

Table 1
THE PRESIDIO TRUST
DETAIL BUDGET - FISCAL YEAR 2011
(Dollars in Thousands)

As of September 30, 2011	FY2009	FY2010	FY2011				
	(1)	(2)	(3)	(4)	(5)	(6)	(7)
	ACTUALS to SEP-30-09	ACTUALS to SEP-30-10	APPROVED BUDGET DEC-10	APPROVED BUDGET SEP-11	ACTUALS to SEP-30-11	ACTUAL VARIANCE FROM PRORATED APPROVED BUDGET DEC-10	
					\$	%	
OPERATING INCOME							
1 Residential - Gross	39,979	38,456	39,319	38,719	38,560	(758)	-1.9%
2 Non-Residential - Gross	19,065	19,289	19,238	20,438	20,505	1,268	6.6%
3 Service District Charge	5,845	5,864	6,147	6,147	6,298	151	2.5%
4 Other:							
5 Inn at the Presidio							
6 Special Events & Venues	1,614	1,450	1,151	1,301	1,374	223	19.3%
7 Reimbursable Contracts	144			334	334	334	
8 Parking	145	308	698	446	454	(244)	-35.0%
9 Utilities	3,858	4,045	4,329	4,166	4,352	24	0.5%
10 Miscellaneous	296	284	388	871	899	512	132.0%
11 Interest Revenue Earned on Investments	35	50	50	50	33	(17)	-33.2%
12 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017	2,017	0	0.0%
13 Subtotal - Operating Income	72,999	71,763	73,335	74,488	74,828	1,492	2.0%
OPERATING EXPENSES							
Outside Operating Expenses							
14 John Stewart - Residential Prop Mngt Direct Exp	2,515	2,285	2,460	2,460	2,452	(8)	-0.3%
15 CBRE - Non-Residential Prop Mngt Direct Exp	615	580	635	635	597	(38)	-5.9%
16 Leasing Commissions & Other Outside Exp	1,440	338	683	683	548	(135)	-19.7%
17 Inn at the Presidio							
18 Presidio Parking Mngt							
19 Residential Housing Discounts	1,405	1,611	1,665	1,434	1,113	(551)	-33.1%
20 Purchased Utilities	5,310	5,709	6,100	5,903	5,530	(570)	-9.4%
21 Insurance Costs	890	944	1,100	875	864	(236)	-21.5%
22 Public Safety	8,993	9,191	9,540	8,940	8,915	(625)	-6.6%
23 Subtotal - Outside Operating Expenses	21,168	20,658	22,183	20,929	20,019	(2,163)	-9.8%
Operating Expenses							
24 Executive Office	994	908	1,022	1,022	1,019	(3)	-0.3%
25 Human Resources	1,069	1,007	1,116	1,093	1,018	(98)	-8.8%
26 Operations/Municipal Services	15,538	16,009	15,669	15,816	15,978	308	2.0%
27 Construction Management Services/COO	1,368	1,383	1,514	1,470	1,478	(35)	-2.3%
28 Planning, Programs, Projects	3,913	4,048	4,198	4,267	4,210	12	0.3%
29 Real Estate Development/Asset Management	1,294	1,376	1,419	1,374	1,400	(20)	-1.4%
30 Finance, Business & Technology Management	5,675	5,826	5,775	5,302	5,428	(347)	-6.0%
31 Public Affairs/Special Events	2,596	2,508	2,540	2,525	2,637	97	3.8%
32 Philanthropy	338	374	527	527	356	(172)	-32.6%
33 General Counsel	2,006	1,875	1,957	2,202	2,296	339	17.3%
34 Discretionary Funds & Contingency			627	765		(627)	-100.0%
35 Cost Savings Initiative							
36 Subtotal - Operating Expenses	34,791	35,314	36,364	36,364	35,820	(544)	-1.5%
37 Debt Service - Treasury Interest	3,017	3,007	3,078	3,078	3,007	(71)	-2.3%
38 Subtotal - Debt Service/RWTP	3,017	3,007	3,078	3,078	3,007	(71)	-2.3%
39 Subtotal - Operating Expense	58,976	58,979	61,624	60,371	58,846	(2,778)	-4.5%
40 NET OPERATING INCOME	14,023	12,784	11,711	14,117	15,982	4,270	36.5%
OTHER INCOME							
41 Appropriation	17,450	23,200	17,500	14,970	14,970	(2,530)	-14.5%
42 Recoveries of Prior Year's Obligations	3,219	2,806	250	2,100	1,962	1,712	684.7%
43 Carryforward - Programmed	5,254	5,549	1,742	1,742	1,742	0	0.0%
44 Carryforward - Unprogrammed	13,781	4,314	902	902	902	(0)	0.0%
45 Special Appropriation		5,300					
46 Appropriation Carryforward		6,487	1,013	1,013	1,013	1	0.0%
47 ROW Payments		24,742	38,511	20,311	38,511	0	0.0%
48 Subtotal - Other Income	39,704	72,398	59,917	41,037	59,100	(817)	-1.4%
49 Amt Avail for Capital Projects & Contingency	53,726	85,182	71,628	55,154	75,081	3,453	4.8%
CAPITAL EXPENSES							
50 Capital Projects - Infrastructure	4,176	3,068	6,118	3,104	2,947	(3,171)	-51.8%
51 Capital Programs - Ongoing	11,564	9,069	8,246	10,072	9,899	1,654	20.1%
52 Capital Programs - Presidio Parkway Requirements	210	2,978	2,101	2,325	2,227	126	6.0%
53 Capital Projects - Discretionary	27,337	65,819	48,785	37,233	38,249	(10,536)	-21.6%
54 Subtotal - Capital Projects	43,287	80,934	65,250	52,735	53,323	(11,928)	-18.3%
OTHER EXPENSES							
55 Environmental Remediation Support	577	594	2,844	1,280	885	(1,959)	-68.9%
56 Debt Service - Treasury Principal							
57 Ft. Scott Special Initiative			579	579	568	(12)	-2.0%
58 Extraordinary One Time Costs			473	473	332	(141)	-29.8%
59 Contingency		(2)	1,468	87	(5)	(1,473)	-100.3%
60 Appropriation Carryforward Contingency			1,013	0		(1,013)	-100.0%
61 Subtotal - Other Expenses	577	592	6,378	2,419	1,780	(4,597)	-72.1%
62 UNEXPENDED FUNDS	9,863	3,656	(0)	(0)	19,978	19,978	
63 Environmental Remediation	8,902	18,641	10,382	12,298	12,062	1,680	16.2%

Table 2
The Presidio Trust
Five Year Construction Plan to FY2016
Actuals As of September 30, 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) Total Project Budget to FY2016			(6) OBLIGATIONS FOR PRIOR & CURRENT FISCAL YEARS			(9) Stabilized Revenue	(10) Land Burdened Cash on Cash Return
	Approved Budget Sep-11	Admin Project Changes	Revised Sep-11	Prior to FY2011	YTD Actual	FY 2011		
2011 Version 8								
1	Buildings to Lease							
2	Bldgs 340-342 - Infantry Terrace	1,846	1,846	522	959	965		
3	Building 2 Renovation							
4	Bldg 3 Rehabilitation	1,128	1,128		1,061	1,116	82	7.0%
5	Bldg 4 Rehabilitation	282	282		255	282		
6	Bldg 682 - Cavalry Barracks	9,058	9,058	7,872	54	47	370	3.8%
7	Bldg 50 (O Club) & Heritage Center	19,376	19,376	14,508	3,286	3,385		
8	Bldg 640-641 (Japanese Heritage Cntr)	749	749	150	141	140		
9	Bldg 99 - Presidio Theatre	906	906	70	0	2		
10	Montgomery Street Barracks (Bldg 100)	376	376	303	62	73	165	9.7%
11	Montgomery Street Barracks (Bldg 101)	13,247	13,247	10,845	952	960	768	5.1%
12	Montgomery Street Barracks (Bldg 102)	110	110	1	91	109		
13	Montgomery Street Barracks (Bldg 103)	13,270	13,270	11,102	960	957	768	5.1%
14	Montgomery Street Barracks (Bldg 105)	17,788	17,788				864	4.4%
15	Inn at the Presidio	11,442	11,442	8,522	1,119	994		
16	PHSH 1808 (Nurse's Qtr)	7,733	7,733	7,338	183	201	702	8.1%
17	PHSH 1801	5,302	(100)	5,202	56	55	425	3.1%
18	PHSH Wyman housing 1809-1815	10,132	10,132	10,096	37	37	754	6.6%
19	PHSH 1805	5	5	5				
20	Thornburgh	615	615	611	1	4		
21	Mason Street Warehouses (Bldgs 1182-1188)	250	250			10		
22	West Crissy 926	330	50	380	318	61	271	24.6%
23	West Crissy 933B	1,254	1,254	855	38	83	34	2.4%
24	West Crissy 920	2,419	2,419	1,639	722	780	210	7.6%
25	West Crissy 934	927	(50)	877	786	91	84	8.4%
26	Fort Scott Bldg 1201 Rehabilitation	3,837	200	4,037	275	3,595	3,594	
27	Fort Scott Bldg 1202 Rehabilitation	6,378	6,378		6,252	6,263		
28	Fort Scott Bldg 1204 Rehabilitation	6,417	6,417		1,418	1,417		
29	Fort Scott Bldg 1216 Rehabilitation	318	318		298	318		
30	Fort Scott Site Design	451	451		100	100		
31	Bldg 1242	535	535	46	325	451		
32	Reclaimed Water Plant	625	625	385	164	140		
33	Subtotal - Buildings to Lease	137,105	100	137,205	81,396	22,175	22,635	
34	Other Projects							
35	Parking/Landscape - PHS 1805 & 1808	4,183	27	4,211	3,939	245	272	
36	West Crissy Streetscape/Parking	3,983	3,983	2,089	25	27		
37	Mid Crissy Streetscape	894	894	0		0		
38	Mid Crissy Planning	258	258		10	14		
39	Montgomery St. Landscape	3,387	3,387	312	534	536		
40	Non-Res Parking Program	1,859	1,859	499	261	264		
41	Portola Residential Landscaping	1,350	1,350	1,070	280	280		
42	Infantry Terrace Landscaping	2,930	2,930	1,375	988	1,027		
43	MacArthur Hardscaping	249	249		248	249		
44	Bldg 314 - Communication Tower	77	77	46	31	30		
45	Joint Visitor Center Study with NPS	200	200	15	190	185		
46	Subtotal - Other Projects	19,370	27	19,397	9,344	2,812	2,885	
47	Park Projects (Excludes Gift Funded Share)							
48	Ball Fields (Pop Hicks, Paul Goode)	283	283		99	115		
49	Marine Cemetery Commem.	382	382	0	325	354		
50	Trails/Overlooks/Crissy Overlk	1,575	1,575	937	237	242		
51	Dragonfly Creek Restoration	592	592	366	21	43		
52	Tennessee Hollow	2,361	2,361	1,597	525	571		
53	Playground Upgrades (safety)	1,057	1,057	287	7	7		
54	Landscape Restoration of Remediation Sites	4,426	(4)	4,421	834	610	661	
55	Presidio Wall Preservation	230	230	224	6	6		
56	El Presidio Landscape Improvements	277	277	2	217	245		
57	MPG Greening Project	6,202	6	6,208	3,261	1,382	1,392	
58	MPG Anza Esplanade	115	115		36	39		
59	Presidio Standard Site Signage	500	500		264	268		
60	Rob Hill Campground	649	649	635	13	14		
61	Subtotal - Park Projects	18,649	2	18,651	8,144	3,741	3,958	
62	Main Post Revitalization							
63	Main Post Backbone & Electrical Reliability	2,023	2,023	1,499	517	523		
64	Building 93 - Reconfigure for Public Use	2,120	2,120					
65	Main Post Parking (Street)	429	429		44	149		
66	Bldgs 385-Demo (Herbst Hall)	171	171	16	66	66		
67	Parking Lot - Moraga - 230 Spaces	3,836	3,836	32	8	9		
68	Relocate Trust (to 220)							
69	Main Post Coordination	1,239	1,239	636	302	382		
70	Main Post SEIS	2,429	2,429	2,194	234	234		
71	Parking- Taylor St. 141 Spaces	2,464	2,464	344	1,573	1,693		
72	Subtotal - Main Post Revitalization	14,711	14,711	4,722	2,745	3,057		
73	Presidio Parkway Requirements							
74	Main Bluff Parking - 228 Spaces	4,194	4,194	56				
75	Arch/Ed Center (Bldg 44, 47, 48, 49)	3,254	3,254	1,655	1,590	1,599		
76	Tenant Relocation	1,110	1,110	924	(37)			
77	Armistead Road	150	150	1	5	6		
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	324	346		
81	CNG Station/Bus Yard	1,000	1,000	32	244	258		
82	Presidio Parkway Restoration	3,000	3,000	25	0			
83	Subtotal -Presidio Parkway Requirements	13,645	13,645	3,168	2,227	2,325		
84	Infrastructure							
85	Infrastructure Pool (general)	13,867	159	14,026	1,180	2,085	2,144	
86	Thornburgh Util Backbone	2,039	2,039	56	77	100		
87	Public Website Improvements	450	450		449	450		
88	Data Center Virtualization	503	503	353	6	6		
89	Systems Integration	2,970	2,970	946	265	284		
90	Technology Equipment Lifecycle Repl	1,560	1,560	269	65	120		
91	Microsoft Three Year License Renewals	790	790	290				
92	Subtotal - Infrastructure	22,179	159	22,338	3,094	2,947	3,104	
93	Baker Beach Housing Repairs & Habitat Restoration	11,438	11,438	788	6,775	6,772		
94	Lessinga Recovery Program	973	973					
95	Capital Programs - Park	12,189	94	12,283	3,215	1,658	1,680	
96	Capital Programs - Operations	13,490	25	13,515	2,787	2,467	2,664	
97	Capital Programs - Preventative & Cyclic Maint.	19,146	12	19,158	3,620	3,392	3,405	
98	Capital Programs - Residential Housing Turns	15,358	(2)	15,356	4,066	2,383	2,369	
99	Subtotal - Cap Prgms & Baker Beach Housing	72,593	130	72,723	14,477	16,675	16,889	
100	TOTAL	298,252	418	298,670	124,346	53,323	54,854	

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	(1)	(2)	(3)	(6) OBLIGATIONS FOR PRIOR & CURRENT FISCAL YEARS -----			(9)	(10)
	Total Project Budget to FY2016			Prior to FY2011	YTD Actual	FY 2011	Stabilized Revenue	Land Burdened Cash on Cash Return
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2011 Version 8								
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				
104 Rob Hill Campground	4,000		4,000	3,834	74	166		
105 Trails & Overlooks	16,972		16,972	4,576	1,195	3,395		
106 Tennessee Hollow - El Polin	2,875		2,875					
107 Tennessee Hollow - East Tributary	6,824		6,824					
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		2,800	3,289		
113 Presidio Parkway								
114 Presidio Parkway - MOA	8,625		8,625	1,325	1,468	3,700		
115 Wetlands Mitigation	958		958	47		408		
116 Dragonfly Creek Restoration	1,284		1,284			1,150		
117 Presidio Parkway Subtotal	10,866		10,866	1,372	1,468	5,258		
118 Other								
119 WWII Memorial Site	547		547			69		
120 Ft. Scott Bldg 1216	7,000		7,000					
121 Quartermaster Reach	7,540		7,540			3,259		
122 Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	9,500		9,500					
123 TOTALS	100,396		100,396	12,955	5,677	15,686		
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	412,649	418	413,066	137,301	58,999	70,540		