

TABLE 1 THE PRESIDIO TRUST DETAILED BUDGETS - FISCAL YEARS 2015 Thru 2020 (Dollars in Thousands)	FY 2015				FY 2016		FY 2017	FY 2018	FY 2019	FY 2020
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)
	APPROVED BUDGET JUL-15	ADJUSTED BUDGET NOV-15	ACTUALS to SEP-30-15	VAR YTD v. ADJ BUDGET	APPROVED JUL BUDGET FY 2016	APPROVED NOV BUDGET FY 2016	FORECAST FY 2017	FORECAST FY 2018	FORECAST FY 2019	FORECAST FY 2020
1 Real Estate										
2 Residential										
3 Residential Revenue	51,391	51,391	51,398	7	54,324	54,324	56,015	57,555	59,138	60,912
4 Residential Operating Expenses	(11,732)	(11,935)	(12,340)	(405)	(12,138)	(12,215)	(12,494)	(12,811)	(13,137)	(13,471)
5 Municipal Services Net Allocated to Residential	(364)	(3,976)	(3,356)	620	(142)	(3,844)	(3,842)	(3,690)	(3,700)	(3,781)
6 Overhead Allocated to Residential	(1,228)	(1,231)	(1,178)	53	(1,329)	(1,319)	(1,342)	(1,372)	(1,404)	(1,437)
7 Residential Net Income	38,068	34,249	34,525	276	40,716	36,946	38,336	39,682	40,897	42,223
8 Non-Residential										
9 Non-Residential Revenue	24,025	24,025	24,394	369	23,789	24,161	24,806	25,957	28,125	29,559
10 Non-Residential Operating Expenses	(3,985)	(4,085)	(3,645)	441	(4,125)	(4,125)	(4,223)	(4,320)	(4,428)	(4,540)
11 Municipal Services Net Allocated to Non-Residential	(394)	3,169	3,892	723	(154)	3,382	3,440	3,830	4,187	4,450
12 Overhead Allocated to Non-Residential	(653)	(659)	(624)	35	(716)	(718)	(720)	(737)	(756)	(774)
13 Non-Residential Net Income	18,993	22,449	24,017	1,568	18,794	22,700	23,302	24,730	27,128	28,694
14 Real Estate Net Operating Income	57,060	56,699	58,543	1,844	59,510	59,646	61,638	64,412	68,026	70,917
15 Programs										
16 Hospitality										
17 Inn at the Presidio Net Operating Income/ (Loss)	992	992	1,035	43	942	1,131	1,150	1,168	1,232	1,305
18 Golf Course Net Operating Income/ (Loss)	1,861	1,861	949	(913)	1,786	1,667	1,846	1,866	1,885	1,902
19 Building 105 Net Operating Income/ (Loss)	-	-	-	-	-	-	600	1,800	1,800	1,800
20 Food Programs Net Operating Income/ (Loss)	(951)	(1,818)	(1,872)	(53)	(499)	(499)	-	-	-	-
21 Meetings & Events Net Operating Income/ (Loss)	1,335	1,255	1,727	473	1,365	1,672	1,058	1,096	1,136	1,177
22 Hospitality Management & Allocated Overhead	(1,849)	(1,854)	(1,691)	163	(1,951)	(1,943)	(1,968)	(2,011)	(2,055)	(2,101)
23 Hospitality Net Operating Income (Expense)	1,388	436	149	(287)	1,642	2,027	2,686	3,920	3,997	4,083
24 Education, Leadership & Public Programs										
25 Educational, Leadership & Public Programs	(5,413)	(5,443)	(4,710)	733	(6,741)	(6,951)	(7,678)	(7,989)	(8,184)	(8,392)
26 Overhead Allocated to Education, Leadership & Public Programs	(1,315)	(1,329)	(1,277)	52	(1,488)	(1,498)	(1,498)	(1,533)	(1,570)	(1,608)
27 Programs Net Operating Expense	(6,728)	(6,772)	(5,988)	784	(8,229)	(8,449)	(9,176)	(9,523)	(9,754)	(10,000)
28 Park Development and Operations										
29 Park Development & Capital Projects	(2,214)	(2,309)	(1,957)	352	(2,138)	(2,304)	(2,342)	(2,384)	(2,433)	(2,474)
30 Park Programs	(2,392)	(2,292)	(2,048)	244	(2,246)	(2,504)	(2,582)	(2,996)	(3,419)	(3,493)
31 Municipal Services Net Allocated to Park	(12,929)	(12,946)	(12,390)	556	(13,522)	(13,666)	(13,828)	(13,895)	(14,287)	(14,658)
32 Overhead Allocated to Park	(1,178)	(1,190)	(1,146)	44	(1,333)	(1,343)	(1,345)	(1,377)	(1,410)	(1,444)
33 Park Net Operating Expense	(18,713)	(18,736)	(17,541)	1,196	(19,240)	(19,817)	(20,096)	(20,652)	(21,548)	(22,070)
34 Other Operating Expense										
35 Operating Program Contingency	(281)	(232)	7	239	(772)	(972)	(781)	(795)	(809)	(824)
36 Municipal & Park Services	-	-	-	-	-	-	-	-	-	-
37 Total Other Operating Expense	(281)	(232)	7	239	(772)	(972)	(781)	(795)	(809)	(824)
38 Total Programs Expense	(24,334)	(25,304)	(23,372)	1,931	(26,599)	(27,211)	(27,368)	(27,050)	(28,115)	(28,811)
39 Contribution to the Park (NOI)	32,726	31,395	35,170	3,775	32,911	32,435	34,270	37,361	39,910	42,106
40 Other Income										
41 Interest Revenue Earned on Investments	50	50	8	(42)	50	50	50	50	50	50
42 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	0	2,017	2,017	2,017	2,017	2,017	2,017
43 Recoveries of Prior Years' Obligations	700	700	1,122	422	350	350	350	350	350	350
44 Carryforward - Programmed	8,628	8,628	8,628	-	1,288	8,400	1,300	1,300	1,300	1,300
45 Carryforward - Unprogrammed	28,579	28,579	28,579	-	21,497	23,782	8,901	10,334	5,609	3,544
46 Remediation REEL Reimbursement / Army	543	543	447	(95)	2,671	2,671	1,396	448	-	-
47 Total Other Income	40,516	40,516	40,800	284	27,873	37,270	14,014	14,499	9,326	7,261
48 Other Expenses										
49 Debt Service - Treasury Principal & Interest	(5,191)	(5,191)	(5,191)	(0)	(5,185)	(5,185)	(5,179)	(5,172)	(5,165)	(5,157)
50 Doyle Drive Related Expenses	(500)	(500)	(500)	-	500	500	-	-	-	-
51 Extraordinary One Time Costs	(2,713)	(2,744)	(2,569)	175	(712)	(1,856)	(100)	(100)	(100)	(100)
52 Total Other Expenses	(8,404)	(8,435)	(8,260)	175	(5,397)	(6,541)	(5,279)	(5,272)	(5,265)	(5,257)
53 Operating Surplus Available for Capital Investments	64,839	63,476	67,710	4,235	55,386	63,164	43,006	46,588	43,971	44,110
54 Overhead Allocated to Capital Investments	6,307	6,369	6,094	(276)	7,031	7,039	7,043	7,199	7,368	7,540
55 Capital Projects (Table 2)	40,118	40,268	29,435	(10,833)	45,349	45,924	24,329	32,480	31,759	36,291
56 FORWARD YEAR PARK FUNDING	18,413	16,839	32,182	15,343	3,007	10,201	11,634	6,909	4,844	279

*Note: FY 2014 actuals were reported in a different format and are not included in this statement
Prior year actuals will be included beginning with FY 2015

**TABLE 2
THE PRESIDIO TRUST
FIVE YEAR CONSTRUCTION PLAN Thru FY2020
ACTUALS AS OF SEPTEMBER 30, 2015**

(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)	(2a)	(2b)	(2c)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	Approved Budget JUL 2015	Admin Project Changes	2016 BOD Approved Changes	2017+ BOD Approved Changes	Revised NOV-15	Prior to FY 2015	FY 2015 YTD Actual	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020
2015 Version 1.0 Activity Lines													
80													
81	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects cannot commence until a funding source is secured.]												
82	Other												
83	Quartermaster Reach	3,859			3,859	59	56	3,801					
84	MacArthur Meadow	2,697			2,697	0	559	772	1,925				
85	East Arm Mountain Lake	913			913	709	178	204					
86	Tennessee Hollow - YMCA Reach	1,806			1,806	777	382	679	350				
87	Korean War Memorial	2,058			2,058	0	220	358	1,700				
88	Trails & Overlooks	2,123	292		2,414	1,972	68	442					
89	Total - Funding Source Secured	13,455	292	-	-	13,747	3,517	1,464	6,255	3,975	-	-	-
90	Presidio Parkway												
91	Presidio Parkway - Reimbursements	9,569	1,455		11,024	8,622	1,936	2,401					
92	Presidio Parkway - Shuttle Service	1,570			1,570	683	317	886					
93	Dragonfly Creek Restoration	275	84		359	23	5	337					
94	Wetlands W2	0		50	190	0	0	0	50	50	50	45	45
95	Subtotal - Presidio Parkway	11,413	1,539	50	190	9,328	2,259	3,624	50	50	50	45	45
96	Future Funding												
97	New Presidio Parklands Project (NP3)	49,000			49,000	0	1,029	1,501	43,807	3,692			
98	Presidio Visitor Center	2,000			2,000	0	0	0	2,000				
99	Tennessee Hollow - Central Tributary	4,100			4,100	0	0	0				4,100	
100	Tennessee Hollow - East Tributary	6,100			6,100	0	0	0			6,100		
101	Subtotal - Future Funding	61,200	-	-	-	61,200	-	1,029	1,501	45,807	3,692	6,100	4,100
102	TOTALS - OUTSIDE FUNDED	86,069	1,831	50	190	88,140	12,845	4,753	11,380	49,832	3,742	6,150	4,145
103													
104	GRAND TOTAL Trust & Outside Funded	344,223	1,658	750	390	347,020	60,325	34,187	51,648	95,756	28,071	38,630	35,904