

**The Presidio Trust**  
**Operating Statement - FY 2019 Budget - November Revision**  
Presented November 13, 2018

	(1)	(2)	(3)	(4)
	FY 2019 Budget Approved Sept 18	FY 2019 Revised Budget With Carryforward	Variance	
			\$	%
<b>(Dollars in Thousands)</b>				
<b>Operating Income and Expenses by Category</b>				
<b>Business</b>				
1	Residential Revenue	62,246	62,246	
2	Non-Residential Revenue	31,138	31,138	
3	Service District Charges	8,427	8,427	
4	Real Estate Revenue	101,811	101,811	
5	Real Estate Leasing & Tenant Service Expense	(18,738)	(18,093)	645 -3%
6	Real Estate Maintenance	(6,269)	(6,514)	(245) 4%
7	<b>Net Real Estate Income</b>	<b>76,804</b>	<b>77,204</b>	<b>400 1%</b>
8	Hospitality Revenue	29,752	29,752	
9	Hospitality Expense	(25,405)	(25,455)	(50) 0%
10	Hospitality Maintenance	(300)	(1,404)	(1,104) 368%
11	<b>Net Hospitality Income</b>	<b>4,047</b>	<b>2,893</b>	<b>(1,154) -29%</b>
12	<b>Net Business Income</b>	<b>80,851</b>	<b>80,097</b>	<b>(754) -1%</b>
<b>Land &amp; Building Stewardship</b>				
13	Land & Building Stewardship Revenue from Utilities	7,796	7,796	
14	Land & Building Stewardship Expense	(31,931)	(33,087)	(1,156) 4%
15	Land & Building Stewardship Maintenance	(4,181)	(6,259)	(2,078) 50%
16	<b>Net Land &amp; Building Stewardship Income</b>	<b>(28,316)</b>	<b>(31,550)</b>	<b>(3,234) 11%</b>
<b>Park Development &amp; Visitor Engagement</b>				
17	Park Revenue (e.g. Parking, Permits)	5,097	5,097	
18	Park Operating Expense	(15,552)	(15,655)	(102) 1%
19	Park Maintenance Expense	(687)	(1,448)	(762) 111%
20	<b>Net Park Development &amp; Visitor Engagement Income</b>	<b>(11,142)</b>	<b>(12,006)</b>	<b>(864) 8%</b>
<b>Administrative Costs and Savings from Prior Fiscal Year</b>				
21	Administrative Costs (e.g. Finance, Human Resources, Legal)	(22,805)	(23,321)	(516) 2%
22	Information Technology Maintenance	(500)	(1,014)	(514) 103%
23	Agency Contingency	(5,200)	(5,200)	
24	Maintenance and Other Risks Pool	(5,190)	(6,382)	(1,192) 23%
25	Savings from Prior Fiscal Year	-	7,074	7,074
26	<b>Administrative Costs and Unanticipated Savings Income</b>	<b>(33,695)</b>	<b>(28,843)</b>	<b>4,852 -14%</b>
27	<b>Net Income from Operations</b>	<b>7,698</b>	<b>7,698</b>	
<b>Other Income and Expenses</b>				
28	Park Reconstruction due to Doyle Drive	54,000	54,000	
29	Debt Service (Net) Expense	(2,394)	(2,394)	
30	Remediation Reimbursement	900	900	
31	Recoveries of Prior Years' Obligations	350	350	
32	<b>Net Other Income and Expenses</b>	<b>52,856</b>	<b>52,856</b>	
33	<b>Net Income</b>	<b>60,554</b>	<b>60,554</b>	
34	Carryforward of Funds for Capital Projects	14,978	37,866	22,888 153%
35	<b>Funds Available for Capital Projects</b>	<b>75,532</b>	<b>98,419</b>	
<b>Capital Projects</b>				
36	Capital Projects	(41,034)	(63,922)	(22,888) 56%
37	<b>Capital Projects</b>	<b>(41,034)</b>	<b>(63,922)</b>	
38	<b>Net Results</b>	<b>34,497</b>	<b>34,497</b>	
39	Funds Required to Complete Approved Projects in Fiscal Year 2020	(20,093)	(33,404)	(13,311) 66%
40	<b>Adjusted Net Results</b>	<b>14,405</b>	<b>1,093</b>	

**The Presidio Trust**  
**Five Year Capital Plan Through FY 2023**  
**Presented November 13, 2018**

(Dollars in Thousands)

				FY 2018 and Before		FY 2019 and After					
				(1)	(2)	(3) =	(4) +	(5) +	(6) +	(7) +	(8)
	Project Type	Strategic Objective	Project	Total Project Budget Approved	Spending through FY18	FY19-23 Project Budget	FY19	FY20	FY21	FY22	FY23
<b>1</b>		<b>1</b>	<b>Strategic Goal #1: Be Visited and Loved by All</b>								
2	Total	1.1 - Diversity & 1.2 - Serve youth	Tunnel Tops, including Youth Campus	110,462	26,694	83,768	71,218	8,250	3,458	842	
2A	Sponsored		Funds raised by the Golden Gate National Parks Conservancy	90,000	20,895	69,105	61,264	5,600	1,741	500	
2B	Capital		Presidio Trust funds	20,462	5,799	14,663	9,955	2,650	1,717	342	
3	Capital	1.1 - Diversity	Improvements to visitor sites	4,824	2,275	1,375	1,247	106	22		
4	Sponsored	1	Park Projects (SFO, memorial sites, etc.)	13,698	13,062	581	581				
5	Capital	1	Visitor Center	3,103	2,896	-					
6	Capital	1	Public access improvements	1,924	1,290	311	311				
7	Capital	1.1	Presidio Theatre	1,234	826	409	409				
<b>8</b>		<b>1</b>	<b>Subtotal - Strategic Goal #1: Be Visited and Loved by All</b>	<b>135,246</b>	<b>47,043</b>	<b>86,443</b>	<b>73,766</b>	<b>8,356</b>	<b>3,480</b>	<b>842</b>	<b>-</b>
<b>9</b>		<b>2</b>	<b>Strategic Goal #2: Be a Model of Environmental Stewardship</b>								
10	Total	2.1 - Biodiversity	Restoration of Quartermaster Reach Marsh and connection to Crissy Field Marsh	22,449	3,721	18,728	17,478	1,173	77		
10A	Capital		Funds transferred from Caltrans	18,453	2,346	16,107	14,857	1,173	77		
10B	Sponsored		Presidio Trust funds	3,996	1,375	2,621	2,621				
11	Capital	2	Fort Scott development for master lease; preparation and issuance of 2-part RFP	1,000	353	647	647				
12	Capital	2.1 - Biodiversity	Mountain Lake water overflow control project	2,395	478	1,917	1,917				
13	Sponsored	2.3 - Carbon	Transportation and Facilities Projects	402	370	8	8				
<b>14</b>		<b>2</b>	<b>Subtotal - Strategic Goal #2: Be a Model of Environmental Stewardship</b>	<b>26,247</b>	<b>4,922</b>	<b>21,301</b>	<b>20,051</b>	<b>1,173</b>	<b>77</b>	<b>-</b>	<b>-</b>
<b>15</b>		<b>3</b>	<b>Strategic Goal #3: Be a Model of Operational Excellence in Public Service</b>								
16	Capital	3.1 - Revenue	Rehabilitation of Building 102	19,224		19,224	2,247	16,976	-		
17	Capital	3.1	Gorgas warehouses rehabilitation for leasing	15,103	13,773	1,330	1,330				
18	Capital	3.1	Restaurants capital contribution	4,159		4,159	4,159				
19	Capital	3.1	Tenant improvements for non-residential space	2,553	127	20	20				
20	Capital	3.1	Girard building preservation and improvements to streetscape and buildings in the new entrance area	2,474	2,056	418	418				
21	Capital	3.1	Rehabilitation of Building 105 as the Lodge at the Presidio	25,925	25,692	-					
22	Capital	3.2 - Deferred Maintenance	Electrical substation 568 switchgear replacement	2,310	357	1,953	1,953				

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	Project Type	Strategic Objective	Project	Total Project Budget Approved	Spending through FY18	FY19-23 Project Budget	FY19	FY20	FY21	FY22	FY23
23	Capital	3.2	Capital equipment replacement	7,200	2,514	-					
24	Capital	3.2	Trust facility rehabilitation and maintenance projects > \$25K	1,486	1,250	109	109				
25	Sponsored	3.2	Utilities Projects	760	674	86	86				
26	Capital	3.3 - Safety	Roads, trails and parking lots construction and maintenance projects > \$25K	2,367	892	529	529				
27	Sponsored	3.3	Federal Highway Administration (FHWA) funding for transportation program (e.g., pavement, traffic calming, ADA accessibility, etc.)	6,675	395	6,280	4,080	2,200			
28	Capital	3.3	Remediation site - Lendrum Court	8,299	7,519	497	497				
29	Capital	3.3	Other remediation sites > \$25K	1,366	633	644	644				
30	Sponsored	3	Other Projects (Presidio Institute, miscellaneous donations, etc.)	3,737	3,355	97	97				
31	Capital	3	Information technology telecom	2,080	1,067	-					
32		3	<b>Subtotal - Strategic Goal #3: Be a Model of Operational Excellence in Public Service</b>	<b>105,717</b>	<b>60,303</b>	<b>35,346</b>	<b>16,170</b>	<b>19,176</b>	<b>-</b>	<b>-</b>	<b>-</b>
33			<b>Foundational to All Our Work/Risk Mitigation</b>								
34	Total		Park Reconstruction due to Doyle Drive	60,553	16,680	45,360	22,864	12,499	8,499	1,249	249
34A	Capital		<i>Presidio Trust funds</i>	44,884	1,213	45,170	22,673	12,499	8,499	1,249	249
34B	Sponsored		<i>Funds transferred from Caltrans</i>	15,669	15,467	190	190				
35			<b>Subtotal - Foundational to All Our Work/Risk Mitigation</b>	<b>60,553</b>	<b>16,680</b>	<b>45,360</b>	<b>22,864</b>	<b>12,499</b>	<b>8,499</b>	<b>1,249</b>	<b>249</b>
36			<b>Total</b>	<b>327,763</b>	<b>128,947</b>	<b>188,450</b>	<b>132,850</b>	<b>41,204</b>	<b>12,056</b>	<b>2,091</b>	<b>249</b>
37			<b>Total - Trust Funded</b>	<b>192,825</b>	<b>73,354</b>	<b>109,481</b>	<b>63,922</b>	<b>33,404</b>	<b>10,315</b>	<b>1,591</b>	<b>249</b>
38			<b>Total - Sponsored</b>	<b>134,938</b>	<b>55,593</b>	<b>78,968</b>	<b>68,927</b>	<b>7,800</b>	<b>1,741</b>	<b>500</b>	<b>-</b>