### Summary of Revenue, Expenses and Reserves to Operate & Renew the Presidio

FY 2022 (Board Approved) and FY 2023 (Draft)

Presented to the Board on September 23, 2021

Note: The Board of Directors approved the Fiscal Year 2022 draft budget at the September 23, 2021 meeting, the Fiscal Year 2023 draft budget is only a projection for comparison purposes and will not be approved until September 2022.

		1	2	3 4		5	6	7
		·		Fiscal Year 202	22 vs 2021	-	Fiscal Year 202	3 vs 2022
		Fiscal Year 2021 Budget	Fiscal Year 2022 Draft Budget	Variand (2-1=3	-	Fiscal Year 2023 Draft Budget	Variand (5-2=6	-
		Budget	Drait Baaget	\$	%	Drait Baaget	\$	%
BUSI	NESS PERFORMANCE							
1	Business Revenue	103,304	121,306	18,001	17%	129,331	8,025	7%
2	Expenses to Operate Businesses	(40,742)	(42,517)	(1,775)	4%	(43,026)	(508)	1%
3	Annual Reserve for Renewal of Buildings	0	(12,032)	(12,032)	-	(12,513)	(481)	4%
4	Surplus/Loss to Operate & Renew Businesses	62,562	66,756	4,194	7%	73,792	7,036	11%
PARK	PERFORMANCE							
5	Revenue from Park Operations	18,262	21,191	2,929	16%	23,481	2,290	11%
6	Expenses to Operate & Renew the Park	(71,341)	(72,729)	(1,388)	2%	(72,159)	571	-4%
7	Annual Reserve for Renewal of Utilities & Infrastructure	0	(8,658)	(8,658)	•	(9,005)	(346)	4%
8	Annual Reserve for Renewal of Land, Forest & Other Park Assets	0	(9,105)	(9,105)	-	(9,469)	(364)	4%
9	Surplus/Loss to Operate & Renew the Park	(53,079)	(69,301)	(16,222)	31%	(67,151)	2,157	-4%
SUMN	MARY OF AGENCY PERFORMANCE							
10	Surplus/Loss From Businesses	62,562	66,756	4,194	7%	73,792	7,036	11%
11	Surplus/Loss from the Park	(53,079)	(69,301)	(16,222)	31%	(67,151)	2,150	-3%
12	Contingency for Unexpected Events	(5,400)	(5,500)	(100)	2%	(5,500)	0	0%
13	Surplus/Loss from Businesses + Park	4,083	(8,045)	(12,128)	-297%	1,141	9,185	-114%
AGEN	CY PERFORMANCE INCLUDING EXTERNAL FUNDING							
14	External Funding	0	73,950	73,950	-	7,000	(66,950)	-91%
15	Total Surplus/Loss for the Year	4,083	65,905	61,822	1514%	8,141	(57,765)	-88%
	Summary Information							
	Total Operating Revenue	121,567	142,497	20,931	17%	152,812	10,315	7%
	Total Operating Expenses (excludes the renewal reserves)	(117,483)	(120,746)	(3,263)	3%	(120,684)	62	-0.1%
	Surplus/Loss without renewal reserve & capital improvement projects	4,083 1 of	21,751	17,667	433%	32,128	10,377	47.7%

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### Detailed Statement of Revenue, Expenses and Project Costs (Obligation Basis)

FY 2022 (Board Approved) and FY 2023 (Draft)

Presented to the Board on September 23, 2021

Note: The Board of Directors approved the Fiscal Year 2022 draft budget at the September 23, 2021 meeting, the Fiscal Year 2023 draft budget is only a projection for comparison purposes and will not be approved until September 2022.

1A	Residential Revenue	Fiscal Year 2021 Budget	Fiscal Year 2022 Draft Budget		-		Fiscal Year	2023 vs
	Pasidantial Payanua		Drait Budget	()		Fiscal Year 2023 Draft Budget		iance 6)
	Pacidential Payanua			\$	%		\$	%
_ 1B	Commercial Revenue	58,522 31,303	61,310 41,376	2,788 10,073	5% 32%	63,153 46,092	1,843 4,716	3% 11%
. <u>ii</u> 1C	Hospitality Revenue	13,479	18,619	5,141	38% 17%	20,086	1,467	8% 7%
	Total Business Revenue Less: Business Division Operating Expenses	103,304 (24,856)	121,306 (25,174)	18,001 (318)	17%	129,331 (26,089)	8,025 (915)	7% 4%
Business Division 5	Less: Land & Building Stewardship Expenses related to Business Division Operations	(8,702)	(9,209)	(507)	6%	(9,301)	(92)	1%
4	Less: Portion of Administrative Expenses (30%)	(6,386)	(6,638)	(253)	4%	(6,440)	198	-3%
5	Business Division Net Operating Income (NOI)	63,361	80,284	16,923	27%	87,500	7,216	9%
6A 6B	Land & Building Stewardship Revenue (Utilities, SDC) Park Revenue (e.g. Parking, Special Park Uses)	16,631 1,631	18,170 3,021	1,539 1,390	9% 85%	19,167 4,314	997 1,293	5% 43%
Other Divisions  6  8  9	Other Revenue (service district charges, utilities, parking, special events, permits)	18,262	21,191	2,929	16%	23,481	2,290	11%
7	Less: Land & Building Stewardship Operating Expenses	(40,010)	(39,592)	419	-1%	(40,609)	(1,017)	3%
ther l	Less: Park Development & Visitor Engagement Operating Expenses Less: Portion of Administrative Expenses (70%)	(14,568) (14,900)	(14,157) (15,490)	411 (590)	-3% 4%	(13,733) (15,028)	424 462	-3% -3%
10	Other Divisions NOI	(51,216)	(48,047)	3,168	-6%	(45,889)	2,158	-4%
11	Less: Business & Operations Improvement Projects Pool	0	(2,332)	(2,332)	-	(1,369)	964	-41%
12	Trust NOI Before Renewal Reserve	12,146	29,905	17,759	146%	40,243	10,338	35%
Agency Activities 136	Renewal Reserve for Buildings	0	(12,032)	(12,032)	_	(12,513)	(481)	4%
13E	9	0	(8,658)	(8,658)	-	(9,005)	(346)	4%
2 130		0	(9,105)	(9,105)	-	(9,469)	(364)	4% 4%
Agen 13	Total Allocation to the Renewal Reserve	0	(29,795)	(29,795)	-	(30,987)	(1,192)	
14	Net Results After Annual Reserves	12,146	109	(12,036)	-99%	9,256	9,146	8353%
15	Other Agency Revenue (interest and prior year deobligations)	2,487	2,487	(0)	0%	2,517	30	1%
16 17	Less: Debt Service Contingency for Unexpected Events	(5,149) (5,400)	(5,141) (5,500)	(100)	0% 2%	(5,132) (5,500)	9	0% 0%
18	Net Results After Agency Activities	4,083	(8,045)	(12,128)	-297%	1,141	9,185	-114%
10/		0	47,000	-		7,000	(40,000)	-85%
19E		0	26,950	-	-	0	-	-
(continued)		0	0	-	-	0	-	-
	External Funding Sources	0	73,950	73,950	0%	7,000	(66,950)	-91%
eji Zi	Net Results After External Funding Sources	4,083	65,905	61,822	1514%	8,141	(57,765)	-88%
Agency Activities 52 23 23 23 25 25 25 25 25 25 25 25 25 25 25 25 25	Renewal Projects Capital Improvement Projects	(15,647) (47,604)	(29,308) (18,191)	(13,661) 29,413	87% -62%	(37,371) (24,441)	(8,063) (6,250)	28% 34%
9g 23	Total Renewal/Capital Projects	(63,251)	(47,499)	15,752	-25%	(61,812)	(14,313)	30%
24	Renewal Reserve Add-Back	0	29,795	29,795	0%	30,987	1,192	4%
25	Trust Net Results	(59,168)	48,202	107,370	-181%	(22,684)	(70,886)	-147%
26	Carryforward (savings from prior years)	104,007	60,853	(43,154)	-41%	109,055	48,202	79%
27	Trust Net Results after Carryforward	44,839	109,055	64,215	143%	86,370	(22,684)	-21%

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### Cash Reserve Allocation

FY 2022 (Board Approved) and FY 2023 (Draft)

Presented to the Board on September 23, 2021

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			nd of Year 2021		Fiscal Year 2022							Fiscal Yo	ear 2023		
	Allocation of Reserves	Condition Index ("CI") <sup>6</sup>	Total Additional Renewal \$\$ to Achieve 80% Condition Index Target 7	Beginning Amount	Addition/ Reduction During the Year <sup>8</sup>	Use During the Year <sup>9</sup>	Additional Spending <sup>10</sup>	Ending Condition Index <sup>6</sup>	Total Additional Renewal \$\$ to Achieve 80% Condition Index Target 7	Beginning Amount	Addition/ Reduction During the Year <sup>8</sup>	Use During the Year <sup>9</sup>	Additional Spending <sup>10</sup>	Ending Condition Index <sup>6</sup>	Total Additional Renewal \$\$ to Achieve 80% Condition Index Target 7
1	Renewal & Capital Reserves			15,476	93,636	(45,720)				65,472	35,198	(52,579)			
2	Renewal Reserve <sup>1</sup>	66%	186,009	0	29,795	(29,308)	2,080	66%	193,181	2,567	30,987	(37,371)	6,384	66%	191,856
2A	Buildings	79%	3,923	0	12,032	(14,112)	2,080	80%	1,127	0	12,513	(12,809)	295	80%	(261)
2B	Utilities & Other Infrastructure	43%	139,999	0	8,658	(7,441)	0	42%	147,762	1,217	9,005	(10,680)	1,675	43%	151,327
2C	Land, Forest & Other Park Assets	69%	42,087	0	9,105	(7,755)	0	69%	44,292	1,350	9,469	(13,882)	4,413	71%	40,790
3	Capital Improvements Reserve <sup>2</sup>			9,375	31,741	(16,412)				24,704	4,211	(13,513)			
4	Reserve for Future Renewal and Capital Improvements			6,101	32,100	0				38,201	0	(1,695)			
5	Operating Reserves			45,377	(16)	0				45,361	29	0			
6	Security Deposits and Pre-paid Rent <sup>3</sup>			11,829	0	0				11,829	0	0			
	Estimated Bad Debt from COVID 4			3,361	0	0				3,361	0	0			
8	Operating Reserve <sup>5</sup>			30,187	(16)	0				30,171	29	0			
9	Totals	66%	186,009	60,853	93,621	(45,720)	2,080	66%	193,181	110,833	35,227	(52,579)	6,384	66%	191,856

- 1 Renewal is the replacement of an existing asset with a similar-performing asset, such as replacing an electrical substation or a water main. Per the Board reserve policy, starting in FY22, each year we will allocate money from our operating income to the renewal reserve to maintain a stable funding stream for renewal projects; this will keep the park from deteriorating. For FY22, we will contribute at least 2% of the current replacement value of Trust assets to the renewal reserves. (We are assuming an average 50 year expected service life for our assets.) We will refine the amounts needed for renewal and the annual reserve amounts as we implement renewal planning software.
- 2 Capital improvements are improvements to existing park assets or the creation of new park assets. This reserve includes funding for existing multi-year capital improvement projects, such as the Tunnel Tops park project and the East Mason warehouse rehabilitation project, that are continuing beyond FY21. This reserve also includes funds for capital improvement projects slated to be performed in FY22 and FY23.
- 3 Estimate based on most recent security deposit and pre-paid rent balances through July 2021. Currently forecasting no change in balance; however, we will develop forecasting methodology to refine projection in the future.
- 4 Estimated bad debt from COVID is money we have set aside to cover unexpected rent or other payment defaults from tenants due to the disruption in the economy from the pandemic. We anticipate forecasting partial application of this funding in the revised budget to be submitted in November 2021 after the close of the fiscal year. We expect to resolve outstanding issues with tenants through FY22, applying funding from the reserve as needed. If all outstanding tenant issues are resolved by the end FY22, we will reduce any unneeded or unused portion of the reserve, making it available for other uses.
- 5 Per the Board reserve policy, we aim to have three months of operating expenses set aside in a reserve to keep the park going in the event of significant unexpected events such as natural disasters, economic downturns or pandemics. Having these funds were critical to the Trust's survival during the economic downturn from the COVID-19 pandemic since we were not eligible for loans or other financial assistance.
- 6 The Condition Index indicates the percentage of our assets that are within their expected service life. Our target is an industry standard of 80%. Ideally the target would be 100%, however that would require over \$400M to cover all of our deferred maintenance.
- 7 Total amount needed to invest in renewal of assets to reach 80% condition index target, this accounts for roughly half of our total deferred maintenance total of over \$400M.
- 8 Amount added to or reduced from a reserve.
- 9 Amount used for the purpose of the reserve.
- 10 Amount spent in addition to the required annual reserve in column H, which contributes to an improvement in the condition index and reduction in deferred maintenance.

# Renewal + Capital Improvement Plan (Obligation Basis)

**FY 2022 through FY 2026** 

Presented to the Board on September 23, 2021

Rei	newal Plan							
(Do	lars in Thousands)							
		(1)	=.	(2) +	(3) +	(4) +	(5) +	(6)
	Project	Pro	22-23 oject dget	FY22	FY23	FY24	FY25	FY26
1	Building Renewal							
2	Building Renewal	26	6,921	14,112	12,809			
2A	Capital turns and cyclic renewal	25	5,491	12,682	12,809			
2B	Other Building Renewal		1,430	1,430				
3	Subtotal - Building Renewal	26	6,921	14,112	12,809			
	Utilities & Other Infrastructure							
5	Utilities Renewal	17	7,615	7,084	10,532			
5A	Utilities studies and condition assessments		3,063	2,183	879			
5B	Utilities renewal and upgrades		5,272	2,864	2,409			
5C	Electrical substation 70 consolidation		6,773	1,844	4,929			
5D	Electrical substation 107 switchgear upgrade	2	2,507	192	2,315			
6	Technology Renewal		506	358	149			
7	Subtotal - Utilities & Other Infrastructure	18	8,121	7,441	10,680			
	Land, Forest & Other Park Assets							
	Landscape Renewal		0,780	5,390	5,390			
10	Transportation-related projects	10	0,780	2,310	8,470			
10A	accessibility, etc.)		4,620	2,310	2,310			
10B	Bus fleet conversion to battery electric		6,160		6,160			
11	Other Park Assets Renewal		77	55	22			
12	Subtotal - Land, Forest, & Other Park Assets	2°	1,637	7,755	13,882			
13	Total	66	6,679	29,308	37,371			

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# Renewal + Capital Improvement Plan (Obligation Basis) FY 2022 through FY 2026

Presented to the Board on September 23, 2021

## Capital Improvement Plan

(Dollars in Thousands)

Items shaded in gray are anticipated to be completed in FY21.

		FY 2021 ar	nd Refore	FY 2022 and After									
		(1) - (2) =				(5) +	(6) +	(7) +	(8) +	(9)			
	Project	Total Project Budget Approved	Spending + Budget through FY21	(3)  Remaining Budget to be Spent	(4) = FY22-26 Project Budget	FY22	FY23	FY24	FY25	FY26			
14	Strategic Goal #1: Be Visited and Loved by All												
15	Tunnel Tops, including Youth Campus	116,862	116,609	253	27,203	4,278	20,230	2,695					
15A	Funds raised by the Golden Gate National Parks Conservancy	96,587	96,334	253	253	235	18						
15B	Presidio Trust funds	20,275	20,275										
15C	California grant funds for Outpost Meadows				26,950	4,043	20,213	2,695					
16	Park Projects (SFO, memorial sites, etc.)	3,533	3,533										
17	Public access improvements	721	711	10									
18	Improvements to visitor sites	1,229	1,229										
19	Presidio Theatre	959	959										
20	Subtotal - Strategic Goal #1: Be Visited and Loved by All	123,304	123,041	263	27,203	4,278	20,230	2,695	-	-			
21	Strategic Goal #2: Be a Model of Environmental Stewardship												
22	Restoration of Quartermaster Reach Marsh and connection to Crissy Field Marsh	23,043	23,053	(10)									
9B	Sponsored funds for Quartermaster Reach Marsh	4,590	4,590										
23	Mountain Lake water overflow control project	4,295	4,295										
24	Subtotal - Strategic Goal #2: Be a Model of Environmental Stewardship		27,348	(10)	-	-	-	-	-	-			
25	Strategic Goal #3: Be a Model of Operational Excellence in Public Service												
26	East Mason rehabilitation for leasing	10,190	1,690	8,500	8,500	8,500							

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# Renewal + Capital Improvement Plan (Obligation Basis) FY 2022 through FY 2026

### Presented to the Board on September 23, 2021

27	Relocation of Trust staff, tenant improvements and commissions of Buildings 103, 36, 1051, and 49	3,500	3,500							
28	Transportation-related projects	12,234	12,230	4						
28A	Federal Highway Administration (FHWA) funding for transportation program (e.g., pavement, traffic calming, ADA accessibility, etc.)	8,434	8,429	4						
28B	Other sponsored funds for Transportation-related projects	490	490							
28C	Presidio Trust funds	3,311	3,311							
29	Electrical substation 568 switchgear replacement	4,310	4,310							
30	Restaurants capital contribution	3,291	3,291	-						
31	Gorgas warehouses rehabilitation for leasing	15,103	15,103							
32	Tenant and residential improvements	1,113	1,113							
33	Other remediation sites > \$25K	1,096	1,096							
34	Remediation site - Lendrum Court	7,761	7,761	-						
35	Trust facility rehabilitation and maintenance projects > \$25K	1,264	1,264							
36	Subtotal - Strategic Goal #3: Be a Model of Operational Excellence in Public Service	59,863	51,358	8,504	8,500	8,500	-	-	-	-

Cap	Capital Improvement Plan (continued)													
(Dol	Dollars in Thousands)													
		FY 2021 ar	nd Before			FY 20	22 and Aft	er						
		(1) -	(2) =	(3)	(4) =	(5) +	(6) +	(7) +	(8) +	(9)				
	Project	Total Project Budget Approved	Spending + Budget through FY21	Remaining Budget to be Spent	FY22-26 Project Budget	FY22	FY23	FY24	FY25	FY26				
37	Foundational to All Our Work/Risk Mitigation													
38	Park Reconstruction due to Doyle Drive	42,281	41,641	640	640	640								
39	Funding of and Contracting for Building 643 Improvements	7,398	7,398											
40	Subtotal - Foundational to All Our Work/Risk Mitigation	49,679	49,039	640	640	640	-	-	-	-				
41	Capital Projects Pool	8,984	-	8,984	8,984	4,773	4,211							
42	Total	260,184	250,787	9,397	36,343	18,191	24,441	2,695	-	-				

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