

**Table 1
THE PRESIDIO TRUST
DETAIL BUDGETS
DETAIL BUDGETS - FISCAL YEARS 2011 Thru 2013
(Dollars in Thousands)**

	FY2011	FY 2012							FY 2013			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(8a)	(9)	(10)	
	ACTUALS to SEP-30-11	APPROVED BUDGET DEC-11	APPROVED BUDGET MAY-12	CURRENT FORECAST FY 2012	ACTUALS to JUN-30-12	ACTUAL VARIANCE FROM PRORATED APPROVED BUDGET DEC-11 \$	%	APPROVED BUDGET MAY-12	CURRENT FORECAST FY 2013	VARIANCE FROM FY13 CURRENT FORECAST \$	%	
For the Quarter Ending June 30, 2012 (75% of Fiscal Year 2012)												
OPERATING INCOME												
1 Residential - Gross	38,560	40,050	40,390	41,040	30,457	420	1.4%	42,376	42,940	564	1.3%	
2 Non-Residential - Gross	18,586	18,103	18,188	18,400	14,138	561	4.1%	19,333	19,425	92	0.5%	
3 Hospitality Management												
4 Inn at the Presidio	0	546	922	922	474	64	15.7%	1,501	1,869	368	24.5%	
5 Meetings & Events	1,146	1,100	1,031	1,031	728	(97)	(11.7%)	1,921	1,861	(60)	(3.1%)	
6 Golf Course	6,564	6,873	7,273	7,667	5,409	254	4.9%	7,126	7,849	723	10.1%	
7 Subtotal Hospitality Management	7,710	8,519	9,226	9,620	6,611	222	3.5%	10,549	11,580	1,031	9.8%	
8 Municipal Services												
9 Service District Charge	6,298	6,692	6,677	6,677	4,977	(42)	(0.8%)	6,787	6,801	14	0.2%	
10 Parking & Transportation	454	1,030	1,030	1,488	885	112	14.5%	1,420	1,927	507	35.7%	
11 Utilities	4,352	5,032	5,601	5,601	3,940	166	4.4%	6,365	6,247	(118)	(1.9%)	
12 Permitting	334	0	0	0	0	0		0	209	209		
13 Subtotal Municipal Services	11,439	12,754	13,308	13,766	9,801	236	2.5%	14,572	15,184	612	4.2%	
14 Park Programs	228	200	269	269	181	31	20.6%	269	269	0	0.0%	
15 Ft. Scott	0	0	0	0	0	0		0	0	0		
16 Other Income	899	464	330	209	157	(191)	(54.9%)	494	200	(294)	(59.5%)	
17 Subtotal - Operating Income	77,422	80,090	81,711	83,304	61,345	1,278	2.1%	87,592	89,598	2,005	2.3%	
PROGRAM SERVICES - Park Projects & Programming												
18 Planning & Design/Management	885	1,293	1,138	1,331	708	262	27.0%	2,211	2,115	(96)	(4.3%)	
19 Programs/Other Park Projects	5,591	4,851	4,876	4,398	3,280	359	9.9%	4,539	3,834	(705)	(15.5%)	
20 Special Park Uses	0	0	633	659	135	(135)		633	1,067	434	68.5%	
21 Philanthropy	356	373	263	253	226	54	19.2%	483	476	(6)	(1.3%)	
22 Subtotal Park Projects & Programming	6,832	6,517	6,910	6,640	4,348	539	11.0%	7,867	7,493	(374)	(4.8%)	
OPERATING EXPENSES												
23 Residential												
24 John Stewart - Residential Property Mngt Fee	643	643	643	643	643	(161)	(33.3%)	675	688	13	1.9%	
25 John Stewart - Residential Operations	1,809	1,828	1,828	1,828	1,776	(405)	(29.5%)	1,678	1,598	(80)	(4.8%)	
26 Residential Housing Discounts	1,113	1,345	1,275	1,256	837	171	17.0%	1,323	1,499	176	13.3%	
27 Asset Management	247	753	813	845	254	310	54.9%	701	787	86	12.3%	
28 Building Maintenance	5,418	3,068	3,068	5,559	2,850	(549)	(23.9%)	3,116	5,577	2,461	79.0%	
29 Cyclic Maintenance & Upgrades	440	427	400	435	157	163	51.0%	775	851	76	9.8%	
30 Utilities/Other			0	150	575	(575)						
31 Subtotal Residential	9,670	8,063	8,027	10,717	7,092	(1,045)	(17.3%)	8,268	11,000	2,732	33.0%	
32												
33 Non-Residential												
34 CBRE - Non-Residential Property Mngt Fee	150	150	150	150	150	(38)	(33.3%)	150	150	0	0.0%	
35 CBRE - Non-Residential Operations	831	756	756	756	427	140	24.8%	666	666	0	0.0%	
36 Leasing Commissions & Other Outside Exp	164	385	565	70	205	83	28.9%	385	344	(41)	(10.7%)	
37 Asset Management	0	610	610	610	589	(131)	(28.7%)	595	733	138	23.1%	
38 Real Estate Development & Leasing	1,153	604	604	572	152	301	66.4%	645	388	(257)	(39.9%)	
39 Building Maintenance	0	3,068	3,068	614	138	2,163	94.0%	3,091	620	(2,471)	(80.0%)	
40 Cyclic Maintenance & Upgrades	434	393	63	63	34	260	88.4%	119	115	(3)	(2.9%)	
41 Utilities/Other			330	180	1,300	(1,300)				348		
42 Subtotal Non-Residential	2,732	5,966	6,146	3,015	2,996	1,479	33.0%	5,650	3,363	(2,287)	(40.5%)	
43												
44 Hospitality Management												
45 Inn at the Presidio	0	733	900	905	901	(351)	(63.8%)	1,323	1,747	424	32.0%	
46 Meetings & Events	1,459	1,512	925	865	805	329	29.0%	1,285	1,214	(71)	(5.5%)	
47 Golf Course Property Management	214	214	232	245	172	(11)	(6.9%)	232	252	19	8.3%	
48 Golf Course Operations	4,431	4,816	4,986	5,415	3,707	(95)	(2.6%)	4,986	5,736	750	15.0%	
49 Utilities/Other				240	359	(359)				0		
50 Subtotal Hospitality Management	6,104	7,275	7,044	7,670	5,943	(487)	(8.9%)	7,827	8,949	1,122	14.3%	
51												
52 Municipal Services												
53 Parking & Transportation Management	1,345	1,227	1,228	1,228	519	402	43.7%	975	1,432	457	46.9%	
54 Police, Fire, & Other Common Services	14,244	13,184	12,954	12,931	13,185	(3,297)	(33.3%)	12,788	15,799	3,011	23.5%	
55 Grounds & Roadways	4,907	5,021	5,021	5,021	2,827	938	24.9%	4,882	1,357	(3,525)	(72.2%)	
56 Utilities/Other	7,687	8,107	8,181	8,188	4,843	1,237	20.3%	8,423	8,413	(11)	(0.1%)	
57 Permitting	0	266	266	266	69	130	65.3%	266	274	8	3.1%	
58 Subtotal Municipal Services	28,183	27,804	27,649	27,633	21,443	(589)	(2.8%)	27,334	27,275	(59)	(0.2%)	
59												
60 Ft. Scott												
61 Ft. Scott Special Initiative	568	400	562	562	300	0	0.1%	602	593	(9)	(1.5%)	
62 Subtotal - Operating Expenses	47,257	49,509	49,428	49,597	37,774	(643)	-1.7%	49,681	51,180	1,499	3.0%	
OVERHEAD EXPENSES												
63 Executive Office	1,019	1,152	1,448	1,352	898	(34)	(3.9%)	1,355	921	(434)	(32.0%)	
64 COO Office	1,478	1,966	1,973	1,981	640	835	56.6%	1,239	1,227	(12)	(1.0%)	
65 Human Resources	1,018	1,098	1,178	1,092	819	4	0.5%	946	1,043	97	10.2%	
66 Accounting/Financial Planning	2,960	2,451	2,610	2,610	1,724	114	6.2%	2,596	2,659	63	2.4%	
67 Procurement/Contracting	830	1,004	999	999	559	194	25.7%	796	817	21	2.7%	
68 Technology	1,716	2,063	1,824	1,824	996	552	35.7%	1,637	1,724	87	5.3%	
69 External Affairs	1,177	1,144	1,129	1,104	647	211	24.6%	762	1,192	430	56.4%	
70 General Counsel/Compliance	2,296	2,246	1,996	1,996	1,338	346	20.6%	1,771	1,769	(2)	(0.1%)	
71 Utilities/Other			131	166	1,406	(1,406)				296		
72 Subtotal Overhead Expenses	12,495	13,123	13,289	13,123	9,027	816	8.3%	11,400	11,850	450	3.9%	
73 Discretionary Funds & Contingency	0	264	89	40	0	198	100.0%	687	861	174	0	
74 Total Expenses	66,584	69,413	69,715	69,400	51,149	911	1.8%	69,635	71,383	1,748	2.5%	
75 Contribution to the Park [Net Operating Income]	10,837	10,677	11,996	13,903	10,197	2,189	27.3%	17,957	18,214	257	1.4%	
OTHER INCOME												
76 Interest Revenue Earned on Investments	33	50	50	20	13	(25)	(66.2%)	50	50	0	0.0%	
77 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017	1,510	(3)	(0.2%)	2,017	2,017	0	0.0%	
78 Recoveries of Prior Years' Obligations	1,962	350	1,054	2,687	583	233	66.6%	350	1,000	650	185.7%	
79 Appropriation	14,970	12,000	12,000	12,000	11,981	(19)	(0.2%)	0	0	0		
80 Special Use Appropriation	1,013	0	0	0	0	0						
81 Carryforward - Programmed	1,742	18,455	18,455	18,455	18,455	0	0.0%	6,134	12,234	6,100	99.4%	
82 Carryforward - Unprogrammed	902	1,523	1,523	1,523	1,523	0	0.0%	1,000	1,000	0	0.0%	
83 ROW Payments	38,511	0	0	3,450	0	0		3,450	0	(3,450)	(100.0%)	
84 Mountain Lake Settlement & Pipeline Repair			9,700	9,700	9,700	9,700						
85 Remediation Program Reimbursement			2,130	2,407	1,761	1,761		19,671	25,524	5,853	29.8%	
86 United States Army Remediation Funding	12,062	309	309	309	309	0	0.0%	0	0	0		
87 Subtotal - Other Income	73,212	34,704	47,238	52,568	45,835	11,647	34.1%	32,672	41,825	9,153	28.0%	
OTHER EXPENSES												
88 Debt Service - Treasury Principal & Interest	3,007	3,007	3,017	3,017	756	1,499	66.5%	3,017	3,017	0	0.0%	
89 Extraordinary One Time Costs	332	420	548	548	13	302	95.8%	400	420	20	5.0%	
90 Subtotal - Other Expenses	3,339	3,427	3,565	3,565	769	1,801	70.1%	3,417	3,437	20	0.6%	
91 Amt Available for Capital Projects	80,711	41,954	55,669	62,907	55,262	15,638	39.5%	47,212	56,602	9,390	19.9%	
CAPITAL PROJECT EXPENSES												
92 Residential Real Estate	12,912	10,995</										

Table 2
The Presidio Trust
Five Year Construction Plan to FY2017
Actuals As of June 30, 2012

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

(Dollars in Thousands)

	Total Project Budget to FY2017				Proprietary ITD Actual	% of Actual to Revised Budget	ESTIMATE OF OBLIGATIONS BY YEAR							Stabilized Revenue	Land Burdened Cash on Return
	Approved Budget May-12	Admin Project Changes	BOD Proposed Changes	Revised Sep-12			Prior to FY2012	YTD Actual	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016		
1 Residential Real Estate Projects															
2 Bldgs 340-342 - Infantry Terrace	1,820			1,820	1,773	97.4%	1,481	324	340						
3 Bldg 514 Simonds Loop		150		150					150						
4 Bldg 1332 Renovation	62			62	37	59.8%	35	2	27						
5 Residential Unit Turns	10,100	81		10,181	1,605	15.8%	558	1,158	1,512	1,555	1,586	1,618	1,651	1,700	
6 Cyclic & Preventive Maintenance	7,783	1,351		9,134	1,043	11.4%	354	715	1,215	1,451	1,480	1,509	1,539	1,586	
7 ADA Upgrades	2,296	(25)		2,271	894	39.4%	624	280	265	265	270	276	281	290	
8 Baker Beach Housing Repairs	15,438	13		15,451	7,047	45.6%	7,556	5,758	6,886	1,009					
9 Residential Housing	13,000			13,000										13,000	
10 Subtotal - Residential Real Estate Projects	50,499	1,570		52,069	12,398	23.8%	10,608	8,236	10,394	4,280	3,336	3,403	3,471	16,575	
11 Non-Residential Real Estate Projects															
12 Bldg 2 Renovation															
13 Bldg 3 Rehabilitation	1,076			1,076	1,027	95.4%	1,061	5	15					82	7.3%
14 Bldg 4 Rehabilitation	282			282	259	91.9%	252	17	30					78	8.9%
15 Bldg 387 ADA Upgrades	54			54	53		43	10	11						
16 Bldg 644 Warehouse	400			400				14	145	255				146	15.6%
17 Bldg 63 YMCA	300			300									300		
18 Bldg 682 - Cavalry Barracks	97			97	56		44	12	53						
19 Bldg 640-641 (Japanese Heritage Cntr)	771			771	347	45.0%	234	187	376	160					
20 Bldg 99 - Presidio Theatre	906			906	70	7.7%	70		2				835		
21 Montgomery Street Barracks (Bldg 100)	370			370	369	99.7%	365	4	5					165	9.7%
22 Montgomery Street Barracks (Bldg 101)	1,450			1,450			0	66	1,450					900	5.1%
23 Montgomery Street Barracks (Bldg 102)	12,610			12,610	95	0.8%	93	3	17	700	11,800			430	2.4%
24 Montgomery Street Barracks (Bldg 103)	2,900	150		3,049				2,941	3,049						
25 Montgomery Street Barracks (Bldg 105)	16,000			16,000						4,650	11,350			430	1.9%
26 PHS 1808 (Nurse's Qtr)	7,733			7,733	7,524	97.3%	7,520	4	213					708	8.1%
27 PHS 1805	171			171	5	3.0%	5	0	166					64	20.8%
28 Bldg 1051 - Office Space		100		100					100						
29 Bldg 1162 - Office Space		50		50					50						
30 Mason Street Warehouses (Bldgs 1182-1188)	450			450	13	2.9%		70	250	200				1,900	45.6%
31 West Crissy Bldg 933B	893			893	893	100.0%	893	(0)						30	2.9%
32 West Crissy Bldg 934	825			825	825	100.0%	822	3	3					84	8.9%
33 West Crissy Bldg 937	2,100			2,100					2,100					398	14.1%
34 Cyclic & Preventive Maintenance	3,818	(1,779)		2,039	1,548	75.9%	176	171	541	254	259	264	269	277	
35 Girard Road Corridor	250			250					250						
36 Presidio Parkway Tenant Relocations	855			855	817	95.5%	780	37	75						
37 Bldg 1242	535			535	144	26.9%	371	115	164						
38 Subtotal - Non-Residential Real Estate Projects	54,846	(1,479)		53,366	14,045	26.3%	12,730	3,656	6,964	3,669	16,709	11,914	1,104	277	
39 Park Projects (Excludes Gift Funded Share)															
40 Marine Cemetery Commem.	382			382	329	86.1%	325	17	57						
41 Designed Landscapes	2,289			2,289					200	415	415	415	415	428	
42 Bldg 210 Visitors Center	200			200					200						
43 Montgomery St. Landscape	3,387			3,387	999	29.5%	846	217	1,144	368			1,030		
44 Ball Fields (Pop Hicks, Paul Goode)	283			283	172	60.8%	99	86	184						
45 MPG Greening Project	4,926			4,926	4,691	95.2%	4,636	132	290						
46 MPG Anza Esplanade	75			75	38	50.7%	36	2	39						
47 Infantry Terrace Landscaping	2,641			2,641	2,441	92.4%	2,349	92	292						
48 Gorgas Warehouses ADA	371			371	367		367	(0)	5						
49 Presidio Parkway Restoration	26			26	26	99.6%	26								
50 Arch/Ed Center (Bldg 44, 47, 48, 49)	3,254			3,254	3,227	99.2%	3,245	8	9						
51 Dragonfly Creek Restoration	592	(134)		458	365	79.7%	387	16	71						
52 Restoration of Remediation Sites		3,448		3,448	1,254	36.4%	1,142	333	436	771	816	284			
53 Playground Upgrades (safety)	8			8	9		7	3	1						
54 El Presidio Landscape Improvements	256			256	27	10.4%	219	11	37						
55 Tennessee Hollow / Quartermaster Reach	4,666			4,666	992	21.3%	955	105	261			3,450			
56 Trails/Overlooks/Crissy Overlook	1,575			1,575	1,294	82.1%	1,173	123	221	80	101				
57 Public Website Improvements	479			479	468	97.7%	449	21	30						
58 Bldg 50 (O Club) & Heritage Center	26,014		325	26,343	7,828	29.7%	17,718	1,263	4,452	4,173					
59 Park Programs Preservation Maintenance	384	59		443	270	61.1%	216	107	227						
60 Subtotal - Park Projects	51,812	3,373	325	55,510	24,795	44.7%	34,193	2,538	7,955	6,007	1,332	4,149	1,446	428	
61 Municipal Services															
62 Stilwell Hall Streetscape/Parking	2,136			2,136	2,078	97.3%	2,074	4	62						
63 Mid Crissy Streetscape	894			894	0	0.0%	0	0	894						
64 Non Res Parking (Capital Equipment)	1,691			1,691	929	54.9%	759	330	351	258	322				
65 Reclaimed Water Plant	625			625	471	75.4%	525	0	99						
66 Main Post Parking (Street)	229	(21)		208	53	25.4%	44	17	25	139					
67 Parking Lot - Moraga - 230 Spaces	41			41	40	98.9%	40	0	1						
68 Parking- Taylor St.	2,464			2,464	2,097	85.1%	1,911	526	553						
69 Main Bluff Parking - 228 Spaces	4,194			4,194	56	1.3%	56					2,068	2,070		
70 Armistead Road Traffic Calming	6			6	6	99.9%	6								
71 CNG Station/Bus Yard	1,000			1,000	287	28.7%	275	40	60		195	470			
72 PresidioGo Shuttles	41			41				40	41						
73 Infrastructure Pool (general)	12,908			12,908	591	4.6%	190	847	2,017	2,016	2,076	2,138	2,203	2,269	
74 Utility Substation 107	1,883			1,883									1,173	710	
75 Mountain Lake Overflow	1,600			1,600	2	0.1%			200	200	1,200				
76 Thornburgh Utility Backbone	2,778			2,778	128	4.6%	134							2,644	
77 Subtotal - Municipal Services	32,489	(21)		32,468	6,737	20.7%	6,014	1,805	3,410	2,474	4,826	2,608	5,443	7,693	
78 Ft. Scott															
79 Fort Scott Bldg 1201 Rehabilitation	4,498			4,498	3,784	84.1%	3,870	551	628						
80 Fort Scott Bldg 1202 Rehabilitation	9,903			9,903	996	10.1%	6,217	2,122	2,804	882					
81 Fort Scott Bldg 1204 Rehabilitation	12,816			12,816	303	2.4%	1,285	(976)	(968)			11,000	1,500		
82 Fort Scott Bldg 1216 Rehabilitation	135			135	97	71.9%	117	13	18						
83 Fort Scott Site Improvements	363			363	178	48.9%	99	107	264						
84 Subtotal - Ft. Scott	27,715			27,715	5,357	19.3%	11,587	1,817	2,746	882			11,000	1,500	
85 Hospitality Management															
86 Building 93 - Reconfigure for Public Use	0			0											
87 Bldg 130 Interfaith Chapel	500			500				130	370						
88 Bldgs 101/103/215 Restaurants	1,200			1,200					600	600					
89 System Integration - Hospitality	80			80	80	100.0%		80							
90 Bldg 51 Funston Avenue House	500		636	1,136											

Table 2
The Presidio Trust
Five Year Construction Plan to FY2017
Actuals As of June 30, 2012

(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

	Total Project Budget to FY2017				Proprietary		ESTIMATE OF OBLIGATIONS BY YEAR							Land Burdened		
	(1)	(2)	(2a)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Approved Budget May-12	Admin Project Changes	BOD Proposed Changes	Revised Sep-12	ITD Actual	% of Actual to Revised Budget	Prior to FY2012	YTD Actual	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	Stabilized Revenue	Cash on Return
102	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]															
103	Funding Source Secured															
104	Defense Appropriation Funded															
105	257			257	147	57.3%	147	5	110							
106	Bldg 640/641 - Japanese Heritage Ctr	3,293	36	3,329	638	92.8%	3,090	240	239							
107	Subtotal - Defense Appropriation Funded	3,550	36	3,586	785	90.3%	3,237	245	349							
108	Other															
109	Quartermaster Reach	7,540		7,540					3,200	250	4,090					
110	East Arm Mountain Lake	1,000		1,000					1,000							
111	Tennessee Hollow - YMCA Reach	2,500		2,500					2,000	500						
112	Tennessee Hollow - El Polin	1,875		1,875				1,450	425							
113	Rob Hill Campground	4,000		4,000	3,367		3,905	2	95							
114	Trails & Overlooks	10,548		10,548	1,600		5,771	166	1,330	1,740	1,189	518				
115	Subtotal - Other	27,463		27,463	4,967		9,676	168	2,875	8,365	1,939	4,608				
116	Total - Funding Source Secured	31,013	36	31,049	5,752	31.2%	12,913	412	3,225	8,365	1,939	4,608				
117	Presidio Parkway															
118	Presidio Parkway - Reimbursements	8,507	3,669	12,176	4,361	28.6%	3,485	980	3,291	1,800	1,800	1,800				
119	Wetlands Mitigation	0		0												
120	Dragonfly Creek Restoration	342		342					270	42	30					
121	Subtotal - Presidio Parkway	8,849	3,669	12,518	4,361	28.2%	3,485	980	3,561	1,842	1,830	1,800				
122	Future Funding															
123	WWII Memorial Site	547		547					547							
124	Main Parade/Pershing Square	9,161		9,161	661	7.2%	661				8,500					
125	Tennessee Hollow - East Tributary	6,100		6,100							6,100					
126	Presidio Exchange	8,000		8,000					8,000							
127	Central Tributary	4,000		4,000									4,000			
128	MacArthur Meadow	4,100		4,100						4,100						
129	Main Post Bluff	8,000		8,000								8,000				
130	Trails & Overlooks	3,550		3,550						2,550	1,000					
131	Historic Fort Scott Bldg	12,000		12,000					12,000							
132	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)															
133	Subtotal - Future Funding	55,457		55,457	661	1.2%	661		12,000	8,547	6,650	15,600	12,000			
134	TOTALS - OUTSIDE FUNDED	95,320	3,705	99,025	10,774	60.5%	17,059	1,393	18,785	18,754	10,419	22,008	12,000			
135	MASTER DEVELOPER PROJECTS															
136	Ball Fields	9,500		9,500												
137	Main Post Lodge	60,000		60,000												
138	Thornburgh	60,000		60,000												
139	TOTALS - MASTER DEVELOPER PROJECTS	129,500		129,500												
140																
141	GRAND TOTAL Trust & Outside Funded	459,914	7,148	1,511	468,573		86,015	21.2%	102,460	21,587	53,548	38,520	38,474	44,341	34,981	26,748