

TABLE 1 THE PRESIDIO TRUST DETAILED BUDGETS - FISCAL YEARS 2016 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)
	ACTUALS to SEP-30-15	APPROVED NOV BUDGET FY 2016	PROPOSED BUDGET FEB-16	ACTUALS to DEC-31-15	VAR FEB v. NOV BUDGET	FORECAST FY 2017	FORECAST FY 2018	FORECAST FY 2019	FORECAST FY 2020
1 Real Estate									
2 Residential									
3 Residential Revenue	51,398	54,324	55,071	13,654	747	57,394	59,024	60,855	62,615
4 Residential Operating Expenses	(12,340)	(12,215)	(12,295)	(5,138)	(81)	(12,692)	(13,012)	(13,341)	(13,679)
5 Municipal Services Net Allocated to Residential	(3,356)	(3,844)	(3,740)	(1,387)	105	(3,707)	(3,552)	(3,558)	(3,637)
6 Overhead Allocated to Residential	(1,178)	(1,319)	(1,323)	(213)	(4)	(1,340)	(1,369)	(1,402)	(1,434)
7 Residential Net Income	34,525	36,946	37,714	6,915	767	39,656	41,090	42,554	43,865
8 Non-Residential									
9 Non-Residential Revenue	24,394	24,161	25,023	6,308	863	26,133	27,337	28,726	30,758
10 Non-Residential Operating Expenses	(3,645)	(4,125)	(4,146)	(1,803)	(21)	(4,248)	(4,355)	(4,464)	(4,577)
11 Municipal Services Net Allocated to Non-Residential	3,892	3,382	3,495	391	113	3,587	3,980	4,341	4,607
12 Overhead Allocated to Non-Residential	(624)	(718)	(713)	(123)	4	(719)	(736)	(754)	(773)
13 Non-Residential Net Income	24,017	22,700	23,659	4,773	959	24,753	26,225	27,848	30,014
14 Real Estate Net Operating Income	58,543	59,646	61,373	11,689	1,726	64,409	67,316	70,402	73,879
15 Programs									
16 Hospitality									
17 Inn at the Presidio Net Operating Income/ (Loss)	1,035	1,131	1,131	(1,625)	-	1,150	1,168	1,232	1,305
18 Golf Course Net Operating Income/ (Loss)	949	1,667	1,667	(4,182)	-	1,846	1,866	1,885	1,902
19 Building 105 Net Operating Income/ (Loss)	-	-	-	-	-	-	1,800	1,800	1,800
20 Food Programs Net Operating Income/ (Loss)	(1,872)	(499)	(499)	(7,397)	-	-	-	-	-
21 Meetings & Events Net Operating Income/ (Loss)	1,727	1,672	1,672	333	-	1,058	1,096	1,136	1,177
22 Hospitality Management & Allocated Overhead	(1,691)	(1,943)	(1,938)	(410)	5	(1,965)	(2,008)	(2,052)	(2,097)
23 Hospitality Net Operating Income (Expense)	149	2,027	2,032	(13,282)	5	2,089	3,923	4,000	4,086
24 Education, Leadership & Public Programs									
25 Educational, Leadership & Public Programs	(4,710)	(6,951)	(6,825)	(1,278)	126	(7,613)	(7,924)	(8,118)	(8,325)
26 Overhead Allocated to Education, Leadership & Public Programs	(1,277)	(1,498)	(1,497)	(349)	0	(1,495)	(1,530)	(1,567)	(1,605)
27 Programs Net Operating Expense	(5,988)	(8,449)	(8,323)	(1,627)	126	(9,108)	(9,454)	(9,685)	(9,930)
28 Park Development and Operations									
29 Park Development & Capital Projects	(1,957)	(2,304)	(2,215)	(430)	89	(2,198)	(2,237)	(2,283)	(2,321)
30 Park Programs	(2,048)	(2,504)	(2,504)	(415)	-	(2,582)	(2,996)	(3,419)	(3,493)
31 Municipal Services Net Allocated to Park	(12,390)	(13,666)	(14,007)	(3,259)	(341)	(14,249)	(14,325)	(14,726)	(15,106)
32 Overhead Allocated to Park	(1,146)	(1,343)	(1,344)	(319)	(1)	(1,342)	(1,374)	(1,407)	(1,441)
33 Park Net Operating Expense	(17,541)	(19,817)	(20,070)	(4,424)	(253)	(20,371)	(20,932)	(21,835)	(22,362)
34 Other Operating Expense									
35 Operating Program Contingency	7	(972)	(849)	-	123	(781)	(795)	(809)	(824)
36 Municipal & Park Services	-	-	-	-	-	-	-	-	-
37 Total Other Operating Expense	7	(972)	(849)	-	123	(781)	(795)	(809)	(824)
38 Total Programs Expense	(23,372)	(27,211)	(27,209)	(19,332)	1	(28,171)	(27,259)	(28,329)	(29,030)
39 Contribution to the Park (NOI)	35,170	32,435	34,163	(7,643)	1,728	36,237	40,057	42,073	44,849
40 Other Income									
41 Interest Revenue Earned on Investments	8	50	10	9	(40)	10	10	10	10
42 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	508	-	2,017	2,017	2,017	2,017
43 Recoveries of Prior Years' Obligations	1,122	350	350	85	-	350	350	350	350
44 Carryforward - Programmed	8,628	8,400	8,400	8,400	-	1,300	1,300	1,300	1,300
45 Carryforward - Unprogrammed	28,579	23,782	23,782	23,782	-	304	3,677	1,630	1,702
46 Remediation REEL Reimbursement / Army	447	2,671	2,671	-	-	1,396	448	-	-
47 Total Other Income	40,800	37,270	37,230	32,784	(40)	5,377	7,803	5,307	5,379
48 Other Expenses									
49 Debt Service - Treasury Principal & Interest	(5,191)	(5,185)	(5,185)	(723)	-	(5,179)	(5,172)	(5,165)	(5,157)
50 Doyle Drive Related Expenses	(500)	500	500	-	-	-	-	-	-
51 Extraordinary One Time Costs	(2,569)	(1,856)	(1,856)	(86)	-	(100)	(100)	(100)	(100)
52 Total Other Expenses	(8,260)	(6,541)	(6,541)	(809)	-	(5,279)	(5,272)	(5,265)	(5,257)
53 Operating Surplus Available for Capital Investments	67,710	63,164	64,851	24,331	1,688	36,335	42,587	42,114	44,970
54 Overhead Allocated to Capital Investments	6,094	7,039	7,030	1,490	(9)	7,029	7,185	7,353	7,525
55 Capital Projects (Table 2)	29,435	45,924	56,218	4,192	10,294	24,329	32,472	31,759	36,291
56 FORWARD YEAR PARK FUNDING	32,182	10,201	1,604	18,649	(8,597)	4,977	2,930	3,002	1,154

*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 DECEMBER 31, 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)	(2d)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	
	Approved Budget NOV 2015	Admin Project Changes	2016 BOD Proposed Changes	2017+ BOD Proposed Changes	Closed Projects	Revised FEB 2016	Prior to FY 2016	FY15 Carry-forward	FY 2016 YTD Actual	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	
2016 February Board Meeting															
1	Residential Real Estate Projects														
2	Building Maintenance (OCC, Res Cyclic, ADA)	29,766				(3,997)	25,769	3,946	-	531	4,157	4,252	4,360	4,470	4,584
3	Subtotal - Residential Real Estate Projects	29,766	-	-	-	(3,997)	25,769	3,946	-	531	4,157	4,252	4,360	4,470	4,584
4	Non-Residential Real Estate Projects														
5	Montgomery Street Barracks (Bldg 102)	17,424					17,424	2,345	0			2,000	13,079		
6	New Park Entrance	3,287					3,287	1,158	29	338	1,779	350			
7	Building Maintenance (OCC, NonRes Cyclic, ADA)	7,514				(391)	7,123	975	2	57	1,169	1,196	1,228	1,261	1,294
8	Sports Basement Site Utilities	2,113					2,113	680	1,231	9	1,364	69			
9	YMCA Expansion Support	50					50	2	48		48				
10	Post Office Relocation	43					43	1	42		42				
11	First Republic Relocation	171					171	32	140	9	140				
12	Bldg 1818-1819 - Public Health - The Play Group	560				(560)	-								
13	Bldg 1230 - Golden Link	53				(53)	-								
14	Relocate Leasing Offices	1,160	191				1,351	849	(11)	364	502				
15	Preservation Maintenance	1,250					1,250			34	250	250	250	250	
16	Gorgas Warehouses	14,580					14,580				2,000	12,580			
17	East Mason Warehouses	16,301					16,301						2,000	14,301	
18	Montgomery Street Barracks (Bldg 106)	756					756				706	50			
19	Bldg 563 - Presidio Social Club	57				(57)	-								
20	Bldg 201 - Tenant Improvements	462					462			40	372	50			
21	Subtotal - Non-Residential Real Estate Projects	65,781	192	-	-	(1,061)	64,911	6,041	1,537	811	5,335	4,942	16,158	16,589	15,846
22	Hospitality Management														
23	Venue Development	503	(58)			(386)	59	45	14	2	14				
24	Hospitality: Lodging (Bldg 105)	20,038					20,038	2,524	(486)	164	17,514				
25	Affordable Lodging	9,000					9,000							9,000	
26	Golf Course Improvements	2,123	200			(576)	1,746	498	140	(45)	523	375	175	175	
27	Restaurant Capital Contribution	4,300					4,300				4,300				
28	Bldg 50 Restaurant	2,100				(2,078)	22				22				
29	Subtotal - Hospitality Management	38,063	142	-	-	(3,040)	35,165	3,067	(332)	120	22,373	375	175	175	9,000
30	Park Projects (Excludes Gift Funded Share)														
31	Bldg 50 (O Club)	26,571				(26,303)	269	258	0		11				
32	Heritage Center	3,463				(3,438)	25				25				
33	Visitor Center	2,557	200				2,757	703	118	30	2,005	49			
34	Main Entrance Signage	200					200				200				
35	Main Post Historical Waysides	131				(131)	-				(18)				
36	Main Post Welcoming (signage, benches, etc)	532					532	177	129	128	356				
37	Designed Landscapes	8,940				(436)	8,505	2,960	456	70	1,629	715	1,200	1,000	1,000
38	Landscape Anza Street at Main Parade	4,000					4,000	46	253	2	253	3,679	22		
39	North Ft. Scott Landscape	1,665					1,665	1,122	492	6	543				
40	Forestry	1,235				(44)	1,191	279	111	10	266	157	160	163	167
41	Ongoing Natural Resources	1,052				(412)	640	434	72	5	205				
42	Quartermaster Reach Culverts	3,511					3,511	2,346	1,065	1	1,165				
43	New Presidio Parklands Project	10,000					10,000	306	44	988	1,369	7,575	750		
44	Design - Sponsored Projects	4,516				(109)	4,408	2,016	705	39	1,377	260	255	250	250
45	Korean War Memorial	278					278	124	3	21	128	25			
46	Ball Fields (Pop Hicks, Paul Goode)	1,309					1,309	672	215	39	637				
47	SFO YMCA Reach	66					66	64	2	2	2				
48	YMCA Reach Non-restoration elements	62					62	62	(35)						
49	Restoration of Remediation Sites	125				(29)	96	51	20		45				
50	Subtotal - Park Projects	70,213	200	-	-	(30,901)	39,512	11,619	3,674	1,323	10,216	8,781	6,044	1,436	1,417
51	Municipal Services														
52	Reclaimed Water Plant	350					350				350				
53	Parking Lot - Moraga Avenue	3,795					3,795							3,795	
54	CNG Station/Bus Yard	1,095				(318)	777				777				
55	Infrastructure Pool	17,968	(100)			(4,105)	13,762	1,102	760	195	2,160	1,500	3,000	3,000	3,000
56	Electrical Substation Upgrade 107	2,000	100				2,100	163	187	75	1,937				
57	Mountain Lake Overflow project	2,395					2,395	77	272	2	2,318				
58	Parking Meter Replacement	1,107					1,107				350	182	187	193	195
59	Shuttle Purchase	1,354					1,354	264	90		90	500		500	
60	Vehicle/Equipment Replacement	800					800	298	2	57	102	100	100	100	
61	Remediation - Miscellaneous Sites	5,633					5,633	2,063	1,555	653	1,725	1,396	448		
62	Subtotal - Municipal Services	36,497	(0)	-	-	(4,424)	32,073	3,967	3,116	983	9,810	3,678	3,735	7,088	3,795
63	Presidio Institute														
64	Presidio Institute Bldg 1201 Rehabilitation	62				(62)	-								
65	Presidio Institute Bldg 1202 Rehabilitation	575				(3)	572	545	27		27				
66	Presidio Institute Site Design	232				(232)	-								
67	Subtotal - Presidio Institute	869	0	-	-	(297)	572	545	27	-	27	-	-	-	
68	Overhead														
69	Software Infrastructure for Integration	1,859				(20)	1,839	1,766	0	3	74				
70	Cell & WiFi Coverage Improvement	968					968	311	357	2	657				
71	Relocate Warehouse from 643	750				(750)	-								
72	Bldg 103 - Build out office, exhibit space	800					800	652	3	8	148				
73	Digital Strategy	1,078					1,078	478	0	50	300	300			
74	Yardi-Oracle Support	253	400			(253)	400			357	400				
75	Subtotal - Overhead	5,708	400	-	-	(1,023)	5,085	3,207	360	419	1,579	300	-	-	-
76	Funding for Projects to be Identified	11,986				(1,614)	10,372			6	2,722	2,000	2,000	2,000	1,650
77	Carryforward								(8,382)						
78	TOTAL TRUST FUNDED	258,883	933,609	-	-	(46,357)	213,460	32,392	-	4,192	56,218	24,329	32,472	31,758	36,291

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2016 February Board Meeting														
79														
80	OTHER KEY PROJECTS - MANAGED BY TRUST (Outside Funding) [Projects cannot commence until a funding source is secured.]													
81	Other													
82	3,859					3,859	115		2	3,745				
83	1,539					1,539	1,029		225	510				
84	2,697					2,697	559		6	2,138				
85	913	3				916	887		12	30				
86	1,806					1,806	1,156		12	650				
87	2,058					2,058	220		291	1,838				
88	2,414				(1,356)	1,058	679			379				
89	Total - Funding Source Secured	15,287	3	-	-	(1,356)	13,934	4,645	-	548	9,288	-	-	-
90	Presidio Parkway													
91	11,024				(118)	10,906	10,441		376	465				
92	1,570					1,570	1,001		222	569				
93	359	21				380	49			331				
94	240					240				50	50	50	45	45
95	Subtotal - Presidio Parkway	13,192	21	-	-	(118)	13,096	11,491	-	599	1,415	50	50	45 45
96	Future Funding													
97	47,461					47,461				6,842	36,927	3,692		
98	2,000					2,000				2,000				
99	4,100					4,100								4,100
100	6,100					6,100						6,100		
101	Subtotal - Future Funding	59,661	-	-	-	59,661	-	-	-	8,842	36,927	9,792	-	4,100
102	TOTAL - OUTSIDE FUNDED	88,140	25	-	-	(1,474)	86,690	16,136	-	1,147	19,546	36,977	9,842	45 4,145
103														
104	GRAND TOTAL Trust & Outside Funded	347,023	958	-	-	(47,831)	300,150	48,528	-	5,339	75,763	61,306	42,314	31,803 40,436