

The Presidio Trust
Operating Statement - FY 2019 Budget (Table 1)
Presented September 27, 2018

	(1)	(2)	(3)	(4)
	FY 2018 Approved Budget	FY 2019 Budget	Year-Over-Year Variance	
			\$	%
(Dollars in Thousands)				
1 Operating Income and Expenses by Category				
2 Residential Revenue	60,214	62,246	2,031	3%
3 Non-Residential Revenue	28,779	31,138	2,359	8%
4 Service District Charges	8,021	8,427	406	5%
5 <i>Total Real Estate Revenue</i>	97,015	101,811	4,795	5%
6 Real Estate Expense	(18,354)	(19,038)	683	4%
7 Real Estate Maintenance	(6,461)	(6,269)	(192)	-3%
8 Net Real Estate Income	72,200	76,504		
9 Hospitality Revenue	25,620	29,752	4,132	16%
10 Hospitality Expense	(23,011)	(25,305)	2,294	10%
11 Hospitality Maintenance	(1,718)	(300)	(1,418)	-83%
12 Net Hospitality Income	891	4,147		
13 Municipal Services Revenue (Parking, Utilities)	12,075	12,520	445	4%
14 Municipal Services Expense	(26,422)	(27,249)	827	3%
15 Utilities Maintenance	(2,333)	(2,338)	4	0%
16 Equipment Maintenance	-	(1,070)	1,070	N/A
17 Net Municipal Services Income	(16,680)	(18,137)		
18 Park Operations and Programs Revenue	473	373	(100)	-21%
19 Park Operations and Programs Expense	(10,022)	(12,869)	2,847	28%
20 Landscape Stewardship Expense	(7,583)	(8,037)	454	6%
21 Designed Landscape Maintenance	(1,350)	(709)	(641)	-47%
22 Forestry and Natural Areas Maintenance	(1,968)	(164)	(1,804)	-92%
23 Net Park Income	(20,450)	(21,406)		
24 Administrative Costs	(18,503)	(20,823)	2,321	13%
25 Information Technology Maintenance	(1,280)	(500)	(780)	-61%
26 Agency Contingency	(3,973)	(5,200)	1,227	31%
27 Maintenance and Other Risks Pool	(200)	(5,190)	4,990	2495%
28 Improvement Projects	-	(1,697)	1,697	N/A
29 Net Income from Operations	12,005	7,698		
30 Other Income and Expenses				
31 Park Reconstruction due to Doyle Drive	-	54,000	(54,000)	N/A
32 Debt Service (Net) Expense	(3,105)	(2,394)	(711)	-23%
33 Remediation Reimbursement & Miscellaneous Income	2,972	1,250	(1,722)	-58%
34 Net Other Income and Expenses	(133)	52,856		
35 Net Income	11,872	60,554		
36 Carryforward	42,657	14,978	(27,679)	-65%
37 Funds Available for Capital Projects	54,529	75,532		
38 Capital Projects				
39 Capital Projects	(47,890)	(41,034)	(6,856)	-14%
40 Capital Projects	(47,890)	(41,034)		
41 Net Results	6,638	34,497		
42 Funds Required to Complete Approved Projects in Future Fiscal Years		(20,093)	(20,093)	N/A
43 Adjusted Net Results	6,638	14,405		

The Presidio Trust
Five Year Capital Plan Through FY 2023 - Table 2
Presented September 27, 2018

(Dollars in Thousands)

				FY 2018 and Before				FY 2019 and After									
				(1) +	(2) =	(3) -	(4) =	(5)	(6)	(7) =	(8) +	(9) +	(10) +	(11) +	(12)		
Project Type	Strategic Objective	Project		Approved Budget	CEO and Board Approved Changes	Total Project Budget Approved	Spending + Budget through FY18	Remaining Budget to be Spent	FY19-21 BOD Approval Request	FY19-23 Project Budget	FY19	FY20	FY21	FY22	FY23		
1	1	Strategic Goal #1: Be Visited and Loved by All															
2	Total	1.1 - Diversity & 1.2 - Serve youth	Tunnel Tops, including Youth Campus	100,462	10,000	110,462	31,360	79,102		77,317	64,767	8,250	3,458	842			
2A	Sponsored		<i>Funds raised by the Golden Gate National Parks Conservancy</i>	80,000	10,000	90,000	21,859	68,141		68,141	60,300	5,600	1,741	500			
2B	Capital		<i>Presidio Trust funds</i>	20,462		20,462	9,501	10,961		9,176	4,467	2,650	1,717	342			
3	Capital	1.1 - Diversity	Improvements to visitor sites	4,689	6	4,694	3,049	1,645		234	106	106	22	-	-		
4	Sponsored	1	Park Projects (SFO, memorial sites, etc.)	13,713	39	13,752	13,713	39		-							
5	Capital	1	Visitor Center	3,112		3,112	3,112	-		-							
6	Capital	1	Public access improvements	1,930	(5)	1,925	1,834	91		-							
7	Capital	1.1	Presidio Theatre	1,234		1,234	1,234										
8	1	Subtotal - Strategic Goal #1: Be Visited and Loved by All				125,140	10,039	135,179	54,301	80,878	-	77,551	64,874	8,356	3,480	842	-
9	2	Strategic Goal #2: Be a Model of Environmental Stewardship															
10	Total	2.1 - Biodiversity	Restoration of Quartermaster Reach Marsh and connection to Crissy Field Marsh	6,213		6,213	6,213	-	14,792	18,422	17,172	1,173	77				
10A	Capital		<i>Funds transferred from Caltrans</i>	2,225		2,225	2,225	-	14,792	14,792	13,542	1,173	77				
10B	Sponsored		<i>Presidio Trust funds</i>	3,989		3,989	3,989	-		3,630	3,630						
11	Capital	2	Fort Scott development for master lease; preparation and issuance of 2-part RFP	1,000		1,000	1,000	-		-							
12	Capital	2.1 - Biodiversity	Mountain Lake water overflow control project	2,395		2,395	2,395	-		-							
13	Sponsored	2.3 - Carbon	Transportation and Facilities Projects	802		802	402	400		-							
14	2	Subtotal - Strategic Goal #2: Be a Model of Environmental Stewardship				10,411	-	10,411	10,011	400	14,792	18,422	17,172	1,173	77	-	-

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15	3	Strategic Goal #3: Be a Model of Operational Excellence in Public Service													
16	Capital	3.1 - Revenue	Rehabilitation of Building 102	19,224		19,224	-	19,224		19,224	2,247	16,976	-	-	-
17	Capital	3.1	Gorgas warehouses rehabilitation for leasing	15,103		15,103	15,103	-		-					
18	Capital	3.1	Restaurants capital contribution	4,159		4,159	4,159	-		-					
19	Capital	3.1	Tenant improvements for non-residential space	2,796		2,796	426	2,371		-					
20	Capital	3.1	Girard building preservation and improvements to streetscape and buildings in the new entrance area	2,474		2,474	2,474	-		-					
21	Capital	3.1	Rehabilitation of Building 105 as the Lodge at the Presidio	25,681		25,681	25,681	-		-					
22	Capital	3.2 - Deferred Maintenance	Electrical substation 568 switchgear replacement	2,245		2,245	245	2,000		2,000	2,000				
23	Capital	3.2	Capital equipment replacement	7,200		7,200	3,344	3,856		-					
24	Capital	3.2	Trust facility rehabilitation and maintenance projects > \$25K	1,486		1,486	1,336	150		-					
25	Sponsored	3.2	Utilities Projects	760		760	760	-		-					
26	Capital	3.3 - Safety	Roads, trails and parking lots construction and maintenance projects > \$25K	2,367		2,367	1,305	1,062		-					
27	Sponsored	3.3	Federal Highway Administration (FHWA) funding for transportation program (e.g., pavement, traffic calming, ADA accessibility, etc.)	2,000		2,000	2,000	-		4,400	2,200	2,200			
28	Capital	3.3	Remediation site - Lendrum Court	8,299		8,299	8,016	283		-					
29	Capital	3.3	Other remediation sites > \$25K	1,366		1,366	1,366	-		-					
30	Sponsored	3	Other Projects (Presidio Institute, miscellaneous donations, etc.)	3,725		3,725	3,725	-		-					
31	Capital	3	Information technology telecom	2,080		2,080	1,280	800		-					
32		3	Subtotal - Strategic Goal #3: Be a Model of Operational Excellence in Public Service	100,965	-	100,965	71,220	29,745	-	25,624	6,447	19,176	-	-	-

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33		Foundational to All Our Work/Risk Mitigation													
34	Total	Park Reconstruction due to Doyle Drive		15,624	5,000	20,624	20,624	-	39,669	41,168	18,671	12,499	8,499	1,249	249
34A	Capital	Presidio Trust funds		100	5,000	5,100	5,100	-	39,669	41,168	18,671	12,499	8,499	1,249	249
34B	Sponsored	Funds transferred from Caltrans		15,524		15,524	15,524	-		-					
35		Subtotal - Foundational to All Our Work/Risk Mitigation		15,624	5,000	20,624	20,624	-	39,669	41,168	18,671	12,499	8,499	1,249	249
36		Total		252,139	15,039	267,178	156,155	111,023	54,461	162,764	107,164	41,204	12,056	2,091	249
37		Total - Trust Funded		131,627	5,000	136,627	94,185	42,443	54,461	86,593	41,034	33,404	10,315	1,591	249
38		Total - Sponsored		120,512	10,039	130,551	61,971	68,580	-	76,171	66,130	7,800	1,741	500	-