

Table 1
THE PRESIDIO TRUST
DETAIL BUDGETS - FISCAL YEARS 2009 Thru 2012
(Dollars in Thousands)

	FY2009	FY2010	FY 2011						FY 2012
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	ACTUALS to SEP-30-09	ACTUALS to SEP-30-10	APPROVED BUDGET DEC-10	APPROVED BUDGET MAR-11	CURRENT FORECAST MAY-11	ACTUALS to MAR-31-11	ACTUAL VARIANCE FROM PRORATED BUDGET DEC-10		BUDGET FY 2012
						\$	%		
OPERATING INCOME									
1 Residential - Gross	39,979	38,456	39,319	39,319	38,719	19,406	(253)	-1.3%	40,362
2 Non-Residential - Gross	19,065	19,289	19,238	19,238	19,638	10,006	387	4.0%	19,988
3 Service District Charge	5,845	5,864	6,147	6,147	6,147	3,103	30	1.0%	6,692
4 Other:									
5 Inn at the Presidio									546
6 Special Events & Venues	1,614	1,450	1,151	1,151	1,251	668	93	16.1%	1,100
7 Reimbursable Contracts	144			334	334	334			
8 Parking	145	308	698	698	396	195	(154)	-44.1%	1,030
9 Utilities	3,858	4,045	4,329	4,329	4,166	2,115	(49)	-2.3%	5,032
10 Miscellaneous	296	284	388	696	771	748	554	285.9%	464
11 Interest Revenue Earned on Investments	35	50	50	50	50	28	3	12.0%	50
12 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017	2,017	1,006	(3)	-0.2%	2,017
13 Subtotal - Operating Income	72,999	71,763	73,335	73,977	73,488	37,609	607	0.8%	77,280
OPERATING EXPENSES									
Outside Operating Expenses									
14 John Stewart - Residential Prop Mngt Direct Exp	2,515	2,285	2,460	2,460	2,460	2,342	1,111	90.4%	2,458
15 CBRE - Non-Residential Prop Mngt Direct Exp	615	580	635	635	635	597	280	88.1%	575
16 Leasing Commissions & Other Outside Exp	1,440	338	683	683	683	487	146	42.6%	716
17 Inn at the Presidio									733
18 Presidio Parking Mngt									230
19 Residential Housing Discounts	1,405	1,611	1,665	1,665	1,434	636	(196)	-23.6%	1,380
20 Purchased Utilities	5,310	5,709	6,100	6,100	5,903	2,940	(110)	-3.6%	5,984
21 Insurance Costs	890	944	1,100	1,100	1,100		(550)	-100.0%	1,133
22 Public Safety	8,993	9,191	9,540	9,540	9,540	8,442	3,672	77.0%	9,064
23 Subtotal - Outside Operating Expenses	21,168	20,658	22,183	22,183	21,754	15,443	4,352	19.6%	22,273
Operating Expenses									
24 Executive Office	994	908	1,022	1,022	1,022	530	19	3.7%	1,138
25 Human Resources	1,069	1,007	1,116	1,093	1,093	539	(19)	-3.4%	1,098
26 Operations	15,538	16,009	15,669	15,692	15,692	8,424	589	7.5%	16,179
27 Design & Construction Services/COO	1,368	1,383	1,514	1,543	1,545	841	84	11.1%	1,985
28 Planning, Projects, and Programs	3,913	4,048	4,198	4,131	4,205	2,385	286	13.6%	4,551
29 Real Estate	1,294	1,376	1,419	1,306	1,311	694	(16)	-2.2%	1,322
30 Finance, Business & Technology Management	5,675	5,826	5,775	5,585	5,585	2,923	36	1.2%	5,531
31 Public Affairs/Special Events	2,596	2,508	2,540	2,475	2,474	1,240	(30)	-1.2%	2,374
32 Philanthropy	338	374	527	527	527	295	31	5.9%	373
33 General Counsel	2,006	1,875	1,957	2,025	2,021	1,288	309	15.8%	2,261
34 Discretionary Funds & Contingency		-	627	964	887		(313)	-50.0%	179
35 Cost Savings Initiative									
36 Subtotal - Operating Expenses	34,791	35,314	36,364	36,364	36,364	19,159	977	2.7%	36,991
37 Debt Service - Treasury Interest	3,017	3,007	3,078	3,078	3,078	1,501	(38)	-2.5%	3,017
38 Subtotal - Debt Service/RWTP	3,017	3,007	3,078	3,078	3,078	1,501	(38)	-1.2%	3,017
39 Subtotal - Operating Expense	58,976	58,979	61,624	61,624	61,196	36,103	5,291	8.6%	62,281
40 NET OPERATING INCOME	14,023	12,784	11,711	12,353	12,292	1,506	(4,684)	-40.0%	14,999
OTHER INCOME									
41 Appropriation	17,450	23,200	17,500	17,500	15,000		(8,750)	-100.0%	12,000
42 Recoveries of Prior Year's Obligations	3,219	2,806	250	250	1,293	421	296	236.8%	350
43 Carryforward - Programmed	5,254	5,549	1,742	1,742	1,742	1,742	871	100.0%	(0)
44 Carryforward - Unprogrammed	13,781	4,314	902	902	902	902	451	100.0%	1,000
45 Special Appropriation		5,300							
46 Appropriation Carryforward		6,487	1,013	1,013	1,013	1,013	507	100.1%	1,013
47 ROW Payments		24,742	38,511	38,511	20,311	20,000	745	3.9%	18,200
48 Subtotal - Other Income	39,704	72,398	59,917	59,917	40,260	24,078	(5,880)	-9.8%	32,562
49 Amt Avail for Capital Projects & Contingency	53,726	85,182	71,628	72,270	52,552	25,584	(10,564)	-14.7%	47,562
CAPITAL EXPENSES									
50 Capital Projects - Infrastructure	4,176	3,068	6,118	6,118	3,475	894	(2,165)	-70.8%	2,416
51 Capital Programs - Ongoing	11,564	9,069	8,246	9,343	9,424	4,565	442	10.7%	7,168
52 Capital Programs - Presidio Parkway Requirements	210	2,978	2,101	2,518	2,556	(285)	(1,336)	-127.1%	0
53 Capital Projects - Discretionary	27,337	65,819	48,785	47,820	32,806	9,021	(15,372)	-63.0%	28,591
54 Subtotal - Capital Projects	43,287	80,934	65,250	65,799	48,260	14,196	(18,429)	-28.2%	38,175
OTHER EXPENSES									
55 Environmental Remediation Support	577	594	2,844	2,844	1,030	475	(947)	-66.6%	7,267
56 Debt Service - Treasury Principal									
57 Ft. Scott Special Initiative			579	579	579	224	(66)	-22.7%	400
58 Extraordinary One Time Costs			473	473	473	258	22	9.1%	420
59 Contingency		(2)	1,468	1,563	1,197	(0)	(734)	-100.0%	1,300
60 Appropriation Carryforward Contingency			1,013	1,013	1,013	1,013	507	100.1%	
61 Subtotal - Other Expenses	577	592	6,378	6,471	4,292	1,970	(1,726)	-27.1%	9,387
62 UNEXPENDED FUNDS	9,863	3,656	(0)	(0)	(0)	9,418	9,591		(0)
63 Environmental Remediation	8,902	18,641	10,382	10,382	10,498	4,272	(919)	-17.7%	432

Table 2
The Presidio Trust
Five Year Construction Plan to FY2016
Actuals As of Mar 31, 2011
(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)				(6) (7) (8) (9) (10) (11) (12) (13)								(15)	(16)
	Total Project Budget to FY2016				----- ESTIMATE OF OBLIGATIONS BY YEAR -----								Land Burdened	
	Approved Budget Mar-11	Administrative Project Changes	BOD Proposed Changes	Revised May-11	Prior to FY2011	YTD Actual	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Stabilized Revenue	Cash on Cash Return
2011 Version 5														
1	Buildings to Lease													
2	Bldgs 340-342 - Infantry Terrace	1,926	(80)	1,846	531	407	1,220	95						
3	Building 2 Renovation													
4	Bldg 3 Rehabilitation	1,008		1,008		56	1,008						82	7.8%
5	Bldg 682 - Cavalry Barracks	9,058		9,058	8,123	15	29	906					370	3.8%
6	Bldg 50 (O Club) & Heritage Center	19,376		19,376	14,508	423	1,796	3,071						
7	Bldg 640-641 (Japanese Heritage Cntr)	258	150	408	150	26	210	49						
8	Bldg 99 - Presidio Theatre	906		906	70	0	2				835			
9	Montgomery Street Barracks (Bldg 100)	418		418	303	40	115						165	9.5%
10	Montgomery Street Barracks (Bldg 101)	13,247		13,247	10,849	895	956	1,442					768	5.1%
11	Montgomery Street Barracks (Bldg 102)	200		200	14	18	186							
12	Montgomery Street Barracks (Bldg 103)	13,270		13,270	11,107	893	923	1,241					768	5.1%
13	Montgomery Street Barracks (Bldg 105)		17,788	17,788						7,354	3,321	7,113	864	4.4%
14	Bldg 42 Presidio Guest House	11,442		11,442	8,583	306	1,842	1,018						
15	PHSH 1808 (Nurse's Qtr)	7,733		7,733	7,407	36	277	50					702	8.1%
16	PHSH 1801	5,305		5,305	5,150	120	155						425	3.0%
17	PHSH Wyman housing 1809-1815	10,132	2	10,134	10,100	34	34						754	6.6%
18	PHSH 1805	1,706	(1,702)	5	5									
19	Thornburgh	4,871	(4,122)	749	744	1	5							
20	West Crissy 926	347		347	319	6	27						271	25.3%
21	West Crissy 933B	1,254		1,254	898	31	57	299					34	2.4%
22	West Crissy 920	2,457		2,457	1,649	761	809						210	7.5%
23	West Crissy 934	977		977	884	35	92						84	7.7%
24	Fort Scott Bldg 1201 Rehabilitation	3,400		3,400	275	39	2,600	525						
25	Fort Scott Bldg 1204 Rehabilitation		700	6,000			700	6,000						
26	Fort Scott Bldg Design	2,000	(700)	1,300			1,204	96						
26a	Fort Scott Bldg Renovation		6,000	6,000				6,000						
27	Bldg 1242	162		162	46	13	116							
28	Reclaimed Water Plant	6,400	(5,571)	829	529	79	300							
29	Subtotal - Buildings to Lease	117,854	6,072	123,926	82,242	4,233	14,664	20,791	-	7,354	4,156	7,113		
30	Other Projects													
31	Parking/Landscape - PSH 1805 & 1808	4,223		4,223	3,951	239	272							
32	West Crissy Streetscape/Parking	3,983		3,983	2,096	10	40	645	1,202					
33	Mid Crissy Streetscape	894		894	0	0	0		894					
34	Mid Crissy Planning		258	258			64	193						
35	Montgomery St. Landscape	3,456	(69)	3,387	312	48	764	880	250			1,182		
36	Non-Res Parking Program	1,859		1,859	499	34	264	348	300	448				
37	Portola Residential Landscaping	1,350		1,350	1,074	262	276							
38	Infantry Terrace Landscaping	2,930		2,930	1,375	788	1,249	306						
39	MacArthur Hardscaping	249		249		244	249							
40	Bldg 314 - Communication Tower	110		110	46	13	63							
41	Joint Visitor Center Study with NPS	200		200	15	111	185							
42	Subtotal - Other Projects	19,254	(69)	19,185	9,369	1,751	3,426	1,726	1,195	2,544	-	1,182		
43	Park Projects (Excludes Gift Funded Share)													
44	Ball Fields (Pop Hicks, Paul Goode)		283	283		56	201	82						
45	Marine Cemetery Commem.	382		382	0	303	382							
46	Trails/Overlooks/Crissy Overlk	1,575		1,575	938	139	295	217	126					
47	Dragonfly Creek Restoration	374	218	592	374	6	34	49	32	26	23	52		
48	Tennessee Hollow	2,131	230	2,361	1,610	359	672	79						
49	Playground Upgrades (safety)	1,057		1,057	287	3	10	372	188	200				
50	Landscape Restoration of Remediation Sites	4,453	(95)	4,358	851	272	582	407	987	1,032	500			
51	Presidio Wall Preservation	230		230	224	6	6							
52	El Presidio Landscape Improvements	277		277	2	3	245	30						
53	MPG Greening Project	8,380	(1,835)	6,545	3,425	541	2,390	731						
54	MPG Anza Esplanade	115		115		0	115							
55	Presidio Standard Site Signage	250	250	500		191	250	250						
56	Rob Hill Campground	649		649	635	10	14							
57	Subtotal - Park Projects	19,873	353	(1,302)	8,347	1,889	5,196	2,215	1,333	1,258	523	52		
58	Main Post Revitalization													
59	Main Post Backbone & Electrical Reliability	2,164		2,164	1,550	326	613							
60	Building 93 - Reconfigure for Public Use	2,120		2,120				87	2,033					
61	Main Post Parking (Street)	429		429		9	222	68	139					
62	Bldgs 385-Demo (Herbst Hall)	171		171	16	62	155							
63	Parking Lot - Moraga - 230 Spaces	3,836		3,836	32	6	88	235	3,481					
64	Relocate Trust (to 220)													
65	Main Post Coordination	1,245	(43)	1,202	637	219	344	221						
66	Main Post SEIS	2,403	30	2,433	2,196	234	237							
67	Parking- Taylor St. 141 Spaces	2,464		2,464	345	173	393	1,727						
68	Subtotal - Main Post Revitalization	14,832	(13)	14,820	4,776	1,031	2,053	2,338	-	5,653	-	-		
69	Presidio Parkway Requirements													
70	Main Bluff Parking - 228 Spaces	4,194		4,194	56				2,068	2,070				
71	Arch/Ed Center (Bldg 44, 47, 48, 49)	3,254		3,254	1,655	7	1,599							
72	Tenant Relocation	1,110		1,110	926	(634)	184							
73	Armistead Road	150		150	1		149							
74	Presidio Parkway Project Support	304		304	304									
75	Presidio Parkway Unreimbursed Project Expenses	205	38	243	132	48	111							
76	Gorgas Warehouses ADA	389		389	44	295	345							
77	CNG Station/Bus Yard	1,000		1,000	32		168	327	473					
78	Presidio Parkway Restoration	3,000		3,000	25	(0)		150	333	2,492				
79	Subtotal -Presidio Parkway Requirements	13,607	38	13,645	3,177	(285)	2,556	-	477	2,874	4,562	-		
80	Infrastructure													
81	Infrastructure Pool (general)	11,630	2,269	13,899	1,059	407	2,138	2,016	2,076	2,138	2,203	2,269		
82	Thornburgh Util Backbone	2,990	(761)	2,229	96	1	250						1,883	
83	Public Website Improvements	450		450		275	450							
84	Data Center Virtualization	503		503	353	6	150							
85	Systems Integration	2,690	200	2,890	952	177	198	200	200	140	1,000	200		
86	Technology Equipment Lifecycle Repl	1,360	200	1,560	271	28	289	200	200	200	200	200		
87	Microsoft Three Year License Renewals	540	250	790	290			250				250		
88	Subtotal - Infrastructure	20,163	2,158	22,321	3,021	894	3,475	2,416	2,726	2,478	3,403	4,802		
89	Baker Beach Housing Repairs & Habitat Restoration	11,438		11,438	793	118	7,467	1,521	1,657					
90	Lessinga Recovery Program		973	973				181	192	200	200	200		
91	Capital Programs - Park	10,593	(4)	1,566	3,130	969	1,638	1,392	1,433	1,476	1,521	1,566		
92	Capital Programs - Operations	11,806	55	1,713	2,794	1,245	2,724	1,497	1,568	1,615	1,663	1,713		
93	Capital Programs - Preventative & Cyclic Maint.	16,427	25	2,694	3,671	1,294	2,742	2,419	2,465	2,539	2,615	2,694		

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	(1)	(2)	(2a)	(3)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(15)	(16)
	Total Project Budget to FY2016				----- ESTIMATE OF OBLIGATIONS BY YEAR -----								Stabilized	Land
	Approved Budget Mar-11	Administrative Project Changes	BOD Proposed Changes	Revised May-11	Prior to FY2011	YTD Actual	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Revenue	Cash on Cash Return
97	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]													
98	Gifts - Campaign Funded													
99	Main Parade/Pershing Square	30,726		30,726	3,166		1,730	588	24,632	611				
100	Rob Hill Campground	3,994	(140)	3,854	3,836	18	18							
101	Trails & Overlooks	16,972		16,972	4,576	393	3,395	3,000	2,000	2,000	2,000			
102	Tennessee Hollow - El Polin	2,875		2,875				2,000	875					
103	Tennessee Hollow - East Tributary	6,824		6,824				3,412	3,412					
104														
105	Defense Appropriation Funded													
106	Main Post Historical Waysides	257		257	7	113	250							
107	Bldg 640/641 - Japanese Heritage Ctr	3,289		3,289		155	3,289							
108														
109	Presidio Parkway													
110	Presidio Parkway - MOA	8,525	(1,200)	7,325	1,325	598	2,400	1,800	1,800					
111	Wetlands Mitigation	958		958	47		408	276	76	151				
112	Dragonfly Creek Restoration	1,284		1,284			1,150	62	42	30				
113	Subtotal - Presidio Parkway	10,766	(1,200)	9,566	1,372	598	3,958	2,138	1,918	181	-	-		
114	Other													
115	WWII Memorial Site		547	547			69	478						
116	Ft. Scott Bldg 1216		7,000	7,000				7,000						
117	Quartermaster Reach	7,540		7,540			3,259	326	1,155	2,373	427			
118	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	9,500		9,500				677	5,434	3,389				
119	TOTALS	92,744	7,407	(1,200)	98,950	12,957	1,277	14,238	20,760	15,382	32,575	3,038		
120	MASTER DEVELOPER PROJECTS													
121	Bldg 100	14,000		14,000										
122	Thornburgh	50,000	(50,000)											
123	TOTALS - MASTER DEVELOPER PROJECTS	64,000	(50,000)	14,000										
124														
125	GRAND TOTAL Trust & Outside Funded	426,012	(36,135)	21,145	411,022	138,348	15,472	62,498	58,935	30,160	62,350	23,517		21,214