

Table 1
THE PRESIDIO TRUST
DETAIL BUDGETS - FISCAL YEARS 2011 Thru 2018
(Dollars in Thousands)

	FY2011	FY 2012	FY 2013						FY 2014			FY 2015	FY 2016	FY 2017	FY 2018
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(9a)	(9b)	(10)	(11)	(12)	(13)
	ACTUALS to SEP-30-11	ACTUALS to SEP-30-12	APPROVED BUDGET NOV-12	APPROVED BUDGET MAY-13	CURRENT FORECAST FY 2013	ACTUALS to MAR-31-13	ACTUAL VARIANCE FROM PRORATED APPROVED BUDGET NOV-12		PROPOSED BUDGET FY 2014	BUDGET GROWTH OVER CURRENT FORECAST FY2013		PROPOSED BUDGET FY 2015	PROPOSED BUDGET FY 2016	PROPOSED BUDGET FY 2017	PROPOSED BUDGET FY 2018
							\$	%		\$	%				
1 Business Operations															
2 Residential															
3 Gross Income	38,560	41,149	42,940	43,622	43,622	21,970	500	2.3%	45,647	2,025	4.6%	47,234	48,998	50,668	52,385
4 Operating Expense	9,670	10,120	11,001	11,030	11,030	7,936	(2,436)	(44.3%)	11,350	(319)	(2.9%)	11,976	12,265	12,484	12,447
5 Allocated Overhead	1,294	1,473	1,414	1,391	1,380	96	611	86.4%	1,424	(44)	(3.2%)	1,346	1,292	1,303	1,320
6 Net Income	27,596	29,556	30,526	31,201	31,212	13,938	(1,325)	(8.7%)	32,874	1,662	5.3%	33,912	35,440	36,881	38,618
7 Non-Residential															
8 Gross Income	18,586	19,007	19,425	19,053	19,053	9,876	164	1.7%	20,079	1,026	5.4%	22,081	22,662	22,396	23,354
9 Operating Expense	2,732	3,697	3,378	3,378	3,378	2,804	(1,115)	(66.0%)	3,715	(337)	(10.0%)	3,784	3,853	3,958	4,066
10 Allocated Overhead	396	451	433	426	423	30	186	86.0%	436	(13)	(3.2%)	412	396	399	404
11 Net Income	15,457	14,859	15,614	15,249	15,252	7,042	(765)	(9.8%)	15,928	675	4.4%	17,885	18,413	18,038	18,884
12 Hospitality															
13 Gross Income	7,710	9,923	11,580	11,762	11,762	5,043	184	3.8%	12,523	761	6.5%	13,825	15,600	16,064	17,355
14 Operating Expense	6,104	8,535	8,949	9,149	9,149	6,169	(1,694)	(37.9%)	9,374	(226)	(2.5%)	9,909	10,131	10,465	10,806
15 Allocated Overhead	1,074	1,222	1,173	1,153	1,145	76	510	87.1%	1,181	(36)	(3.2%)	1,116	1,072	1,081	1,095
16 Net Income	532	166	1,458	1,460	1,469	(1,202)	(1,000)	496.7%	1,968	499	34.0%	2,800	4,397	4,518	5,455
17 Net Income from Business Ops	43,586	44,580	47,598	47,910	47,933	19,778	(3,090)	(13.5%)	50,769	2,836	5.9%	54,596	58,250	59,438	62,956
18 Park Services															
19 Gross Income	11,439	13,257	15,184	15,385	15,385	7,524	(68)	(0.9%)	16,420	1,035	6.7%	17,829	18,396	19,007	19,643
20 Operating Expense	28,183	25,348	27,275	27,974	27,668	13,118	(47)	(0.4%)	27,747	(79)	(0.3%)	28,431	29,189	30,004	30,750
21 Allocated Overhead	3,247	3,695	3,546	3,488	3,462	243	1,530	86.3%	3,571	(109)	(3.2%)	3,376	3,242	3,269	3,310
22 Net Expense	(19,991)	(15,786)	(15,637)	(16,077)	(15,745)	(5,836)	1,416	(19.5%)	(14,898)	846	(5.4%)	(13,978)	(14,035)	(14,266)	(14,417)
23 Public Programs & Outreach															
24 Gross Income (Community Programs, Fort Scott)	228	276	269	299	299	263	129	95.7%	469	170	56.9%	577	796	820	844
25 Park Programs	5,591	4,926	3,670	3,899	3,899	3,128	(1,293)	(70.5%)	4,686	(787)	(20.2%)	4,725	4,971	5,024	5,156
26 Community Events	-	254	1,067	959	959	281	253	47.4%	1,109	(149)	(15.6%)	1,117	1,126	1,137	1,149
27 NCSIL Leadership Program Support	568	530	593	593	593	382	(86)	(28.9%)	958	(365)	(61.7%)	980	1,086	1,118	1,151
28 Public Outreach/Communications	1,177	1,104	1,192	1,527	1,527	550	46	7.7%	2,378	(851)	(55.7%)	2,436	2,456	2,482	2,508
29 Allocated Overhead	844	961	922	907	900	61	400	86.8%	929	(28)	(3.2%)	878	843	850	861
30 Net Expense	(7,953)	(7,500)	(7,175)	(7,586)	(7,579)	(4,138)	550	(15.3%)	(9,590)	(2,011)	26.5%	(9,559)	(9,685)	(9,792)	(9,980)
31 Other Income and Expense															
32 Other Income (Programs, other)	899	57	200	50	50	17	(83)	(82.7%)	50	-	0.0%	200	200	200	200
33 Fundraising expense	356	252	476	476	476	99	139	58.4%	982	(505)	(106.1%)	988	1,495	1,505	1,515
34 Net Expense	543	(195)	(276)	(426)	(426)	(82)	56	(40.8%)	(932)	(505)	118.5%	(788)	(1,295)	(1,305)	(1,315)
35 Totals															
36 Total Income	77,422	83,669	89,598	90,171	90,171	44,695	826	1.9%	95,187	5,016	5.6%	101,745	106,653	109,154	113,782
37 Total Expense	61,237	62,570	65,088	66,350	65,988	34,972	(2,994)	(9.4%)	69,838	(3,850)	(5.8%)	71,474	73,417	75,079	76,537
38 Operating Surplus Available for Capital Investments (NOI)	16,185	21,099	24,509	23,821	24,183	9,723	(2,168)	(18.2%)	25,349	1,166	4.8%	30,271	33,235	34,075	37,244
39 Additional Funds Available (less debt obligations)	69,873	48,452	47,845	38,619	38,619	24,819	(897)	(3.7%)	19,550	19,069	49.4%	547	912	(2,462)	(2,416)
40 Total Funds Available for Investments (including remediation)	86,058	69,551	72,355	62,440	62,803	34,542	(3,065)	(8.6%)	44,899	20,235	32.2%	30,818	34,147	31,614	34,829
41 Overhead Allocated to Capital Investments	5,347	6,086	5,841	5,745	5,701	395	2,526	86.5%	5,882	(180)	(3.2%)	5,560	5,340	5,384	5,452
42 Capital Projects - Total (less allocated overhead, incl. remediation & contingency)	60,733	44,223	62,371	56,695	55,922	10,367	20,818	66.8%	39,018	16,905	30.2%	25,258	28,807	26,229	29,376
43 Forward Year Park Funding	19,977	19,242	4,143	0	1,179	23,780	22,073		0	(1,179)		0	0	0	0
44 Treatment of Trust Overhead															
45 Overhead (Trust total)	12,203	13,888	13,328	13,110	13,010	901	5,763	86.5%	13,422	(411)	(3.2%)	12,687	12,185	12,286	12,442
46 % of Overhead Allocated to Op Budget = 56% (Op as a % of total Trust expense)	6,855	7,802	7,487	7,365	7,309	506	3,238	86.5%	7,540	(231)	(3.2%)	7,127	6,845	6,902	6,990
47 % of Overhead Allocated to Cap Budget = 44% (Cap as a % of total Trust expense)	5,347	6,086	5,841	5,745	5,701	395	2,526	86.5%	5,882	(180)	(3.2%)	5,560	5,340	5,384	5,452

Table 2
The Presidio Trust
Five Year Construction Plan to FY2018
Actuals As of March 31, 2013
(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)	(2b)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
	Approved Budget May-13	Admin Project Changes	BOD Proposed Changes	Project Closures / Consolidation	Revised July-13	Prior to FY2013	Current YTD Actual	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Beyond FY 2018	Cash on Cash Return
2013 Version 3.0 Activity Lines															
1	Residential Real Estate Projects														
2	Bldg 514 Simonds Loop	150			150	106	54	44							
3	Residential Unit Turns	8,798		(6,555)	2,243	687	835	1,555							
4	Cyclic & Preventative Maintenance	8,900		(6,114)	2,786	735	1,104	2,051							
5	ADA Upgrades	1,382		(1,117)	265			265							
6	Baker Beach Housing Repairs	15,451			15,451	14,413	593	1,038							
7	Building Maintenance (OCC, Res Cyclic, ADA)	600		21,133	21,733			600	3,948	3,948	4,412	4,412	4,412		
8	Housing Development TBD	13,000		2,783	15,783			3,683	6,864	5,236					9.0%
9	Subtotal - Residential Real Estate Projects	48,281		(13,786)	58,411	15,941	2,587	5,554	7,631	10,812	9,648	4,412	4,412		
10	Non-Residential Real Estate Projects														
11	Bldg 2 Renovation				-										9,115
12	Bldg 644 Warehouse	232			232	107	83	125							
13	Bldg 640-641 (Japanese Heritage Ctr)	771			771	559	50	211							
14	Bldg 99 - Presidio Theatre	934		(836)	98	70		28							
15	Montgomery Street Barracks (Bldg 101)	2,754			2,754	48	295	2,707							
16	Montgomery Street Barracks (Bldg 103)	3,159			3,159	2,966	206	194							
17	Montgomery Street Barracks (Bldg 105)	16,000		(16,000)	-										
18	PHSH 1808 (Nurse's Qtr)	7,733			7,733	7,525		208							
19	PHSH 1805	411			411	10	30	400							
20	Bldg 1051 - Office Space	100			100	34	9	66							
21	Mason Street Warehouses (Bldgs 1182-1188)	450			450	80	102	370							
22	West Crissy Bldg 937	2,100		(2,100)	-										
23	Cyclic & Preventive Maintenance	1,537		(1,069)	468	253	64	215							
24	OCC Turns	205			205		167	205							
25	Girard Road Corridor	250			250		121	250							
26	Bldg 1242	535			535	505	6	30							
27	Bldg 102	12,610		(515)	12,095	95					1,000		11,000		
28	W. Letterman/Thornburgh/New Entrance project			7,000	7,000			250	250	2,000	2,000		2,500		
29	Building Maintenance (OCC, NonRes Cyclic, ADA)			1,367	1,367			252	252	288	288		288		
30	Relocate Sports Basement	130		740	870			130	100	20	600		20		
31	YMCA Expansion Support	320		(270)	50			20	30						
32	Relocate Warehouse from 643			675	675				675						
33	Bldg 101 (Pioneers)			80	80			40	40						
34	Post Office Relocation			80	80			30	50						
35	First Republic Relocation to Bldg 222	208		350	558			248	310						
36	Subtotal - Non-Residential Real Estate Projects	50,438		9,507	(20,005)	39,941	12,252	1,133	5,477	1,707	522	2,888	3,308	13,788	9,115
37	Park Projects (Excludes Gift Funded Share)														
38	Marine Cemetery Commem.	382			382	342		40							
39	Main Post Historical Waysides	25			25		101	25							
40	Montgomery St. Landscape	3,485		(1,030)	2,455	1,985	214	470							
41	MPG Greening Project	4,929			4,929	4,772	5	158							
42	WWII Memorial Site	274			274		(7)	274							
43	Infantry Terrace Landscaping	2,600			2,600	2,495	71	105							
44	Lessinga Recovery Program	1,003		(688)	315	84	9	231							
45	Presidio Parkway Restoration	26			26	26									2,974
46	Dragonfly Creek Restoration	92			92	58		35							
47	Restoration of Remediation Sites	3,151		(1,099)	2,052	1,246	260	806							
48	EI Presidio Landscape Improvements	256			256	236		20							
49	Tennessee Hollow	4,664		(3,450)	1,214	1,086		128							
50	Trails/Overlooks/Crissy Overlkr	1,575		(101)	1,474	1,324	4	150							
51	Ongoing Natural Resources	166			166		123	166							
52	Reforestation Program	496		(496)	-										
53	Bldg 50 (O Club)	26,340		(122)	26,218	21,610	3,328	4,608							
54	Design - Sponsored Projects	500		3,150	3,650			470	1,371	909	300	300	300		
55	Lyon Street slope reinforcement and wall repair			50	50			50							
56	YMCA Reach Non-restoration elements			50	50			50							
57	Landscape Anza Street at Main Parade			3,000	4,000			1,000	3,000						
58	Visitor Center	200		1,500	1,700			200			1,000		500		
59	Heritage Center	600		2,900	3,500			600	2,900						
60	Main Post welcoming (signage, benches, etc)			511	511			260	250						
61	Natural Resources			955	955			540	150	65	150		50		
62	Forestry			1,563	1,563			118	460	350	235	150	250		
63	Designed Landscapes	2,013		2,927	4,940	9	38	331	300	1,300	800		2,200		
64	Ball Fields (Pop Hicks, Paul Goode)	283		726	1,009	196	38	87	545	71	26	45	39		
65	Korean War Memorial	30			30			30							
66	Quartermaster Riparian	100		33	133			100	33						
67	Quartermaster Reach Culverts			1,000	1,000				1,000						
68	Bldg 2 Preservation Maintenance	30		820	850			416					434		
69	Commissary staff / consultant support			1,200	1,200			400	400	400					
70	Subtotal - Park Projects	53,220		20,383	(6,987)	67,617	35,467	4,184	9,667	8,809	6,430	2,826	1,579	2,839	2,974
71	Municipal Services														
72	Stiwell Hall Streetscape/Parking	2,136			2,136	2,078		57							1,847
73	Mid Crissy Streetscape	894		(894)	-										
74	Non Res Parking (Capital Equipment)	1,611		(322)	1,289	1,099	4	190							
75	Reclaimed Water Plant														18,300
76	Main Post Parking (Street)	208		(139)	69	65		4							
77	Parking Lot - Moraga - 230 Spaces				-										3,795
78	Main Bluff Parking - 228 Spaces	4,194		(4,138)	56	56									
79	CNG Station/Bus Yard	1,000		(665)	335	314		21							
80	Lincoln Road Stabilization	111			111		111	111							
81	Thornburgh Utility Backbone	2,778		(2,644)	134	134									
82	Infrastructure Pool	12,840		1,314	14,154	2,124	806	2,030	2,000	2,000	2,000	2,000	2,000		
83	Electrical Substation Upgrade 107	1,883		117	2,000							1,000	1,000		
84	Mountain Lake Overflow project	1,600		404	2,004		5	50	415	485	1,054				
85	Parking Meter Replacement			890	890			170	173	177	182	188			
86	Vehicle Replacement	100		500	600			100	100	100	100	100	100		
87	Subtotal - Municipal Services	29,355		3,226	(8,802)	23,778	5,870	926	2,563	2,685	2,759	3,331	3,282	3,288	23,942
88	Ft. Scott														
89	Fort Scott Bldg 1201 Rehabilitation	4,498			4,498	4,446	17	52							
90	Fort Scott Bldg 1202 Rehabilitation	9,818			9,818	8,505	557	1,313							
91	Fort Scott Bldg 1204 Rehabilitation	12,808		(12,500)	308	306		2							
92	Fort Scott Bldg 1216 Rehabilitation	122			122	122									
93	Fort Scott Site Design	469			469	244	125	225							
93	Ft. Scott Website		115		115			115							
94	Ft. Scott (site upgrades)			1,000	1,000			67		933					
95	Subtotal - Ft. Scott	27,715	115	1,000	(12,500)	16,330	13,622	699	1,775	933					

	(1)	(2)	(2a)	(2b)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	
	Approved Budget May-13	Admin Project Changes	BOD Proposed Changes	Project Closures / Consolidation	Revised July-13	Prior to FY2013	Current YTD Actual	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Beyond FY 2018	Cash on Cash Return
96	2013 Version 3.0 Activity Lines														
96	Hospitality Management														
97	Building 93 - Reconfigure for Public Use					-								2,033	
98	Bldg 130 Interfaith Chapel					500	207	257	293						
99	Bldgs 101/103/215 Restaurants					855			855						
100	Golden Gate Club Catering					900			900						
101	Bldg 51 Funston Avenue House					1,136	821	211	315						
102	Building 211					-		2							
103	Bldg 650 Stilwell Hall					-								25,600	
104	Hospitality /Lodging (105)					20,000					5,366	11,982	2,652		8.0%
105	Hospitality: NCSIL Lodging					12,895			58	11,394	1,443				1.0%
106	Golf Course Maintenance					2,066	745	16	267	175	175	175	175		
107	Subtotal - Hospitality Management					5,457	1,773	487	2,688	11,569	1,618	5,541	12,157	2,827	27,633
108	Overhead														
109	Bldg 34-Demo (Trust Offices)					1,070	35	271	1,035						
110	Relocate Trust					554	507	36	47						
111	Software Licenses & System Integration					1,500			14	250					
112	Software Infrastructure for Integration					512			29	711	905				
113	Capital Labor - Burden Rate Increase									25	25	25	25	25	
114	Subtotal - Overhead					3,636	542	351	2,043	930	25	25	25	25	25
115	TOTAL TRUST FUNDED					218,103	85,469	10,367	29,767	33,331	23,098	24,260	24,763	27,179	63,664
116	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]														
117	Defense Appropriation Funded														
118	Main Post Historical Waysides					253	253								
119	Bldg 640/641 - Japanese Heritage Ctr					3,507	3,335		172						
120	Subtotal - Defense Appropriation Funded					3,760	3,588		172						
121	Other														
122	Quartermaster Reach					7,540	34	14	3,200	250	4,056				
123	East Arm Mountain Lake					1,000	19		981						
124	Tennessee Hollow - YMCA Reach					2,500	5	48	1,000	1,495					
125	Tennessee Hollow - El Polin					135			135						
126	Rob Hill Campground					95	2		93						
127	WWII Memorial Site					547	3		544						
128	Trails & Overlooks					4,256	1,859		689	1,189	518				
129	Building 101 Restaurant					3,500			500	3,000					
130	Subtotal - Other					19,573	1,922	63	7,142	5,935	4,574				
131	Total - Funding Source Secured					23,333	5,510	63	7,314	5,935	4,574				
132	Presidio Parkway														
133	Presidio Parkway - Reimbursements					10,713	4,839		2,274	1,800	1,800				
134	Presidio Parkway - Shuttle Service					1,526	126	265	700	700					
135	Dragonfly Creek Restoration					270	15		225	30					
136	Subtotal - Presidio Parkway					12,509	4,981	265	3,198	2,530	1,800				
137	Future Funding														
138	Main Parade Phase II					661	661								8,500
139	Presidio Visitor Center					1,700			1,700						
140	Main Post Bluff & VC Plaza					21,000							21,000		
141	Tennessee Hollow - Central Tributary					4,100							4,100		
142	Tennessee Hollow - MacArthur Meadow					3,500			3,500						
143	Tennessee Hollow - East Tributary					-									6,100
144	Trails & Overlooks					3,550			2,550	1,000					
145	Historic Fort Scott Bldg					-									12,000
146	Subtotal - Future Funding					34,511	661		7,750	1,000	25,100				26,600
147	TOTALS - OUTSIDE FUNDED					70,352	11,151	328	10,512	16,215	7,374	25,100			26,600
148	MASTER DEVELOPER PROJECTS														
149	Main Post Lodge					60,000									
150	Thornburgh					60,000									
151	TOTALS - MASTER DEVELOPER PROJECTS					120,000									
152															
153	GRAND TOTAL Trust & Outside Funded					408,455	96,620	10,695	40,280	49,545	30,473	49,360	24,763	27,179	90,264