

Table 1
THE PRESIDIO TRUST
DETAIL BUDGETS - FISCAL YEARS 2008 Thru 2010
(Dollars in Thousands)

	FY2008	FY2009	FY2010			
	(2)	(3)	(4)	(5)	(6)	(7)
	ACTUALS to SEP-30-08	ACTUALS to SEP-30-09	FY10 ORIGINAL BUDGET	APPROVED BUDGET DEC-09	FY10 \$ Change BUDGET	FY10 % Change BUDGET
OPERATING INCOME						
1 Residential - Gross (including 5% vacancy)	36,400	37,328	34,237	34,550	313	0.9%
2 Non-Residential - Gross (including 5% vacancy)	19,138	19,065	17,874	17,757	(117)	-0.7%
3 Service District Charge	5,484	5,845	5,567	5,529	(38)	-0.7%
4 Other:						
5 Special Events & Venues	1,839	1,614	1,605	1,545	(60)	-3.7%
6 Reimbursable Contracts		144				
7 Parking	72	145	428	361	(67)	-15.7%
8 Utilities	2,809	3,858	3,749	3,749	0	0.0%
9 Miscellaneous	1,207	296	419	419	0	0.0%
10 Interest Revenue Earned on Investments	810	35	500	500	0	0.0%
11 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017	0	0.0%
12 Subtotal - Operating Income	69,776	70,348	66,397	66,427	31	0.0%
OPERATING EXPENSES						
Outside Operating Expenses						
13 John Stewart - Residential Prop Mngt Direct Exp	2,093	2,407	2,250	2,250	0	0.0%
14 CBRE - Non-Residential Prop Mngt Direct Exp	466	615	613	613	0	0.0%
15 Leasing Commissions & Other Outside Exp		1,157	266	266	0	0.0%
16 Purchased Utilities	5,153	5,310	5,442	5,442	0	0.0%
17 Insurance Costs	1,000	890	1,200	1,200	0	0.0%
18 Public Safety	7,910	8,766	9,227	9,287	60	0.7%
19 Subtotal - Outside Operating Expenses	16,622	19,145	18,998	19,058	0	0.0%
Operating Expenses						
20 Executive Office	776	832	902	902	0	0.0%
21 Human Resources	1,060	1,054	1,050	1,050	0	0.0%
22 Operations	14,528	15,070	15,030	15,030	0	0.0%
23 Design & Construction Services/COO	1,130	1,254	1,195	1,195	0	0.0%
24 Planning, Transportation & Natural Resources	3,921	3,893	3,903	3,953	50	1.3%
25 Real Estate	1,726	1,577	1,747	1,747	0	0.0%
26 Finance, Business & Technology Management	5,570	5,543	5,731	5,731	0	0.0%
27 Public Affairs/Special Events	2,500	2,596	2,520	2,520	0	0.0%
28 Philanthropy	526	338	379	379	0	0.0%
29 General Counsel	2,452	2,006	1,970	1,970	0	0.0%
30 Discretionary Funds & Contingency			834	250	(584)	-70.0%
31 Subtotal - Operating Expenses	34,189	34,163	35,261	34,727	(534)	-1.5%
32 Debt Service - Treasury	2,999	3,017	3,078	3,078	0	0.0%
33 Debt Service - Financed Lease Transaction						
34 RWTP - Net Financial Impact **						
35 Subtotal - Debt Service/RWTP	2,999	3,017	3,078	3,078	0	0.0%
36 Subtotal - Operating Expense	53,810	56,325	57,337	56,863	(534)	-0.9%
37 NET OPERATING INCOME	15,966	14,023	9,060	9,564	565	6.2%
OTHER INCOME						
38 Appropriation	22,051	17,450	17,230	23,200	5,970	34.6%
39 Recoveries of Prior Year's Obligations	3,156	3,219	300	300	0	0.0%
40 Carryforward - Programmed	7,854	5,254		5,549	5,549	
41 Carryforward - Unprogrammed	6,099	13,781	1,000	4,314	3,314	331.4%
42 Special Appropriation	906			5,000	5,000	
43 Appropriation Carryforward				5,212	5,212	
44 ROW Payments				40,874	40,874	
45 Subtotal - Other Income	40,066	39,704	18,530	84,449	65,949	355.9%
46 Amt Avail for Capital Projects & Contingency	56,032	53,726	27,590	94,013	66,513	241.1%
OTHER EXPENSES						
47 Capital Projects - Infrastructure	5,828	4,176	2,551	3,292	741	29.1%
48 Capital Programs - Ongoing	9,302	11,564	7,491	7,647	156	2.1%
49 Capital Projects - Discretionary	19,432	27,547	14,873	48,134	33,262	223.6%
50 Subtotal - Capital Projects	34,561	43,287	24,915	59,073	34,018	136.5%
51 Environmental Remediation Support	456	577	774	774	0	0.0%
52 Contingency	87		1,901	1,471	(430)	-22.6%
53 Subtotal - Other Expenses	543	577	2,675	2,245	(199)	-7.4%
54 UNEXPENDED FUNDS	20,928	9,863	(1)	32,694	32,695	
55 Environmental Remediation	17,388	8,902	14,851	14,851	0	0.0%

** RWTP Net Financial Impact are projected costs savings

Table 2
The Presidio Trust
Five Year Construction Plan to FY2014
Actuals As of Nov 30th, 2009
(Dollars in Thousands)

The Presidio Trust Five Year Construction Plan is a tool to facilitate the Trust's financial planning. The plan may be amended to add or delete proposed projects. Before commencing any specific project included in the plan, the Trust will complete all compliance processes to which it is subject, including the National Environmental Policy Act and the National Historic Preservation Act

	(1)	(2)	(2a)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
	Total Project Budget to FY2014				ESTIMATE OF OBLIGATIONS BY YEAR							Stabilized Revenue	Cash on Cash Return
	Approved Budget Nov-09	Admin/Acct Changes	Project Closures	Approved Budget Dec-09	Prior to FY2010	YTD Actual	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014		
2010 Version 2													
1 Buildings to Lease													
2 Bldg 11 - 16 Funston	5,953		(5,953)										
3 Building 2 Renovation												400	4.4%
4 Bldg 1330	5,079		(5,079)										
5 Bldg 682	9,290			9,290	7,769	128	1,521					456	4.9%
6 Bldg 45	71		(71)										
7 Bldg 50 (O Club)	15,402			15,402	402	1	1,500	12,500	1,000			400	2.6%
8 Heritage Center	4,000			4,000				500	1,975	1,525			
9 Bldg 640-641 (Japanese Heritage Cntr)	203			203	137	4	66						
10 Bldg 99 -- MD	906			906	67	3	116	626	98				
11 Montgomery Street Barracks (Bldg 100)	633			633	193	43	386	54				153	24.2%
12 Montgomery Street Barracks (Bldg 101)	15,572			15,572	72	9		500	15,000			1,037	6.7%
13 Montgomery Street Barracks (Bldg 102)	4		(4)										
14 Montgomery Street Barracks (Bldg 103)	9,479			9,479	1,527	7	7,952					863	9.1%
15 Montgomery Street Barracks (Bldg 105)	1		(1)										
16 Lodge	370			370	370							TBD	TBD
17 Bldg 42 B&B	10,000			10,000			10,000					600	6.0%
18 Disney (Bldgs. 104, 108, 122)	711			711	706	1	5					309	43.4%
19 CAMP & Bldg 101 M Post Museum	232		(232)										
20 PHS 1808 (Nurse's Qtr)	7,393			7,393	7,148	36	245					292	3.9%
21 PHS 1801	5,095			5,095	4,248	29	847					416	8.2%
22 PHS Wyman housing 1809-1815	11,030			11,030	9,580	99	1,450					641	5.8%
23 PHS 1805	1,706			1,706	5				1702				
24 Thornburgh	5,722			5,722	729	5	272	154	4,374	193		300	5.2%
25 West Crissy 926	502			502	22	8	418	63	-			198	39.4%
26 West Crissy 933A, 924	1,640			1,640	1,640	2						430	26.2%
27 West Crissy 920	3,060			3,060	186	18	2,854	20				273	8.9%
28 West Crissy 934	1,426			1,426	82	0	4		1,340			105	7.4%
29 West Crissy 933B,935, 937	55	1	(56)										
30 Building 951	25		(25)										
31 Bldg 1242		162		162		2	162						
32 Reclaimed Water Plant	17,627			17,627	329	4	139	17,160					
33 Subtotal - Buildings to Lease	133,189	163	(11,421)	121,931	35,212	397	27,936	31,577	23,787	3,419			
34 Other Projects													
35 Parking/Landscape - PHS 1805 & 1808	2,985			2,985	2,092	109	893						
36 West Crissy Streetscape/Parking	3,983			3,983	1,896	1	659		428	1,000			
37 Mid Crissy Streetscape	894			894			269	625					
38 Montgomery St. Landscape	3,475			3,475	196	2	1,045	1,888	347				
39 Non-Res Parking Program	1,858			1,859	458	4	56	448	448		448		
40 Mason Street Warehouses Stabilization	751		(751)										
41 Stilwell Hall Paint Stabilization (Bldg 650)	504			504	338	7	166						
42 Bldg 42 Stabilization	517		(517)										
43 Fort Scott Building Preservation	3,000			3,000	1,978	27	1,022						
44 Fort Scott Planning	865			865	231	222	370	164	100				
45 Doyle Drive Project Management	538		(538)										
46 Portola Residential Landscaping	1,000			1,000		1	1,000						
47 Joint Visitor Center Study with NPS	200			200			200						
48 Building 385-Closed	464		(464)										
49 Subtotal - Other Projects	21,033	0	(2,269)	18,765	7,189	373	5,680	3,125	1,323	1,000	448		
50 Park Projects (Excludes Gift Funded Share)													
51 Marine Cemetery Commem.	382			382			37	345					
52 Trails/Overlooks/Crissy Overlk	1,575			1,575	684	58	571	320					
53 Dragonfly Creek Restoration	371			371	371	3							
54 Tennessee Hollow	1,288			1,288	977	4	174	136					
55 Nike Magazine Decommission	12		(12)										
56 Playground Upgrades (safety)	1,207			1,207	251	11	126	428	107	294			
57 Landscape Restoration of Remediation Sites	4,322	191		4,513	236	257	961	897	523	1,387	509		
58 Staff Management of Sponsored Projects	215		(215)										
59 Presidio Wall Preservation	205			205	205								
60 El Presidio Landscape Improvements	277			277	2		275						
61 MPG Greening Project	10,872			10,872			1,189	7,707	1,927	50			
62 Rob Hill Campground	656			656	534	28	122						
63 Subtotal - Park Projects	21,382	191	(227)	21,346	3,261	361	3,179	10,109	2,557	1,731	509		

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	(1)	(2)	(2a)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
	Total Project Budget to FY2014				ESTIMATE OF OBLIGATIONS BY YEAR								
	Approved Budget Nov-09	Admin/Acct Changes	Project Closures	Approved Budget Dec-09	Prior to FY2010	YTD Actual	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Stabilized Revenue	Cash on Cash Return
	2010 Version 2												
64	Main Post Revitalization												
65	Taylor Street Reconstruction/Repair	468	(468)										
66	Main Post Backbone & Electrical Reliability	2,450		2,450		5	2,450						
67	Building 93 - Reconfigure for Public Use	2,120		2,120			636	1,484					
68	Main Post Parking (Street)	829		829			79	750					
69	Bldgs 385-Demo (Herbst Hall)	171		171			171						
70	Parking Lot - Moraga - 230 Spaces	3,857		3,857			705	2,595	557				
71	Relocate Trust (to 220)	94	(5)	89	89								
72	Building Demolition	117	5	(122)									
73	Main Post Coordination	807		807	552	6	61	97	97				
74	Main Post SEIS	2,148		2,148	1,925	42	223						
75	Parking- Taylor St. 141 Spaces	2,447		2,447	254	35	2,193						
76	Subtotal - Main Post Revitalization	15,507	0	(590)	14,917	2,820	87	6,518	4,926	654			
77	Doyle Drive Requirements												
78	Main Bluff Parking - 228 Spaces	4,194		4,194	57	0	43			575	3,519		
79	Arch/Ed Center (Bldg 44, 47, 48, 49)	3,500	(691)	2,809	44	1,506	2,765						
80	Tenant Relocation	1,093	28	1,121	99	84	1,022						
81	CNG Station/Bus Yard	1,000		1,000	10	9	990						
82	Doyle Drive Restoration	3,000		3,000							3,000		
83	Subtotal -Doyle Drive Requirements	12,787	(663)	-	12,124	210	1,599	4,820		575	6,519		
84	Infrastructure												
85	Infrastructure Pool (general)	15,212	(136)	(1,003)	14,072	3,259	188	2,626	1,957	2,016	2,076	2,138	
86	PHSH Utility Backbone	2,259		2,259	2,259	2							
87	Thornburgh Util Backbone	3,390		3,390	94	0	206	3,090					
88	Bldg 211 Solar Panels - Closed	356		(356)									
89	Data Center Virtualization	503		503	303		150	50					
90	Systems Integration	1,690		1,690	750	13	200	140	200	200	200		
91	Relocate Server Room from 34 to 67	67		67	17		50						
92	Technology Equipment Lifecycle Repl	1,200		1,200	130	18	210	260	200	200	200		
93	Microsoft Three Year License Renewals	500		500			250				250		
94	Subtotal - Infrastructure	25,176	(136)	(1,359)	23,681	6,811	221	3,292	5,847	2,466	2,476	2,788	
95	Capital Programs - Ongoing	52,303	(193)	(2,031)	50,079	10,874	1,347	7,647	7,698	7,821	7,951	8,088	
96	Financing Transaction	130		(130)									
97	Carryforward and Other Less than \$70K	595		(595)									
98	TOTAL	282,101	(636)	(18,621)	262,844	66,377	4,386	59,073	63,281	38,607	17,153	18,353	

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99 OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding)													
100 Gifts - Campaign Funded													
101 Main Parade/Pershing Square	30,726			30,726	3,124	29	2,100	2,481	5,789	13,785	3,447		
102 Rob Hill Campground	4,006	(6)		4,000	3,516	34	484						
103 Trails & Overlooks	9,571	(91)		9,481	2,791	1,420	5,712	323	655				
104 Tennessee Hollow - El Polin	2,875			2,875			1,330	636	567	171	171		
105 Tennessee Hollow - East Tributary	6,824			6,824				3,412	3,412				
106 Bldg 50 (Heritage Cntr & Arch Lab)	61		(61)										
107 Goldsworthy-S	363	1		364	10		354						
108													
109 Defense Appropriation Funded													
110 Arch/Ed Center (Bldg 44, 47, 48, 49)	242	691		933	933								
111 Main Post Historical Waysides	257			257	7		250						
112 Bldg 640/641 - Japanese Heritage Ctr	3,289			3,289			3,289						
113													
114 Doyle Drive													
115 Doyle Drive - Utilities Relocation													
116 Doyle Drive - Tenant Relocations													
117 Doyle Drive - MOA	11,152	492		11,643	491	346	4,328	3,599	3,225				
118 Doyle Dr Project Management	995	(0)	(995)										
119 Wetlands Mitigation	957	1		958	57		322	76	276	76	151		
120 Dragonfly Creek Restoration	1,283	1		1,284			973	177	62	42	30		
121 Doyle Drive Subtotal	14,387	493	(995)	13,884	548	346	5,623	3,852	3,563	118	181		
122 Other													
123 Quartermaster Reach	5,411			5,411				29	230	4,752	400		
124 NFS SOIL INVEST	18		(18)										
125 BLDG 211 SOLAR PANEL	95		(95)										
126 Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	11,897			11,897			2,667	6,500	230	2,500			
127 TOTALS	90,022	1,090	(1,169)	89,943	10,929	1,829	21,808	13,822	14,447	24,738	4,199		
128 MASTER DEVELOPER PROJECTS													
129 Bldg 100	16,000			16,000									
130 Disney (Bldgs. 104, 108, 122)	52,500			52,500									
131 CAMP Museum	-			-									
132 PHS 1801	84,000			84,000									
133 Thornburgh	54,000			54,000									
134 TOTALS - MASTER DEVELOPER PROJECTS	206,500			206,500									
135													
136 GRAND TOTAL Trust & Outside Funded	578,622	454	(19,790)	559,286	77,306	6,215	80,881	77,102	53,054	41,890	22,552		