

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

	FY2008	FY 2009	FY 2010			
	(2)	(5)	(8)	(9a)	(10)	(11)
	ACTUALS to SEP-30-08	ACTUALS to SEP-30-09	FY10 ORIGINAL BUDGET	APPROVED BUDGET JAN-10	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	50	(450)	-90.0%
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	65,977	(419)	-0.6%
OPERATING EXPENSES						
Outside Operating Expenses						
13 John Stewart - Residential Prop Mngt Direct Exp	2,093	2,407	2,250	2,290	40	1.8%
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	19,098	100	0.5%
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 RWTP - Net Financial Impact **						
34 Subtotal - Debt Service/RWTP	2,999	3,017	3,078	3,078	0	0.0%
35 Subtotal - Operating Expense	53,810	56,325	57,337	56,903	(474)	-0.8%
36 NET OPERATING INCOME	15,966	14,023	9,060	9,074	15	0.2%
OTHER INCOME						
37 Appropriation	22,051	17,450	17,230	23,200	5,970	34.6%
38 Recoveries of Prior Year's Obligations	3,156	3,219	300	300	0	0.0%
39 Carryforward - Programmed	7,854	5,254		5,549	5,549	
40 Carryforward - Unprogrammed	6,099	13,781	1,000	4,314	3,314	331.4%
41 Special Appropriation	906			5,000	5,000	
42 Appropriation Carryforward				5,212	5,212	
43 ROW Payments				40,874	40,874	
44 Subtotal - Other Income	40,066	39,704	18,530	84,449	65,919	355.7%
45 Amt Avail for Capital Projects & Contingency	56,032	53,726	27,590	93,523	65,933	239.0%
OTHER EXPENSES						
46 Capital Projects - Infrastructure	5,828	4,176	2,551	3,322	771	30.2%
47 Capital Programs - Ongoing	9,302	11,564	7,491	7,659	167	2.2%
48 Capital Projects - Discretionary	19,432	27,547	14,873	48,514	33,641	226.2%
49 Subtotal - Capital Projects	34,561	43,287	24,915	59,495	34,159	137.1%
50 Environmental Remediation Support	456	577	774	774	0	0.0%
51 Contingency	87		1,901	560	(1,341)	-70.6%
52 Subtotal - Other Expenses	543	577	2,675	1,334	(1,341)	-50.1%
53 UNEXPENDED FUNDS	20,928	9,863	(1)	32,694	32,695	
54 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 Jan 4th, 2010
(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)	(3)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	
	Total Project Budget to FY2014			ESTIMATE OF OBLIGATIONS BY YEAR								Stabilized Revenue	Cash on Cash Return
	Approved Budget Dec-09	Admin/Acct Changes	Approved Budget Jan-10	Prior to FY2010	YTD Actual	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014			
2010 Version 3													
1 Buildings to Lease													
2 Building 2 Renovation											400	4.4%	
3 Bldg 682	9,290		9,290	7,769	151	1,521					456	4.9%	
4 Bldg 50 (O Club)	15,402		15,402	402	1	1,500	12,500	1,000			400	2.6%	
5 Heritage Center	4,000		4,000				500	1,975	1,525				
6 Bldg 640-641 (Japanese Heritage Cntr)	203		203	137	5	66							
7 Bldg 99 -- MD	906		906	67	3	116	626	98					
8 Montgomery Street Barracks (Bldg 100)	633		633	193	47	386	54				153	24.2%	
9 Montgomery Street Barracks (Bldg 101)	15,572		15,572	72	9		500	15,000			1,037	6.7%	
10 Montgomery Street Barracks (Bldg 103)	9,479		9,479	1,527	8	7,952					863	9.1%	
11 Montgomery Street Barracks (Bldg 105)											1,183	6.7%	
12 Lodge	370		370	370							TBD	TBD	
13 Bldg 42 B&B	10,000		10,000			10,000					600	6.0%	
14 Disney (Bldgs. 104, 108, 122)	711		711	706	1	5					309	43.4%	
15 PHS 1808 (Nurse's Qtr)	7,393		7,393	7,148	37	245					292	3.9%	
16 PHS 1801	5,095		5,095	4,248	74	847					416	8.2%	
17 PHS Wyman housing 1809-1815	11,030		11,030	9,580	118	1,450					641	5.8%	
18 PHS 1805	1,706		1,706	5				1,702					
19 Thornburgh	5,722		5,722	729	6	272	154	4,374	193		300	5.2%	
20 West Crissy 926	502		502	22	14	418	63	-			198	39.4%	
21 West Crissy 933A, 924	1,640		1,640	1,640	2						430	26.2%	
22 West Crissy 920	3,060		3,060	186	13	2,854	20				273	8.9%	
23 West Crissy 934	1,426		1,426	82	1	4	1,340				105	7.4%	
24 Bldg 1242	162		162		22	162							
25 Reclaimed Water Plant	17,627		17,627	329	6	139	17,160						
26 Subtotal - Buildings to Lease	121,931		121,931	35,212	517	27,936	31,577	23,787	3,419				
27 Other Projects													
28 Parking/Landscape - PHS 1805 & 1808	2,985	50	3,035	2,092	137	943							
29 West Crissy Streetscape/Parking	3,983		3,983	1,896	2	659		428	1,000				
30 Mid Crissy Streetscape	894		894			269	625						
31 Montgomery St. Landscape	3,475		3,475	196	2	1,045	1,888	347					
32 Non-Res Parking Program	1,859		1,859	458	4	56	448	448			448		
33 Stilwell Hall Paint Stabilization (Bldg 650)	504		504	338	8	166							
34 Fort Scott Building Preservation	3,000		3,000	1,978	49	1,022							
35 Fort Scott Planning	865		865	231	232	470	164	-					
36 Portola Residential Landscaping	1,000		1,000		1	1,000							
37 Bldg 314		79	79			79							
38 Joint Visitor Center Study with NPS	200		200			200							
39 Subtotal - Other Projects	18,765	130	18,895	7,189	435	5,910	3,125	1,223	1,000	448			
40 Park Projects (Excludes Gift Funded Share)													
41 Marine Cemetery Commem.	382		382			37	345						
42 Trails/Overlooks/Crissy Overlk	1,575		1,575	684	75	571	320						
43 Dragonfly Creek Restoration	371		371	371	3								
44 Tennessee Hollow	1,288		1,288	977	13	174	136						
45 Playground Upgrades (safety)	1,207		1,207	251	19	126	428	107	294				
46 Landscape Restoration of Remediation Sites	4,513		4,513	236	183	961	897	523	1,387	509			
47 Presidio Wall Preservation	205		205	205									
48 El Presidio Landscape Improvements	277		277	2		275							
49 MPG Greening Project	10,872		10,872		15	1,189	7,707	1,927	50				
50 Rob Hill Campground	656		656	534	51	122							
51 Subtotal - Park Projects	21,346		21,346	3,261	359	3,179	10,109	2,557	1,731	509			
52 Main Post Revitalization													
53 Main Post Backbone & Electrical Reliability	2,450		2,450		8	2,450							
54 Building 93 - Reconfigure for Public Use	2,120		2,120			636	1,484						
55 Main Post Parking (Street)	829		829			79	750						
56 Bldgs 385-Demo (Herbst Hall)	171		171			171							
57 Parking Lot - Moraga - 230 Spaces	3,857		3,857		0	705	2,595	557					
58 Relocate Trust (to 220)	89	(89)											
59 Main Post Coordination	807		807	552	7	61	97	97					
60 Main Post SEIS	2,148		2,148	1,925	62	223							
61 Parking- Taylor St. 141 Spaces	2,447		2,447	254	39	2,193							
62 Subtotal - Main Post Revitalization	14,917	(89)	14,829	2,731	117	6,518	4,926	654					
63 Doyle Drive Requirements													
64 Main Bluff Parking - 228 Spaces	4,194		4,194	57	0	43			575	3,519			
65 Arch/Ed Center (Bldg 44, 47, 48, 49)	2,809		2,809	44	1,521	2,765							
66 Tenant Relocation	1,121		1,121	99	92	1,022							
67 Armistead Road		150	150			150							
68 CNG Station/Bus Yard	1,000		1,000	10	13	990							
69 Doyle Drive Restoration	3,000		3,000									3,000	
70 Subtotal -Doyle Drive Requirements	12,124	150	12,274	210	1,627	4,970			575	6,519			
71 Infrastructure													
72 Infrastructure Pool (general)	14,072	30	14,102	3,259	259	2,656	1,957	2,016	2,076	2,138			
73 PHS Utility Backbone	2,259		2,259	2,259	(3)								
74 Thornburgh Util Backbone	3,390		3,390	94	0	206	3,090						
75 Data Center Virtualization	503		503	303			150	50					
76 Systems Integration	1,690		1,690	750	13	200	140	200	200	200			
77 Relocate Server Room from 34 to 67	67		67	17		50							
78 Technology Equipment Lifecycle Repl	1,200		1,200	130	18	210	260	200	200	200			
79 Microsoft Three Year License Renewals	500		500				250					250	
80 Subtotal - Infrastructure	23,681	30	23,711	6,811	288	3,322	5,847	2,466	2,476	2,788			
81 Capital Programs - Ongoing	50,079		50,079	10,863	1,843	7,659	7,698	7,821	7,951	8,088			
82 TOTAL	262,844	221	263,065	66,277	5,186	59,495	63,281	38,507	17,153	18,353			

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2010 Version 3													
83 OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding)													
84 Gifts - Campaign Funded													
85 Main Parade/Pershing Square	30,726		30,726	3,124	29	2,100	2,481	5,789	13,785	3,447			
86 Rob Hill Campground	4,000		4,000	3,516	103	484							
87 Trails & Overlooks	9,481		9,481	2,791	1,445	5,712	323	655					
88 Tennessee Hollow - El Polin	2,875		2,875			1,330	636	567	171	171			
89 Tennessee Hollow - East Tributary	6,824		6,824					3,412	3,412				
90 Goldsworthy-S	364		364	10		354							
92 Defense Appropriation Funded													
93 Arch/Ed Center (Bldg 44, 47, 48, 49)	933		933	933	1								
94 Main Post Historical Waysides	257		257	7		250							
95 Bldg 640/641 - Japanese Heritage Ctr	3,289		3,289			3,289							
97 Doyle Drive													
98 Doyle Drive - MOA	11,643		11,643	491	447	4,328	3,599	3,225					
99 Wetlands Mitigation	958		958	57		322	76	276	76	151			
100 Dragonfly Creek Restoration	1,284		1,284			973	177	62	42	30			
101 Doyle Drive Subtotal	13,884		13,884	548	447	5,623	3,852	3,563	118	181			
102 Other													
103 Quartermaster Reach	5,411		5,411				29	230	4,752	400			
104 Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	11,897		11,897			2,667	6,500	230	2,500				
105 TOTALS	89,943		89,943	10,929	2,025	21,808	13,822	14,447	24,738	4,199			
106 MASTER DEVELOPER PROJECTS													
107 Bldg 100	16,000		16,000										
108 Disney (Bldgs. 104, 108, 122)	52,500		52,500										
109 PSHS 1801	84,000		84,000										
110 Thornburgh	54,000		54,000										
111 TOTALS - MASTER DEVELOPER PROJECTS	206,500		206,500										
112													
113 GRAND TOTAL Trust & Outside Funded	559,286	221	559,508	77,206	7,211	81,303	77,102	52,954	41,890	22,552			