

TABLE 1 THE PRESIDIO TRUST DETAILED BUDGETS - FISCAL YEARS 2016 Thru 2021 (Dollars in Thousands)	FY 2015	FY 2016				FY 2017				FY 2018	FY 2019	FY 2020	FY 2021 *
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
	ACTUALS to SEP-30-15	APPROVED MAY BUDGET FY 2016	PROPOSED BUDGET JUL-16	ACTUALS to MAR-31-16	VAR JUL v. MAY BUDGET	MAY FORECAST FY 2017	JUL FORECAST FY 2017	VAR JUL v. MAY BUDGET	YEAR OVER YEAR CHANGE	FORECAST FY 2018	FORECAST FY 2019	FORECAST FY 2020	FORECAST FY 2021
1 Real Estate													
2 Residential													
3 Residential Revenue	51,398	55,071	55,071	27,481	-	57,394	57,394	-	2,323	59,024	60,855	62,615	64,493
4 Residential Operating Expenses	(12,340)	(12,405)	(12,407)	(7,783)	(2)	(12,788)	(12,791)	(3)	(384)	(13,004)	(13,335)	(13,675)	(14,023)
5 Municipal Services Net Allocated to Residential	(3,356)	(3,770)	(3,744)	(2,361)	26	(3,461)	(3,526)	(65)	218	(3,112)	(3,176)	(3,049)	(3,144)
6 Overhead Allocated to Residential	(1,178)	(1,320)	(1,319)	(509)	1	(1,318)	(1,329)	(11)	(10)	(1,350)	(1,382)	(1,414)	(1,447)
7 Residential Net Income	34,525	37,577	37,602	16,829	25	39,828	39,748	(80)	2,146	41,557	42,962	44,478	45,878
8 Non-Residential													
9 Non-Residential Revenue	24,394	25,253	25,253	12,728	-	26,133	26,133	-	879	27,097	28,848	30,883	32,814
10 Non-Residential Operating Expenses	(3,645)	(4,148)	(4,150)	(2,424)	(2)	(4,230)	(4,300)	(70)	(150)	(4,372)	(4,483)	(4,596)	(4,713)
11 Municipal Services Net Allocated to Non-Residential	3,892	3,462	3,586	1,221	123	3,854	3,999	146	413	4,714	5,152	5,692	5,946
12 Overhead Allocated to Non-Residential	(624)	(712)	(711)	(242)	1	(711)	(719)	(8)	(8)	(729)	(747)	(766)	(785)
13 Non-Residential Net Income	24,017	23,856	23,978	11,283	122	25,045	25,113	68	1,135	26,710	28,770	31,214	33,262
14 Real Estate Net Operating Income	58,543	61,433	61,580	28,112	147	64,873	64,861	(12)	3,281	68,267	71,732	75,691	79,140
15 Hospitality, Programs, Park Development, Other													
16 Hospitality													
17 Inn at the Presidio Net Operating Income/ (Loss)	1,035	1,179	1,179	(786)	-	1,199	1,199	-	20	1,187	1,404	1,519	1,571
18 Golf Course Net Operating Income/ (Loss)	949	1,635	1,635	(2,896)	-	1,684	1,684	-	49	1,735	1,787	1,840	1,895
19 Building 105 Net Operating Income/ (Loss)	-	-	-	-	-	-	-	-	-	900	2,100	2,240	2,300
20 Food Programs Net Operating Income/ (Loss)	(1,872)	(630)	(630)	(5,492)	-	(875)	(944)	(69)	(314)	(472)	0	0	0
21 Meetings & Events Net Operating Income/ (Loss)	1,727	1,562	1,562	713	-	1,206	1,206	(0)	(356)	1,264	1,359	1,460	1,567
22 Hospitality Management & Allocated Overhead	(1,691)	(1,894)	(1,894)	(881)	0	(1,899)	(1,905)	(6)	(11)	(1,938)	(1,981)	(2,025)	(2,070)
23 Hospitality Net Operating Income (Expense)	149	1,852	1,852	(9,343)	0	1,314	1,239	(75)	(613)	2,676	4,669	5,035	5,264
24 Education, Leadership & Public Programs													
25 Educational, Leadership & Public Programs	(4,710)	(6,771)	(6,838)	(2,770)	(67)	(7,538)	(7,953)	(415)	(1,115)	(7,948)	(8,140)	(8,346)	(8,557)
26 Overhead Allocated to Education, Leadership & Public Programs	(1,277)	(1,496)	(1,495)	(648)	1	(1,489)	(1,501)	(13)	(6)	(1,525)	(1,561)	(1,599)	(1,637)
27 Programs Net Operating Expense	(5,988)	(8,267)	(8,333)	(3,418)	(67)	(9,027)	(9,454)	(428)	(1,121)	(9,472)	(9,701)	(9,945)	(10,194)
28 Park Development and Operations													
29 Park Development & Capital Projects	(1,957)	(2,198)	(2,260)	(884)	(63)	(2,141)	(2,181)	(40)	79	(2,174)	(2,218)	(2,255)	(2,303)
30 Park Programs	(2,048)	(2,600)	(2,577)	(902)	23	(2,630)	(2,565)	65	12	(2,701)	(3,142)	(3,578)	(3,615)
31 Municipal Services Net Allocated to Park	(12,390)	(13,989)	(13,956)	(6,580)	33	(14,029)	(14,163)	(134)	(208)	(13,943)	(14,337)	(14,610)	(14,974)
32 Overhead Allocated to Park	(1,146)	(1,343)	(1,343)	(582)	0	(1,337)	(1,347)	(10)	(4)	(1,368)	(1,401)	(1,435)	(1,469)
33 Park Net Operating Expense	(17,541)	(20,130)	(20,136)	(8,948)	(6)	(20,138)	(20,257)	(119)	(121)	(20,185)	(21,097)	(21,878)	(22,362)
34 Other Operating Expense													
35 Operating Program Contingency	7	(770)	(770)	19	-	(1,559)	(933)	626	(163)	(1,389)	(905)	(918)	(932)
36 Municipal & Park Services	-	-	-	-	-	-	-	-	-	-	-	-	-
37 Total Other Operating Expense	7	(770)	(770)	19	-	(1,559)	(933)	626	(163)	(1,389)	(905)	(918)	(932)
38 Total Hospitality, Programs, Park Development, Other	(23,372)	(27,315)	(27,387)	(21,690)	(73)	(29,410)	(29,405)	4	(2,018)	(28,371)	(27,035)	(27,706)	(28,224)
39 Contribution to the Park (NOI)	35,170	34,118	34,192	6,422	74	35,463	35,455	(8)	1,263	39,896	44,697	47,986	50,916
40 Other Income													
41 Interest Revenue Earned on Investments	8	10	70	36	60	10	70	60	-	70	70	70	70
42 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	1,011	-	2,017	2,017	-	-	2,017	2,017	2,017	2,017
43 Recoveries of Prior Years' Obligations	1,122	850	850	510	-	350	350	-	(500)	350	350	350	350
44 Carryforward - Programmed	8,628	8,400	8,400	-	-	1,300	1,300	-	(7,100)	1,300	1,300	1,300	1,300
45 Carryforward - Unprogrammed	28,579	23,782	23,782	32,182	-	18,790	15,149	(3,641)	(8,633)	(10)	(1,282)	1,827	(1,300)
46 Remediation REEL Reimbursement / Army	447	1,348	2,014	712	665	3,763	5,787	2,024	3,774	416	-	-	-
47 Total Other Income	40,800	36,407	37,132	34,451	725	26,230	24,674	(1,557)	(12,459)	4,142	2,455	5,564	2,437
48 Other Expenses													
49 Debt Service - Treasury Principal & Interest	(5,191)	(5,185)	(5,212)	(2,612)	(27)	(5,179)	(5,199)	(20)	13	(5,192)	(5,185)	(5,177)	(5,169)
50 Doyle Drive Related Expenses	(500)	-	-	-	-	500	500	-	500	-	-	-	-
51 Extraordinary One Time Costs	(2,569)	(1,856)	(1,856)	(923)	-	(100)	(100)	-	1,756	(100)	(100)	(100)	(100)
52 Total Other Expenses	(8,260)	(7,041)	(7,068)	(3,535)	(27)	(4,779)	(4,799)	(20)	2,269	(5,292)	(5,285)	(5,277)	(5,269)
53 Operating Surplus Available for Capital Investments	67,710	63,484	64,257	37,338	773	56,915	55,330	(1,584)	(8,926)	38,746	41,867	48,272	48,084
54 Overhead Allocated to Capital Investments	6,094	7,014	7,010	3,041	(4)	6,993	7,045	52	35	7,156	7,323	7,494	7,669
55 Capital Projects (Table 2)	29,435	36,380	40,797	7,590	4,417	48,935	46,995	(1,940)	6,198	31,572	31,417	40,778	40,415
56 FORWARD YEAR PARK FUNDING	32,182	20,090	16,449	26,707	(3,641)	987	1,290	303	(15,159)	18	3,127	0	(0)

* For informational purposes only; not for Board approval.

**TABLE 2
THE PRESIDIO TRUST
FIVE YEAR CONSTRUCTION PLAN Thru FY2021
ACTUALS AS OF MARCH 31, 2016**

(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 MAY 2016	Admin Project Changes	2016 BOD Proposed Changes	2017+ BOD Proposed Changes	MAY - JUL Change	Revised JUL 2016	Prior to FY 2016	FY 2016 YTD Actual	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021 *
2016 July Board Meeting														
1 Residential Real Estate Projects														
2 Building Maintenance (OCC, Res Cyclic, ADA)	30,467					30,467	3,945	1,482	4,157	4,252	4,360	4,470	4,584	4,698
3 Subtotal - Residential Real Estate Projects	30,467	-	-	-	-	30,467	3,945	1,482	4,157	4,252	4,360	4,470	4,584	4,698
4 Non-Residential Real Estate Projects														
5 Girard Road Corridor	3,287					3,287	1,158	407	1,779	350				
6 Bldg Maintenance (OCC, NonRes Cyclic, ADA)	8,234					8,234	950	289	1,194	1,155	1,186	1,218	1,250	1,281
7 Sports Basement Site Utilities	2,113					2,113	680	17	1,364	69				
8 Presidio Theatre	1,234					1,234			1,106	129				
9 Relocate Leasing Offices	1,375					1,375	847	426	528					
10 First Republic Relocation	271	40				311	32	26	280					
11 Preservation Maintenance	1,500		110	(110)		1,500		154	360	140		500	250	250
12 Post Office Relocation	43					43	1	19	42					
13 Bowling Center Tenant Improvements	48		(38)	38		48				38	10			
14 Gorgas Warehouses	14,580					14,580				1,500	13,080			
15 Montgomery Street Barracks (Bldg 106)	756					756				706	50			
16 Bldg 935-937 Rehabilitation	350					350				175	175			
17 YMCA Expansion Support	50					50	2			48				
18 Montgomery Street Barracks (Bldg 102)	17,224					17,224	2,145				2,000	13,079		
19 Bldg 201 Tenant Improvements	462					462					372	90		
20 Thornburgh/West Letterman	1,051					1,051					274	172	388	217
21 East Mason Warehouses	16,301					16,301						2,000	14,301	
22 Halleck Street	14,916					14,916							2,891	12,026
23 Bldg 2 Rehabilitation	2,012					2,012								2,012
24 Bldg 644 Rehabilitation	433					433							191	242
25 Subtotal - Non-Residential Real Estate Projects	86,240	40	72	(72)	-	86,280	5,815	1,339	6,653	4,309	17,147	17,058	19,270	16,028
26 Hospitality Management														
27 Hospitality: Lodging (Bldg 105)	25,038					25,038	2,523	244		22,515				
28 Restaurant Capital Contribution	4,300					4,300			4,300					
29 Golf Course Improvements	2,071					2,071	450	(29)	571	350	50	300	175	175
30 Subtotal - Hospitality Management	31,409	-	-	-	-	31,409	2,973	216	4,871	22,865	50	300	175	175
31 Park Projects (Excludes Gift Funded Share)														
32 Tunnel Tops	10,000		450	(450)		10,000	299	(223)	1,826	5,425	1,600	850		
33 Visitor Center	2,957	154			154	3,112	703	187	2,360	49				
34 Main Entrance Signage	200					200			200					
35 Main Post Welcoming (signage, benches, etc)	532		(40)	40		532	177	129	316	40				
36 Quartermaster Reach Culverts	2,511					2,511	2,346	5	165					
37 Korean War Memorial	278					278	124	47	128	25				
38 El Presidio	100					100							100	
39 Battery Bluffs Design	100					100				100				
40 Anza Esplanade	4,000					4,000	46	37	95			855	2,982	22
41 North Ft. Scott Landscape	1,665					1,665	1,119	7	521	25				
42 Designed Landscapes	7,936					7,936	2,960	212	1,316	1,150	415	450	895	750
43 Design - Sponsored Projects	5,158	(13)			(13)	5,145	1,987	10	1,108	1,245	455	350		
44 Ball Fields (Pop Hicks, Paul Goode)	1,530		(153)	153		1,530	672	123	584	274				
45 Forestry	1,365					1,365	279	20	266	157	160	164	168	172
46 Ongoing Natural Resources	685					685	434	5	201	50				
47 Restoration of Remediation Sites	96			38	39	134	37		43	40	14			
48 Subtotal - Park Projects	39,113	140	257	(203)	194	39,307	11,184	560	9,128	8,580	2,644	2,668	4,145	945
49 Municipal Services														
50 Reclaimed Water Plant	350					350		2	350					
51 Parking Lot - Moraga Avenue	3,795			2,129	2,129	5,924							948	4,976
52 Officers' Club Parking	1,000			50	50	1,050							1,050	
53 Parking Lot - Cavalry Bowl	4,250					4,250						250	4,000	
54 CNG Station/Bus Yard	777					777			250	527				
55 Infrastructure Pool	16,112	25			25	16,137	1,102	387	2,185	1,414	2,436	3,000	3,000	3,000
56 Electrical Substation Upgrade (Bldg 107)	2,100					2,100	163	1,508	1,937					
57 Mountain Lake Overflow project	2,395					2,395	77	6	468	300	1,550			
58 Parking Meter Replacement	750					750				150	150	150	150	150
59 Shuttle Purchase	1,704					1,704	264		440	500			500	
60 Diesel Equipment Replacement	900			790	790	1,690	298	57	102	200	210	425	275	180
61 Capital Equipment Replacement	1,000		335	806	1,141	2,141			335	200	210	495	401	500
62 Bathroom Rehabilitation (Bldg 1351)	80					80			80					
63 Remediation - Miscellaneous Sites	5,090		4,003	(13)	3,991	9,081	2,063	946	5,852	851	316			
64 Subtotal - Municipal Services	40,303	25	4,338	3,762	8,126	48,429	3,967	2,904	11,999	4,141	4,871	4,320	10,324	8,806
65 Ft. Scott														
66 Presidio Institute Bldg 1202 Rehabilitation	568					568	542		27					
67 Ft. Scott Buildings	10,768			(3,505)	(3,505)	7,263								7,263
68 Subtotal - Ft. Scott	11,336	-	-	(3,505)	(3,505)	7,831	542	-	27	-	-	-	-	7,263
69 Overhead														
70 Cell & WiFi Coverage Improvement	1,968					1,968	311	560	657	200	200	200	200	200
71 Digital Strategy	2,278					2,278	478	85	300	300	300	300	300	300
72 Financial System Integration	800					800		357	400	200	200			
73 Software Infrastructure for Integration	1,839					1,839	1,766	42	74					
74 Bldg 103 - Build out office, exhibit space	800	286				1,086	638	21	448					
75 Seismic Strengthening (Bldg 67)	90					90				90				
76 IT Equipment	-			188	188	188				58		100	30	
77 Subtotal - Overhead	7,775	286	-	188	188	8,250	3,193	1,064	1,879	848	700	600	530	500
78 Funding for Projects to be Identified	13,103	(1,065)	(235)		(1,300)	11,803	169	25	2,083	2,000	1,800	2,000	1,750	2,000
79 TOTAL TRUST FUNDED	259,747	(574)	4,433	170	3,702	263,776	31,788	7,589	40,797	46,995	31,572	31,417	40,778	40,415

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80	2016 July Board Meeting													
81	OTHER KEY PROJECTS - MANAGED BY TRUST (Outside Funding) [Projects cannot commence until a funding source is secured.]													
82	Other													
83	Quartermaster Reach	3,859				3,859	115	1,008	2,995	750				
84	Tunnel Tops	4,654				4,654	993	2,371	3,661					
85	Visitor Center	-	1,474		1,474	1,474			1,474					
86	MacArthur Meadow	2,987				2,987	559	9	2,428					
87	East Arm Mountain Lake	916				916	887	21	30					
88	Tennessee Hollow - YMCA Reach	1,806				1,806	1,156	19	650					
89	Korean War Memorial	2,058				2,058	220	1,715	1,838					
90	Total - Funding Source Secured	16,280	-	1,474	-	1,474	17,754	3,930	5,143	13,075	750	-	-	-
91	Presidio Parkway													
92	Presidio Parkway - Reimbursements	11,390				11,390	10,439	672	952					
93	Presidio Parkway - Shuttle Service	1,570				1,570	1,001	225	569					
94	Dragonfly Creek Restoration	380				380	49	15	199	117				
95	Wetlands W2	240				240		50	50	50	45	45		
96	Subtotal - Presidio Parkway	13,580	-	-	-	13,580	11,488	897	1,586	249	167	45	45	-
97	Future Funding													
98	Tunnel Tops	44,346				44,346			3,727	36,927	3,692			
99	Visitor Center	2,000	(526)	(1,474)		-								
100	Tennessee Hollow - Central Tributary	4,100				4,100							4,100	
101	Tennessee Hollow - East Tributary	6,100				6,100					6,100			
102	Subtotal - Future Funding	56,546	(526)	(1,474)	-	(2,000)	54,546	-	-	3,727	36,927	9,792	-	4,100
103	TOTAL - OUTSIDE FUNDED	86,406	(526)	-	-	(526)	85,880	15,418	6,040	18,388	37,926	9,959	45	4,145
104														
105	GRAND TOTAL Trust & Outside Funded	346,154	(1,100)	4,433	170	3,176	349,656	47,206	13,629	59,184	84,921	41,531	31,462	44,923

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