

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

	FY2009	FY2010	FY2011						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 JUL-11	CURRENT FORECAST SEP-11	ACTUALS to AUG-31-11	ACTUAL VARIANCE FROM PRORATED APPROVED BUDGET DEC-10		CURRENT FORECAST FY 2012
						\$	%		
OPERATING INCOME									
1 Residential - Gross	39,979	38,456	39,319	38,719	38,719	35,917	(125)	-0.3%	40,362
2 Non-Residential - Gross	19,065	19,289	19,238	19,638	20,438	18,753	1,119	6.3%	19,988
3 Service District Charge	5,845	5,864	6,147	6,147	6,147	5,766	132	2.3%	6,692
4 Other:									
5 Inn at the Presidio									546
6 Special Events & Venues	1,614	1,450	1,151	1,251	1,301	1,235	180	17.0%	1,100
7 Reimbursable Contracts	144			334	334	334			
8 Parking	145	308	698	396	446	410	(230)	-35.9%	1,030
9 Utilities	3,858	4,045	4,329	4,166	4,166	3,916	(52)	-1.3%	5,032
10 Miscellaneous	296	284	388	871	871	801	446	125.5%	464
11 Interest Revenue Earned on Investments	35	50	50	50	50	33	(13)	-27.6%	50
12 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017	2,017	1,851	2	0.1%	2,017
13 Subtotal - Operating Income	72,999	71,763	73,335	73,588	74,488	69,018	1,460	2.2%	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	2,344	88	3.9%	2,458
15 CBRE - Non-Residential Prop Mngt Direct Exp	615	580	635	635	635	596	14	2.5%	575
16 Leasing Commissions & Other Outside Exp	1,440	338	683	683	683	492	(134)	-21.4%	716
17 Inn at the Presidio									733
18 Presidio Parking Mngt									230
19 Residential Housing Discounts	1,405	1,611	1,665	1,434	1,434	1,111	(414)	-27.2%	1,380
20 Purchased Utilities	5,310	5,709	6,100	5,903	5,903	5,027	(565)	-10.1%	5,984
21 Insurance Costs	890	944	1,100	975	875	864	(145)	-14.3%	1,133
22 Public Safety	8,993	9,191	9,540	9,540	8,940	8,850	105	1.2%	9,064
23 Subtotal - Outside Operating Expenses	21,168	20,658	22,183	21,629	20,929	19,285	(1,049)	-5.2%	22,273
Operating Expenses									
24 Executive Office	994	908	1,022	1,022	1,022	874	(63)	-6.7%	1,138
25 Human Resources	1,069	1,007	1,116	1,093	1,093	924	(99)	-9.7%	1,098
26 Operations/Municipal Services	15,538	16,009	15,669	15,692	15,816	14,444	81	0.6%	16,179
27 Construction Management Services/COO	1,368	1,383	1,514	1,545	1,470	1,377	(10)	-0.7%	1,985
28 Planning, Programs, Projects	3,913	4,048	4,198	4,205	4,267	3,940	92	2.4%	4,551
29 Real Estate Development/Asset Management	1,294	1,376	1,419	1,311	1,374	1,255	(46)	-3.5%	1,322
30 Finance, Business & Technology Management	5,675	5,826	5,775	5,409	5,302	5,007	(286)	-5.4%	5,531
31 Public Affairs/Special Events	2,596	2,508	2,540	2,524	2,525	2,240	(88)	-3.8%	2,374
32 Philanthropy	338	374	527	527	527	334	(149)	-30.9%	373
33 General Counsel	2,006	1,875	1,957	2,202	2,202	2,107	312	17.4%	2,261
33 Discretionary Funds & Contingency			627	834	765	0	(574)	-100.0%	179
34 Cost Savings Initiative									
35 Subtotal - Operating Expenses	34,791	35,314	36,364	36,364	36,364	32,503	(831)	-2.5%	36,991
36 Debt Service - Treasury Interest	3,017	3,007	3,078	3,078	3,078	2,761	(61)	-2.2%	3,017
37 Subtotal - Debt Service/RWTP	3,017	3,007	3,078	3,078	3,078	2,761	(61)	-2.2%	3,017
38 Subtotal - Operating Expense	58,976	58,979	61,624	61,071	60,371	54,548	(1,941)	-3.4%	62,281
39 NET OPERATING INCOME	14,023	12,784	11,711	12,517	14,117	14,470	3,400	31.7%	14,999
OTHER INCOME									
40 Appropriation	17,450	23,200	17,500	15,000	14,970	14,970	(1,072)	-6.7%	12,000
41 Recoveries of Prior Year's Obligations	3,219	2,806	250	1,900	2,100	1,962	1,733	756.4%	350
42 Carryforward - Programmed	5,254	5,549	1,742	1,742	1,742	1,742	146	9.1%	(0)
43 Carryforward - Unprogrammed	13,781	4,314	902	902	902	902	75	9.1%	1,000
44 Special Appropriation		5,300							
45 Appropriation Carryforward		6,487	1,013	1,013	1,013	1,013	84	9.1%	
46 ROW Payments		24,742	38,511	20,311	20,311	20,311	(14,991)	-42.5%	18,200
47 Subtotal - Other Income	39,704	72,398	59,917	40,867	41,037	40,900	(14,024)	-25.5%	31,550
48 Amt Avail for Capital Projects & Contingency	53,726	85,182	71,628	53,384	55,154	55,370	(10,623)	-16.2%	46,549
CAPITAL EXPENSES									
49 Capital Projects - Infrastructure	4,176	3,068	6,118	3,010	3,104	2,355	(3,253)	-58.0%	2,730
50 Capital Programs - Ongoing	11,564	9,069	8,246	9,701	10,072	8,838	1,279	16.9%	2,221
51 Capital Programs - Presidio Parkway Requirements	210	2,978	2,101	2,601	2,325	2,138	211	11.0%	329
52 Capital Projects - Discretionary	27,337	65,819	48,785	34,030	37,233	25,699	(19,020)	-42.5%	29,915
53 Subtotal - Capital Projects	43,287	80,934	65,250	49,342	52,735	39,030	(20,783)	-34.7%	35,195
OTHER EXPENSES									
54 Environmental Remediation Support	577	594	2,844	1,030	1,280	815	(1,792)	-68.7%	7,667
55 Debt Service - Treasury Principal									
56 Ft. Scott Special Initiative			579	579	579	453	(79)	-14.8%	400
57 Extraordinary One Time Costs			473	473	473	307	(126)	-29.1%	420
58 Contingency		(2)	1,468	948	87	(1)	(1,347)	-100.1%	2,866
59 Appropriation Carryforward Contingency			1,013	1,013	0	0	(928)	-100.0%	
60 Subtotal - Other Expenses	577	592	6,378	4,042	2,419	1,574	(3,344)	-57.2%	11,354
61 UNEXPENDED FUNDS	9,863	3,656	(0)	0	(0)	14,766	13,503		0
62 Environmental Remediation	8,902	18,641	10,382	10,498	12,298	11,027	1,510	15.9%	432

Table 2
The Presidio Trust
Five Year Construction Plan to FY2016
Actuals As of August 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)	ESTIMATE OF OBLIGATIONS BY YEAR										(15)	(16)
					(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	Stabilized Revenue	Cash on Cash Return		
Total Project Budget to FY2016															Land Burdened	
2011 Version 7					Prior to FY2011	YTD Actual	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016				
	Approved Budget Jul-11	Admin Project Changes	BOD Proposed Changes	Revised Sep-11												
1	Buildings to Lease															
2	Bldgs 340-342 - Infantry Terrace	1,846		1,846	522	897	965	359								
3	Building 2 Renovation															
4	Bldg 3 Rehabilitation	1,128		1,128		1,050	1,116	12					82	7.0%		
5	Bldg 4 Rehabilitation	282		282		230	282									
6	Bldg 682 - Cavalry Barracks	9,058		9,058	7,872	38	47	1,139					400	4.1%		
7	Bldg 50 (O Club) & Heritage Center	19,376		19,376	14,508	1,293	3,550	1,317								
8	Bldg 640-641 (Japanese Heritage Cntr)	749		749	150	73	140	460								
9	Bldg 99 - Presidio Theatre	906		906	70	0	2			835						
10	Montgomery Street Barracks (Bldg 100)	418	(42)	376	303	58	73						165	9.7%		
11	Montgomery Street Barracks (Bldg 101)	13,247		13,247	10,845	938	960	1,442					778	5.2%		
12	Montgomery Street Barracks (Bldg 102)	150	(40)	110	1	67	109									
13	Montgomery Street Barracks (Bldg 103)	13,270		13,270	11,102	933	957	1,211					848	5.6%		
14	Montgomery Street Barracks (Bldg 105)	17,788		17,788					7,354	3,321	7,113		848	4.3%		
15	Bldg 42 Inn at the Presidio	11,442		11,442	8,580	805	994	1,868								
16	PHSH 1808 (Nurse's Qtr)	7,733		7,733	7,338	181	201	195					702	8.1%		
17	PHSH 1801	5,305	(3)	5,302	5,147	54	55	100					425	3.0%		
18	PHSH Wyman housing 1809-1815	10,135	(2)	10,132	10,096	36	37						754	6.6%		
19	PHSH 1805	5		5	5											
20	Thornburgh	745	(130)	615	611	1	4									
21	Mason Street Warehouses (Bldgs 1182-1188)	250		250			10	240								
22	West Crissy 926	328	2	330	318	8	11						271	25.7%		
23	West Crissy 933B	1,254		1,254	855	37	83	315					34	2.4%		
24	West Crissy 920	2,419		2,419	1,639	722	780						210	7.6%		
25	West Crissy 934	927		927	786	37	141						84	8.0%		
26	Fort Scott Bldg 1201 Rehabilitation	3,837		3,837	275	3,378	3,394	167								
27	Fort Scott Bldg 1202 Rehabilitation	6,378		6,378		303	5,263	1,115								
28	Fort Scott Bldg 1204 Rehabilitation	6,417		6,417		395	417	6,000								
29	Fort Scott Bldg 1216 Rehabilitation	318		318		258	318									
30	Fort Scott Site Design	451		451			100	351								
31	Bldg 1242	535		535	46	45	451	38								
32	Reclaimed Water Plant	829	(204)	625	385	131	140	100								
33	Subtotal - Buildings to Lease	137,525	(419)	137,105	81,455	11,970	20,600	16,428		7,354	4,156	7,113				
34	Other Projects															
35	Parking/Landscape - PSH 1805 & 1808	4,223	(40)	4,183	3,939	244	245									
36	West Crissy Streetscape/Parking	3,983		3,983	2,089	18	22	25	645	1,202						
37	Mid Crissy Streetscape	894		894	0		0			894						
38	Mid Crissy Planning	258		258		6	14	243								
39	Montgomery St. Landscape	3,387		3,387	312	482	536	1,108	250				1,182			
40	Non-Res Parking Program	1,859		1,859	499	86	264	348	300	448						
41	Portola Residential Landscaping	1,350		1,350	1,070	280	280									
42	Infantry Terrace Landscaping	2,930		2,930	1,375	951	1,027	528								
43	MacArthur Hardscaping	249		249		248	249									
44	Bldg 314 - Communication Tower	77		77	46	27	30									
45	Joint Visitor Center Study with NPS	200		200	15	187	185									
46	Subtotal - Other Projects	19,410	(40)	19,370	9,344	2,529	2,853	2,251	1,195	2,544		1,182				
47	Park Projects (Excludes Gift Funded Share)															
48	Ball Fields (Pop Hicks, Paul Goode)	283		283		95	115	168								
49	Marine Cemetery Commem.	382		382	0	324	354	28								
50	Trails/Overlooks/Crissy Overk	1,575		1,575	937	212	242	269	126							
51	Dragonfly Creek Restoration	592		592	366	18	43	49	32	26	23	52				
52	Tennessee Hollow	2,361		2,361	1,597	477	571	193								
53	Playground Upgrades (safety)	1,057		1,057	287	7	7	375	188	200						
54	Landscape Restoration of Remediation Sites	4,354	71	4,426	834	576	666	407	987	1,032	500					
55	Presidio Wall Preservation	230		230	224	6	6									
56	El Presidio Landscape Improvements	277		277	2	12	245	30								
57	MPG Greening Project	6,545	(343)	6,202	3,267	1,269	1,380	1,556								
58	MPG Anza Esplanade	115		115		36	39	76								
59	Presidio Standard Site Signage	500		500		192	268	232								
60	Rob Hill Campground	649		649	635	12	14									
61	Subtotal - Park Projects	18,921	(272)	18,649	8,150	3,235	3,950	3,382	1,333	1,258	523	52				
62	Main Post Revitalization															
63	Main Post Backbone & Electrical Reliability	2,064	(41)	2,023	1,499	519	523									
64	Building 93 - Reconfigure for Public Use	2,120		2,120				87		2,033						
65	Main Post Parking (Street)	429		429		69	149	141		139						
66	Bldgs 385-Demo (Herbst Hall)	171		171	16	66	66	89								
67	Parking Lot - Moraga - 230 Spaces	3,836		3,836	32	8	9	314		3,481						
68	Relocate Trust (to 220)															
69	Main Post Coordination	1,239		1,239	636	290	382	221								
70	Main Post SEIS	2,431	(2)	2,429	2,194	234	234									
71	Parking- Taylor St.	2,464		2,464	344	398	1,693	427								
72	Subtotal - Main Post Revitalization	14,754	(43)	14,711	4,722	1,584	3,057	1,279		5,653						
73	Presidio Parkway Requirements															
74	Main Bluff Parking - 228 Spaces	4,194		4,194	56				2,068	2,070						
75	Arch/Ed Center (Bldg 44, 47, 48, 49)	3,254		3,254	1,655	1,579	1,599									
76	Tenant Relocation	1,110		1,110	924	(52)		186								
77	Armistead Road	150		150	1	5	6	143								
78	Presidio Parkway Project Support	304		304	304											
79	Presidio Parkway Unreimbursed Project Expenses	243		243	127	100	117									
80	Gorgas Warehouses ADA	389		389	44	308	346									
81	CNG Station/Bus Yard	1,000		1,000	32	197	258		327	383						
82	Presidio Parkway Restoration	3,000		3,000	25	0			150	333	2,492					
83	Subtotal - Presidio Parkway Requirements	13,645		13,645	3,168	2,138	2,325	329	477	2,784	4,562					
84	Infrastructure															
85	Infrastructure Pool (general)	13,867		13,867	1,021	1,608	2,144	2,016	2,076	2,138	2,203	2,269				
86	Thornburgh Util Backbone	2,079	(40)	2,039	56	59	100						1,883			
87	Public Website Improvements	450		450		428	450									
88	Data Center Virtualization	503		503	353	6	6	144								
89	Systems Integration	2,890	80	2,970	946	177	284	200	200	140	1,000	200				
90	Technology Equipment Lifecycle Repl	1,560		1,560	269	76	120	371	200	200	200	200				
91	Microsoft Three Year License Renewals	790		790	290				250			250				
92	Subtotal - Infrastructure	22,139	40	22,179	2,935	2,355	3,104	2,730	2,726	2,478	3,403	4,802				
93	Baker Beach Housing Repairs & Habitat Restoration	11,438		11,438	788	6,381	6,772	2,221	1,657							
94	Lessinga Recovery Program	973		973	-	181	192	200	200	200	200					
95	Capital Programs - Park	12,156	33	12,189	3,130	1,543	1,671									

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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									Land Burdened
	Approved Budget Jul-11	Admin Project Changes	BOD Proposed Changes	Revised Sep-11	Prior to FY2011	YTD Actual	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Stabilized Revenue	Cash on Cash Return
101	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]													
102	Gifts - Campaign Funded													
103	Main Parade/Pershing Square	30,726		30,726	3,166		1,730	588	24,632	611				
104	Rob Hill Campground	4,000		4,000	3,834	74	166							
105	Trails & Overlooks	16,972		16,972	4,576	1,192	3,395	3,000	2,000	2,000	2,000			
106	Tennessee Hollow - El Polin	2,875		2,875				2,000	875					
107	Tennessee Hollow - East Tributary	6,824		6,824				3,412	3,412					
108														
109	Defense Appropriation Funded													
110	Main Post Historical Waysides	257		257	7	140	250							
111	Bldg 640/641 - Japanese Heritage Ctr	3,289		3,289		156	3,289							
112														
113	Presidio Parkway													
114	Presidio Parkway - MOA	8,625		8,625	1,325	1,291	3,700	1,800	1,800					
115	Wetlands Mitigation	958		958	47		408	276	76	151				
116	Dragonfly Creek Restoration	1,284		1,284			1,150	62	42	30				
117	Presidio Parkway Subtotal	10,866		10,866	1,372	1,291	5,258	2,138	1,918	181				
118	Other													
119	WWII Memorial Site	547		547			69	478						
120	Ft. Scott Bldg 1216	7,000		7,000				7,000						
121	Quartermaster Reach	7,540		7,540			3,259	326	1,155	2,373	427			
122	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	9,500		9,500				677	5,434	3,389				
123	TOTALS	100,396		100,396	12,955	2,853	15,686	20,760	15,382	32,575	3,038			
124	MASTER DEVELOPER PROJECTS													
125	Montgomery Street Barracks (Bldg 100)	14,000		14,000										
126	TOTALS - MASTER DEVELOPER PROJECTS	14,000		14,000										
127														
128	GRAND TOTAL Trust & Outside Funded	413,249	(601)	412,649	137,121	41,883	68,421	55,955	30,160	62,260	23,517	21,214		