31	20		
54	Landscape Restoration - Various	3,142	3,142			1,647	474	532	489		
55	Staff Management of Sponsored Projects	96	141	237	140	96					
56	Presidio Wall Preservation	206	206		206						
57	El Presidio Landscape Improvements	275	275				275				
58	Rob Hill Campground	552	552	352	200		-	-			
<b>59</b>	<b>Subtotal - Park Projects</b>	<b>9,049</b>	<b>(180)</b>	<b>8,869</b>	<b>1,900</b>	<b>1,542</b>	<b>2,239</b>	<b>1,902</b>	<b>776</b>	<b>509</b>	
<b>60</b>	<b>Main Post Revitalization</b>										
61	Taylor Street Repair/Reconstruction		631	631		631					
62	Taylor Street Parking, Site Improvement & Landscape	2,630	2,630		275		2,355	-			
63	Main Post Coordination	185	100	285	185	100					
64	Main Post Construction Plan	200	200	172	28		-	-			
65	Main Post SEIS	1,348	800	2,148	1,205	943					
66	Main Post - Various Parking Lots	1,840	1,840				184	1,656			
67	Relocate Trust (to 220)	768	768	93			-	-	675		
68	Building Demolition	3,836	3,836	122	1		3,713	-			
<b>69</b>	<b>Subtotal - Main Post Revitalization</b>	<b>10,807</b>	<b>1,531</b>	<b>12,338</b>	<b>1,778</b>	<b>1,978</b>	<b>6,252</b>	<b>1,656</b>	<b>675</b>		

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(Dollars in Thousands)

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	Total Project Budget Thur 2013			Project Costs Prior to FY2009						Stabilized Revenue	Cash on Cash Return
	Feb-09	Additional Budget Changes	Revised Apr-09	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013			
<b>Ver 16.2 - Discussion Draft</b>											
<b>70 Infrastructure</b>											
71 Infrastructure Pool (general)	18,718	(375)	18,343	2,099	2,907	3,182	3,278	3,377	3,500		
72 PHSH Utility Backbone	2,357		2,357	1,681	575	101					
73 Thornburgh Util Backbone	3,390		3,390	75	75	150	3,090				
74 Bldg 211 Solar Panels - Closed	385	(25)	360	348	12						
75 Data Center Virtualization	506		506	185	121	100	50	50			
76 Systems Integration	850		850	319	331	100	100	-			
77 Relocate Server Room from 34 to 67	500		500			500					
78 Technology Equipment Lifecycle Repl	800		800		200	200	200	200			
<b>79 Subtotal - Infrastructure</b>	<b>27,505</b>	<b>(400)</b>	<b>27,105</b>	<b>4,706</b>	<b>4,220</b>	<b>4,333</b>	<b>6,718</b>	<b>3,627</b>	<b>3,500</b>		
80 Capital Programs - Ongoing	46,666	(200)	46,466	1,040	8,668	9,147	8,933	9,201	9,477		
81 Financing Transaction	140		140	82	58						
82 Carryforward and Other Less than \$70K	781	(146)	635	568	68						
<b>83 TOTAL</b>	<b>275,590</b>	<b>593</b>	<b>276,183</b>	<b>42,870</b>	<b>45,580</b>	<b>32,241</b>	<b>70,494</b>	<b>44,805</b>	<b>40,194</b>		
<b>84 OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding)</b>											
<b>85 Gifts - Campaign Funded</b>											
86 Main Parade/Pershing Square	59,997		59,997	2,907	2,389	35,088	17,492	2,120			
87 Rob Hill Campground	6,425		6,425	1,562	4,863						
88 Trails & Overlooks	10,156	0	10,156	2,338	5,123	2,695					
89 Tennessee Hollow - El Polin	2,700		2,700			2,478	109	113			
90 Tennessee Hollow - East Tributary	6,824		6,824				3,412	3,412			
91 Bldg 50 (Heritage Cntr & Arch Lab)	9,140		9,140	48	1,396	4,196	3,500				
92 Goldsworthy-S	363		363	9	354						
<b>94 Defense Appropriation Funded</b>											
95 Arch/Ed Center (Bldg 44, 47, 48, 49)	3,794		3,794	242	3,552						
96 Main Post Historical Waysides	493		493	7	486		-	-			
97 Bldg 640/641 - Japanese Heritage Ctr	800		800		800		-	-			
98 Main Post Hist. Audio Tour	83		83		83		-	-			
<b>100 Doyle Drive</b>											
101 Doyle Dr Project Management	1,213	800	2,013	13	800	800	400				
102 Wetlands Mitigation	1,100		1,100			200	400	300	200		
103 Dragonfly Creek Restoration	819		819		458	158	103	69	31		
<b>105 Other</b>											
106 NFS Soil Invest											
107 Bldg 211 Solar Panel		94	94	94							
108 Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	11,897		11,897			2,667	6,500	230	2,500		
<b>109 TOTALS</b>	<b>115,804</b>	<b>894</b>	<b>116,698</b>	<b>7,222</b>	<b>20,303</b>	<b>48,282</b>	<b>31,916</b>	<b>6,244</b>	<b>2,731</b>		
<b>110 MASTER DEVELOPER PROJECTS</b>											
111 Bldg 100	16,000		16,000								
112 Disney (Bldgs. 104, 108, 122)	52,500		52,500								
113 CAMP Museum	100,000		100,000								
114 PHSH 1801	84,000		84,000								
115 West Crissy Development (Bldgs 924, 933, 934, 935, 937, 662, 663, 668)	30,255		30,255								
116 Thornburgh	54,000		54,000								
117 Bldg 640/641 - Japanese Heritage Ctr	3,500		3,500								
<b>118 TOTALS - MASTER DEVELOPER PROJECTS</b>	<b>340,255</b>		<b>340,255</b>								
<b>120 GRAND TOTAL Trust Funded &amp; Outside Funded</b>	<b>731,649</b>	<b>1,487</b>	<b>733,136</b>	<b>50,092</b>	<b>65,883</b>	<b>80,523</b>	<b>102,410</b>	<b>51,049</b>	<b>42,925</b>		