

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)	(10)	(11)	(12)	(13)
	ACTUALS to SEP-30-11	ACTUALS to SEP-30-12	APPROVED BUDGET NOV-12	APPROVED BUDGET SEP-13	ACTUALS to SEP-30-13	VARIANCE FROM ACTUALS of SEP-30-12 \$ %		APPROVED BUDGET SEP-13	CURRENT FORECAST FY 2014	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	44,285	3,136	7.6%	45,647	45,647	47,234	48,998	50,668	52,385
4 Operating Expense	9,670	10,120	11,001	10,647	9,139	(981)	(9.7%)	11,350	11,350	11,976	12,265	12,484	12,447
5 Allocated Overhead	1,294	1,473	1,414	1,294	1,464	(9)	(0.6%)	1,376	1,376	1,301	1,249	1,260	1,276
6 Net Income	27,596	29,556	30,525	31,681	33,682	4,126	14.0%	32,921	32,921	33,957	35,484	36,925	38,662
7 Non-Residential													
8 Gross Income	18,586	19,007	19,425	19,053	19,630	623	3.3%	20,079	20,079	22,081	22,662	22,396	23,354
9 Operating Expense	2,732	3,697	3,378	3,900	4,022	325	8.8%	3,715	3,715	3,784	3,853	3,958	4,066
10 Allocated Overhead	396	451	433	474	462	11	2.5%	504	504	476	458	461	467
11 Net Income	15,458	14,859	15,614	14,679	15,146	287	1.9%	15,860	15,860	17,820	18,352	17,976	18,821
12 Hospitality													
13 Gross Income	7,710	9,923	11,580	11,761	11,642	1,720	17.3%	12,523	12,523	13,825	15,600	16,064	17,355
14 Operating Expense	6,104	8,535	8,949	9,080	9,848	1,312	15.4%	9,374	9,374	9,909	10,131	10,465	10,806
15 Allocated Overhead	1,074	1,222	1,173	1,129	1,156	(66)	(5.4%)	1,200	1,200	1,134	1,090	1,099	1,113
16 Net Income	532	165	1,458	1,553	639	474	286.6%	1,949	1,949	2,781	4,379	4,500	5,437
17 Net Income from Business Ops	43,586	44,580	47,597	47,912	49,468	4,887	11.0%	50,730	50,730	54,559	58,214	59,402	62,919
18 Municipal & Park Services													
19 Gross Income	11,439	13,257	15,184	15,385	15,627	2,370	17.9%	16,420	16,420	17,829	18,396	19,007	19,643
20 Operating Expense	28,183	25,348	27,274	27,773	24,437	(911)	(3.6%)	27,747	27,747	28,431	29,189	30,004	30,750
21 Allocated Overhead	3,247	3,695	3,546	3,331	3,698	3	0.1%	3,541	3,541	3,347	3,215	3,242	3,283
22 Net Expense	(19,991)	(15,786)	(15,636)	(15,719)	(12,508)	3,278	(20.8%)	(14,869)	(14,869)	(13,949)	(14,008)	(14,239)	(14,389)
23 Public Programs & Outreach													
24 Gross Income (Community Programs, Fort Scott)	228	276	269	299	576	300	108.9%	469	469	577	796	820	844
25 Park Programs	5,591	4,926	3,670	3,763	3,377	(1,550)	(31.5%)	4,686	4,686	4,725	4,971	5,024	5,156
26 Community Events	-	254	1,067	1,028	735	481	189.5%	1,109	1,109	1,117	1,126	1,137	1,149
27 Presidio Institute Program Support	568	530	593	597	918	387	73.0%	958	958	980	1,086	1,118	1,151
28 Public Outreach/Communications	1,177	1,104	1,192	1,489	1,458	355	32.1%	2,378	2,378	2,436	2,456	2,482	2,508
29 Allocated Overhead	844	961	922	864	924	(37)	(3.8%)	919	919	869	834	841	852
30 Net Expense	(7,953)	(7,500)	(7,175)	(7,442)	(6,837)	663	(8.8%)	(9,580)	(9,580)	(9,550)	(9,676)	(9,783)	(9,971)
31 Other Income and Expense													
32 Other Income (Programs, other)	899	57	200	50	346	289	505.9%	50	50	200	200	200	200
33 Fundraising expense	356	252	476	476	416	164	65.0%	982	982	988	1,495	1,505	1,515
34 Net Expense	543	(195)	(276)	(426)	(70)	125	(64.0%)	(932)	(932)	(788)	(1,295)	(1,305)	(1,315)
35 Totals													
36 Total Income	77,422	83,669	89,598	90,171	92,107	8,438	10.1%	95,187	95,187	101,745	106,653	109,154	113,782
37 Total Expense	61,237	62,570	65,088	65,846	62,054	(516)	(0.8%)	69,838	69,838	71,474	73,418	75,079	76,538
38 Operating Surplus Available for Capital Investments (NOI)	16,185	21,099	24,510	24,325	30,053	8,954	42.4%	25,349	25,349	30,271	33,235	34,075	37,244
39 Additional Funds Available (less debt obligations)	69,873	48,452	47,845	38,911	59,505	11,053	22.8%	27,849	45,392	8,614	7,403	5,354	5,369
40 Total Funds Available for Investments (including remediation)	86,058	69,551	72,355	63,236	89,558	20,007	28.8%	53,198	70,741	38,885	40,638	39,429	42,613
41 Overhead Allocated to Capital Investments	5,347	6,086	5,841	5,531	6,009	(77)	(1.3%)	5,881	5,881	5,559	5,339	5,384	5,452
41 Capital Projects - Total (incl. remediation & contingency)	60,733	44,223	62,371	51,359	43,879	(344)	(0.8%)	44,581	55,862	25,579	27,552	26,299	29,386
42 Forward Year Park Funding	19,978	19,242	4,143	6,346	39,670	20,351	105.8%	2,736	8,998	7,746	7,746	7,747	7,775
43 Treatment of Trust Overhead													
44 Overhead (Trust total)	12,203	13,888	13,328	12,623	13,713	(175)	(1.3%)	13,422	13,422	12,687	12,185	12,286	12,442
45 % of Overhead Allocated to Op Budget = 56% (Op as a % of total Trust expense)	6,855	7,802	7,487	7,091	7,704	(98)	(1.3%)	7,540	7,540	7,127	6,845	6,902	6,990
46 % of Overhead Allocated to Cap Budget = 44% (Cap as a % of total Trust expense)	5,347	6,086	5,841	5,531	6,009	(77)	(1.3%)	5,881	5,881	5,559	5,339	5,384	5,452

* Actuals reflect allocations made to more accurately state results on the basis of business lines. These allocations are not yet reflected in the budget, resulting in overstatement of expense in some areas but offsetting understatement of expense in other areas.

	(1)	(2)	(2a)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
	Approved Budget SEP-13	Admin Project Changes	BOD Proposed Changes	Revised NOV-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 4.0 Activity Lines														
92	Presidio Institute Bldg 1204 Rehabilitation	308		308	305	0	3							
93	Presidio Institute Bldg 1216 Rehabilitation	122		122	122	0	0							
94	Presidio Institute Site Design	1,610		1,610	244	191	433		933					
95	Presidio Institute Website	115		115	0	113	115							
96	Subtotal - Presidio Institute	16,333	-	16,333	13,618	1,075	1,782	-	933	-	-	-	-	-
97	Hospitality Management													
98	Building 93 - Reconfigure for Public Use	0		-	0	0	0						2,033	
99	Bldg 130 Interfaith Chapel	740		740	207	440	533							
100	Restaurant Development	605		605	0	0	605							
101	Bldg 101 Restaurant	250	2,750	3,000	0	369	0	3,000						
102	Golden Gate Club Catering	946		946	0	755	946							
103	Bldg 51 Funston Avenue House	1,136		1,136	821	394	315							
104	Building 211	0		-	0	2	0							
105	Bldg 650 Stilwell Hall	0		-	0	0	0						25,600	
106	Bldg 99 - Presidio Theatre	98		98	70	29	28							
107	Hospitality /Lodging (105)	20,000		20,000	0	0			5,366	11,982	2,652	0	8.0%	
108	Hospitality: Presidio Institute Lodging	12,895		12,895	54	58	11,394	1,443	0	0	0	0	1.0%	
109	Golf Course Maintenance	1,887		1,887	745	266	267	175	175	175	175	175	0	
108	Bldg 50 Restaurant	2,000		2,000	0	0	0	2,000						
109	Subtotal - Hospitality Management	40,558	2,750	43,308	1,843	2,309	2,753	16,569	1,618	5,541	12,157	2,827	27,633	
110	Overhead													
111	Bldg 34-Demo (Trust Offices)	943		943	35	895	897							
112	Relocate Trust	554		554	507	36	58							
113	Software Licenses & System Integration	250		250	0	117	250							
114	Software Infrastructure for Integration	1,616		1,616	0	618	711	905						
115	Cell & WiFi Coverage Improvement	0	180	180	0	0	0	180						
116	Capital Labor - Burden Rate Increase	125		125	0	0	25	25	25	25	25	25	0	
117	Subtotal - Overhead	3,489	180	3,669	542	1,667	1,916	1,110	25	25	25	25	-	
118	Remediation Funds	30,946	(1,295)	29,651	0	20,734	17,701	8,565	1,140	2,137	70	38	0	
119	Programmed Funding at Year-End	0	6,690	6,690	0	0	0	6,690						
120	Contingency Funds	10,622	18	(890)	9,750	(15)	2,342	1,275	1,341	1,156	1,467	2,169	0	
121	TOTAL TRUST FUNDED	291,612	8,702	300,314	85,092	43,879	50,543	55,862	25,579	27,552	26,299	29,386	63,664	-
122	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]													
123	Defense Appropriation Funded													
124	Main Post Historical Waysides	253		253	253	0	0							
125	Bldg 640/641 - Japanese Heritage Ctr	3,507		3,507	3,335	266	172							
126	Subtotal - Defense Appropriation Funded	3,760	-	3,760	3,588	267	172	-	-	-	-	-	-	-
127	Other													
128	Quartermaster Reach	7,540		7,540	34	21	3,200	250	4,056	0	0	0	0	
129	East Arm Mountain Lake	1,000		1,000	19	0	981	0	0	0	0	0	0	
130	Tennessee Hollow - YMCA Reach	2,500		2,500	5	90	1,000	1,495	0	0	0	0	0	
131	Tennessee Hollow - El Polin	135		135	0	0	135	0	0	0	0	0	0	
132	Rob Hill Campground	95		95	2	42	93	0	0	0	0	0	0	
133	WWII Memorial Site	547		547	3	543	544	0	0	0	0	0	0	
134	Trails & Overlooks	4,256		4,256	1,859	169	689	1,189	518	0	0	0	0	
135	Building 101 Restaurant	3,500	(3,500)	-	0	0	0	0	0	0	0	0	0	
136	Subtotal - Other	19,573	(3,500)	16,073	1,922	865	6,642	2,935	4,574	-	-	-	-	-
137	Total - Funding Source Secured	23,333	(3,500)	19,833	5,510	1,131	6,814	2,935	4,574	-	-	-	-	-
138	Presidio Parkway													
139	Presidio Parkway - Reimbursements	10,713		10,713	4,839	2,723	2,274	1,800	1,800	0	0	0	0	
140	Presidio Parkway - Shuttle Service	1,526		1,526	126	269	700	700	0	0	0	0	0	
141	Dragonfly Creek Restoration	270		270	15	0	225	30	0	0	0	0	0	
142	Subtotal - Presidio Parkway	12,509	-	12,509	4,981	2,992	3,198	2,530	1,800	-	-	-	-	-
143	Future Funding													
144	Main Parade Phase II	661		661	661	0	0	0	0	0	0	0	8,500	
145	Presidio Visitor Center	1,700		1,700	0	0	1,700	0	0	0	0	0	0	
146	Main Post Bluff & VC Plaza	21,000		21,000	0	0	0	0	21,000	0	0	0	0	
147	Tennessee Hollow - Central Tributary	4,100		4,100	0	0	0	0	0	4,100	0	0	0	
148	Tennessee Hollow - MacArthur Meadow	3,500		3,500	0	0	0	3,500	0	0	0	0	0	
149	Tennessee Hollow - East Tributary	0		-	0	0	0	0	0	0	0	0	6,100	
150	Trails & Overlooks	3,550		3,550	0	0	0	2,550	1,000	0	0	0	0	
151	Historic Fort Scott Bldg	0		-	0	0	0	0	0	0	0	0	12,000	
152	Subtotal - Future Funding	34,511	-	34,511	661	-	-	7,750	1,000	25,100	-	-	26,600	
153	TOTALS - OUTSIDE FUNDED	70,352	(3,500)	66,852	11,151	4,123	10,012	13,215	7,374	25,100	-	-	26,600	
154	MASTER DEVELOPER PROJECTS													
155	Main Post Lodge	60,000		60,000	0	0	0							
156	Thornburgh	60,000		60,000	0	0	0							
157	TOTALS - MASTER DEVELOPER PROJECTS	120,000	-	120,000	-	-	-	-	-	-	-	-	-	-
158														
159	GRAND TOTAL Trust & Outside Funded	481,964	5,202	487,166	96,243	48,002	60,555	69,076	32,954	52,652	26,299	29,386	90,264	