

**THE PRESIDIO TRUST
SUMMARY CASH FLOW
FISCAL YEARS 2005 & 2006**

FINAL BUDGET ⁽¹⁾

(Dollars in Thousands)

	FY2005		FY2006
	ORIGINAL APPROVED BUDGET	REVISED BUDGET 08/31/05	BUDGET 9/22/05
OPERATING INFLOWS			
Residential - Gross (including vacancy)	26,077	27,377	28,410
Non-Residential - Gross (including vacancy)	13,790	13,790	14,452
Service District Charge	3,766	3,766	5,652
Utilities including Telephone ⁽²⁾	959	959	225
Other	2,719	3,497	1,940
Interest Revenue Earned on Investments	155	155	240
Environmental Remediation	21,576	21,576	0
Subtotal - Operating Inflows	69,042	71,120	74,663
OPERATING OUTFLOWS			
Property Management Expenses - Res & Non-Res	2,600	2,600	2,611
Overhead Expenditures	12,216	14,874	12,843
Operating Expenditures	28,046	25,138	29,435
Environmental Remediation	21,576	21,576	0
Debt Service & Insurance	2,844	2,844	2,997
Subtotal - Operating Outflows	67,282	67,033	71,629
NET OPERATING INFLOWS	1,759	4,087	3,034
OTHER INFLOWS			
Appropriation	20,000	20,000	20,000
Carryforward - Unprogrammed	6,461	9,544	6,220
Carryforward - Programmed	12,779	13,242	9,324
Subtotal - Other Inflows	39,240	42,786	35,544
	40,999	46,873	38,578
OTHER OUTFLOWS			
Capital Projects	37,922	46,446	35,464
Contingency	3,000	360	3,000
Subtotal - Other Outflows	40,922	46,805	38,464
NET	77	67	114

⁽¹⁾ Based upon budgetary accounting which differs from the audited financial statements in the timing of accounting transactions.

⁽²⁾ Utility revenue is netted against operating expense.

**THE PRESIDIO TRUST
DETAIL BUDGET
FISCAL YEAR 2006
FINAL BUDGET ⁽¹⁾
(Dollars in Thousands)**

	FY2005		FY2006	
	ORIGINAL APPROVED BUDGET	REVISED BUDGET 08/31/05	BUDGET 9/22/05	DIFFERENCE FROM FY05 8/31/05 BUDGET
OPERATING INFLOWS				
Residential - Gross (including vacancy)	26,077	27,377	28,410	1,033
Non-Residential - Gross (including vacancy)	13,790	13,790	14,452	662
Service District Charge	3,766	3,766	5,652	1,886
Utilities including Telephone	959	959	225	-734
Other:				
Special Events & Venues	1,409	1,409	1,593	184
Reimbursable Contracts	1,193	1,193	0	-1,193
Parking	103	103	15	-87
Transportation Income/Subsidy	0	0	290	290
Recoveries of Prior Year's Obligations	0	778	0	-778
Miscellaneous	15	15	42	27
Interest Revenue Earned on Investments	155	155	240	85
Environmental Remediation	21,576	21,576	23,744	2,168
Subtotal - Operating Inflows	69,042	71,120	74,663	3,543
OPERATING OUTFLOWS				
Property Management Expenses - Res & Non-Res				
John Stewart - Residential direct exp	2,033	2,033	2,100	66
Non-Res Prop Mngt - Non-Residential direct exp	567	567	511	-56
Subtotal - Property Management Expenses	2,600	2,600	2,611	10
Overhead Expenditures				
Executive Office	1,080	1,070	1,246	176
Human Resources	1,096	1,116	1,109	-7
Office Services	272	272	250	-22
Operations	2,346	5,180	2,247	-2,933
Design & Construction Services	0	0	133	133
Natural & Cultural Resources	191	191	347	157
Planning & Transportation	675	599	366	-234
Real Estate	535	589	649	60
Finance, Business & Technology Management	3,444	3,413	3,845	431
Public Affairs/Public Programs/Special Events	732	643	629	-14
Philanthropy	309	229	311	82
General Counsel	1,537	1,573	1,712	139
Subtotal - Overhead Expenditures	12,216	14,874	12,843	-2,031
Operating Expenditures				
Operations	15,319	12,219	16,000	3,782
Design & Construction Services	179	205	201	-4
Natural & Cultural Resources	422	426,208	485	59
Planning & Transportation	1,376	1,073	1,666	593
Real Estate	1,805	1,697	1,989	292
Finance, Business & Technology Management	44	37	32	-4
Public Affairs/Public Programs/Special Events	1,989	2,114	2,062	-52
General Counsel	0	305	218	-87
Public Safety	6,913	7,063	6,781	-282
Subtotal - Operating Expenditures	28,046	25,138	29,435	4,296
Environmental Remediation	21,576	21,576	23,744	2,168
Subtotal - Environmental Remediation	21,576	21,576	23,744	2,168
Debt Service & Insurance	2,844	2,844	2,997	153
Subtotal - Debt Service & Insurance	2,844	2,844	2,997	153
Subtotal - Operating Outflows	67,282	67,033	71,629	4,596
NET OPERATING INFLOWS	1,759	4,087	3,034	-1,053
OTHER INFLOWS				
Appropriation	20,000	20,000	20,000	0
Carryforward - Unprogrammed	6,461	9,544	6,220	-3,324
Carryforward - Programmed	12,779	13,242	9,324	-3,918
Subtotal - Other Inflows	39,240	42,786	35,544	-7,242
Amt Available for Capital Projects and Contingency	40,999	46,873	38,578	-8,295
Capital Projects	37,922	46,446	35,464	-10,982
Contingency	3,000	360	3,000	2,640
Subtotal - Other Outflows	40,922	46,805	38,464	-8,341
NET	77	67	114	46

⁽¹⁾ Based upon budgetary accounting which differs from the audited financial statements in the timing of accounting transactions.

FY 2006 CAPITAL PROJECTS

DIVISION	PROJECT TITLE	PROJECT DESCRIPTION	AMOUNT
Operations Division Total			11,413,872
Building Maintenance & Construction			9,173,058
	Occupied Total & Partial Renovations	7 Historic Units, 11 Non-historic units and 59 Partial Renovations	2,243,588
	ADA	Address barriers in entrances, passageways and bathrooms in Bldgs 50, 135 and 34.	300,000
	Bldg 50 & 1299 Historic Preservation	Bldg 50: reroof front roofs, repair damaged fascia and upgrade plumbing & heating; Bldg 1299: design & imp. seismic structural solution for logs.	503,922
	Bldg 1334	Complete rehab of 4 units at Bldg 1334.	2,208,177
	Cyclic Maintenance	Exterior paint and roof replacement in designated residential zones.	2,111,682
	Abatement	Abatement will be allocated to projects based on iTime entries throughout the year.	333,308
	Storey Avenue	Contingency for punch-list items including repair of drains in the basements	68,981
	Bldgs 1182/87/88	Exterior Envelope	70,000
	Graffiti Removal	Park-wide graffiti removal	80,000
	Kitchen & Bathroom Upgrades	Three neighborhoods were identified for kitchen & bathroom upgrades upon vacancy (turn).	1,253,400
Roads, Grounds & Forestry			568,738
	Arguello I Reforestation	Remove one acre of declining Monterey cypress in the Arguello Key Hisotric Stand and replant with 200 Monterey cypress seedlings.	28,668
	Arguello II Reforestation	Remove 0.5 acres of trees at the Arguello Key Historic Stand and site prep for planting.	24,418
	Kobbe I Reforestation	Establishment of 120 Monterey pine and Monterey cypress trees planted in November 2004 (FY05).	5,359
	Kobbe II Reforestation	Plant 150 Monterey cypress and Monterey pine trees at Kobbe and Harrison. Begin establishment.	29,153
	Kobbe III Reforestation	Remove 0.9 acres of declining Monterey cypress and Monterey pine and prepare site for planting.	33,534
	Pine Experimental Site Reforestation	Establish the 150 pines planted in Janauary of 2005.	5,320
	Presidio Gate Reforestation	Replace Monterey cypress trees that have died or are deformed or diseased. Install automatic irrigation system. Plant drought tolerant ground-cover around tree plantings.	30,059
	Redwood Reforestation	Remove 0.6 acres of blackwood acacia and site prep in preparation for a Redwood planting in FY 07.	30,114
	Rob Hill I Reforestation	Establish 150 eucalyptus trees planted in December 2004 east of Rob Hill campground.	2,739
	Rob Hill II Reforestation	Plant 100 eucalyptus seedlings at Rob Hill campground near Central Magazine Road.	26,895
	Rob Hill Reforestation III	Remove 0.9 of an acre of topped eucalyptus east of the Rob Hill Campground.	35,809
	Tree Hazard Mitigation	Address and mitigate all trees rated as "10's" or "9's" in the Presidio's Tree Hazard Assessment.	301,788
	West Pacific I Reforestation	Establish the 160 Monterey and Gowen cypress planted in December 2003.	6,363
	West Pacific II Reforestation	Establish the 280 Monterey cypress planted in December of 2004.	8,520
Utilities			1,672,075
	700/800 Area OH Lines PM	Scope of work will be to replace or perform maintenance on deteriorated overhead lines systems such as wooden crossarm, polemounted transformers, wooden power poles, primary and secondary conductors.	116,969
	Baker Beach Sewer Rehab	Rehabilitate the most problematic sewer mains in the Baker Beach housing area.	132,969
	Building 63/67 UG Circuit	Convert existing overhead circuit to underground which consist of the installation of PVC conduits, primary cables and termination.	43,280
	I-J-K-L Outfall	Repair of Outfall. Beach encroachment has covered outfall preventing Crissy Filed from draining.	339,636
	Vacuum Switch at Bldg. 42	Scope of work will be to trench and install PVC conduits, concrete manhole. High voltage cables, four way vacuum and termination of cables to convert existing overhead circuit to underground behind building 42 Moraga.	77,022
	Sewer Lift Station Upgrades	Perform upgrades to the six sewer lift stations to increase energy and operating efficiency as well as increasing reliability. This includes high efficiency impellers, upgraded seals & bearings, monitoring gauges, rebuilding check valves and upgrading electronic control panels.	51,901
	Utilities Funston 11-16, 51-65 (Queen Anne's)	Underground overhead utilities; rehab storm and sanitary sewer; replace water and fire hydrant water.	422,072
	Thornburg Planning Area Upgrade	Underground overhead utilities; rehab storm and sanitary sewer; replace water and fire hydrant water.	321,530
	Liggett Housing Secondary	Scope of work will be to trench and install PVC and copper conductors for units 720-732. Current conductors are direct buried aluminum.	49,534
	Data Center Upgrade	Telecommunications transition.	17,415
	Water Reclamation Switch Relocation	Telecommunications transition.	40,250
	Bldgs 42/45/49 water upgrade	Install new water mains and valves.	59,498

FY 2006 CAPITAL PROJECTS

DIVISION	PROJECT TITLE	PROJECT DESCRIPTION	AMOUNT
Planning & Transportation Division Total			4,620,544
Planning			3,401,856
	Tennessee Hollow Design Phase 1	Prepare design drawings and detailed cost estimates for implementation of Phase 1 of the Tennessee Hollow Watershed Project.	198,995
	Main Post Signage	Development and implementation of interpretive street signs, building identification signs, and lobby panels.	110,441
	Trails & Overlooks	Management of design and construction for trails and overlooks projects throughout Presidio.	148,412
	Rob Hill Campground	Completion of design for enhancement of Rob Hill Campground; beginning of implementation in conjunction with forestry project at Rob Hill.	50,665
	West Washington Residential Land. Imp.	Implementation of landscape design including planting, irrigation, and limited access improvements.	531,706
	Designed landscape Area of Fill Site 6A	Implementation of landscape design including planting, irrigation, and trail.	263,528
	Fort Scott Planning & Design	Continue planning work using results of the Ft. Scott Cultural Landscape Report (CLR) to develop and implement recommendations for site improvements.	55,000
	East Washington Streetscape	Manage construction of parking improvements, including underground utilities, bike lanes, planting, irrigation, and streetlights.	1,166,718
	Lombard Hill Irrigation	Install irrigation system and new plantings on Lombard Hill.	166,701
	Archaeology Education Center	Planning, coordination, and design of a new Arch Lab at El Presidio, potentially reusing Bldgs. 40 & 41.	10,400
	West Crissy Streetscape Predev	West Crissy streetscape Pre-development	38,991
	Presidio Nursery Design	Planning, coordination and design of a new nursery facility to allow demolition of building 1244.	69,000
	Blg. 63 Parking Lot	Improve landscape along south side of Lincoln Blvd. between Presidio & Funston.	2,000
	Presidio Terrace Residential Landscape Imp.	Upgrade of landscape of historic neighborhood	389,300
	Building 34 Reconfiguration	Reconfigure Building 34 to house reconfigured staff.	200,000
Transportation			1,218,687
	Bus Stop Improvements	Provide improved facilities at bus stops throughout the park such as benches, trash cans, signage, sidewalk access, accessible waiting areas, and shelters.	109,131
	Storm Grate Safety	Rehabilitate storm grates throughout the park to eliminate hazards for bicyclists. Project involves removing old storm grates and fashioning new grates by the Utility Department.	6,057
	Traffic Calming	Install traffic calming measures in residential neighborhoods and other appropriate locations to reduce volume and/or speed of traffic, and make Presidio more pedestrian-friendly. Specific elements may include curb extensions (a.k.a. "chokers"), speed humps/tables, & chicanes.	13,859
	Sidewalk/ADA Access	Install sidewalk curb ramps throughout the park and fill in gaps in sidewalks throughout the park.	16,114
	Intersection Upgrades	Fix problem intersection alignments and roadway irregularities. Realign Hitchcock to meet Kobbe and narrow Kobbe/Park intersection.	38,906
	Transit Center	Construction mgmt, Tenant Improvements (bathrooms & conference rooms) and utilities; excluding Café TTIS or generator.	1,004,621
	Res Prking Mgmt	Parking Management	30,000
Design & Construction Services Total			2,208,821
	Design & Construction Management	The Design & Construction Department provides design development and construction management services in support of Trust Capital Projects.	520,864
	Blg 1161	Gorgas Ave - SenSpa. - Project Management and Tenant Improvement Allowance	574,096
	1330 Kobbe Ave	Project Management for Building 1330	25,770
	547 Presidio Blvd.	Fire-damaged residence repair.	217,484
	Recycled Water Pipelines	Construct pipelines associated with the recycled water project including the distribution pipeline to LDA and Crissy Field, the influent wastewater pipelines, and the waste sludge pipeline. This project also includes an associated section of Joint Trench	163,697
	Mt. Lake Overflow Connection	Evaluation of upgrade options for the Mountain Lake/Lobos Creek overflow pipeline.	15,000
	Pilots Row	Complete renovation of neighborhood	200,000
	Water System Operations & Business Study	Comprehensive analysis of the Trust's water system (water, recycled water and wastewater) to identify the long term capital and operating costs	491,912

FY 2006 CAPITAL PROJECTS

DIVISION	PROJECT TITLE	PROJECT DESCRIPTION	AMOUNT
Natural & Cultural Resources Total			1,036,009
Natural Resources			857,854
	Landfill Restoration Planning	Remedial clean up is planned for Buildings 207-231 October 2006, and subsequently at Landfills 2, 8, 10, E and Fill Site 1. Natural Resources coordination and planning will be required to ensure that the interim post-remediation design is compatible with the Presidio Trust Management Plan (PTMP), the Vegetation Management Plan (VMP), and the cultural landscape.	89,102
	Natural Resources Stewardship Plan	Develop a long-term Stewardship Plan for continuing a successful natural resources program that will fulfill Park mandates to restore the natural processes of the Presidio. Focus on native plant and wildlife habitat stewardship, including the continued development of the volunteer and education programs.	57,296
	Site Preservation and Rare Species Habitat Stewardship	Solidify the volunteer stewardship program with special emphasis on Inspiration Point and other federally-listed plant species habitats. Steward 90 acres of native plant communities including invasive plant control, erosion control, volunteer program management, adaptive management efforts, rare plant monitoring, and program coordination.	169,359
	Quail Augmentation	Strengthen efforts to sustain dwindling quail population by refining habitat restoration techniques, exploring techniques to reduce predation, creating brush piles and other habitat augmentation strategies, and creating a scientific advisory strategy.	43,308
	Oak Reforestation	Maintain the 72 native oaks that were planted in rodent-proof cages in 2004 with the help of a neighborhood volunteer program. Weeding and maintenance will be required around the existing oaks.	2,695
	Presidio Native Plant Nursery	The Presidio Nursery will grow up to 60,000 plants to support the 2006 program for the restoration of remediation sites, the reforestation of the Presidio forest, residential areas, native plant restoration and stewardship programs. The plants will be grown through volunteer and education programs.	229,008
	Baker Beach Dunes	Restoration planning and design, coordination with Trust real estate and landscape program and with the GGNPC Presidio Native Plant Nurser. A pilot program with 5000 plants implemented.	127,500
	Fill Site 6 - Native Plant Restoration	Restore a native riparian corridor after remedial excavation of Fill Site 6 (approx. 2.9 acres), including native wetland and upland scrub features, plant 35,000 plants, remove invasive non-native plants, maintain irrigation and erosion control, monitor success, analyze soils, and manage project.	97,417
	Fill Site 5 - Native Plant Restoration	Restoration Establishment Year 1: Plant 1,700 plants, focus on controlling invasive non-native plants from threatening previous plantings. Conduct vegetation and photo monitoring, soils analysis, project coordination, volunteer coordination, budget management, contract management, information management, and procurement.	42,169
Cultural Resources			178,155
	Marine Cemetery	Conduct research to locate names and nationalities of foreign merchant marines buried at the Marine Hospital Cemetery beneath what is now Landfill 8.	27,000
	207-231 Cultural Landscape Analysis	Investigate historic landscape features and ensure appropriate treatment and planning considerations of the features.	34,598
	El Presidio	A study of the Presidio's original Spanish Chapel ruins (1792-1812) through a summer field school with Cabrillo College to complete excavations begun by NPS (1996-1999) but not completed. Explain relationship between chapel ruins and Mesa Room of Officers' Club. Implement landscape treatment.	89,583
	Initiate Building 1331 Preservation	Initiate preservation work on Building 1331 assessments and provide both a scope of work and cost estimate for implementation.	26,974

FY 2006 CAPITAL PROJECTS

DIVISION	PROJECT TITLE	PROJECT DESCRIPTION	AMOUNT
Real Estate Division Total			15,833,628
	Public Health Services Hospital	Rehabilitation of the former PHS and axillary bldgs in the district, including utility and landscape modifications and upgrades.	1,328,097
	Thornburg	Rehabilitation and revitalization of the Thornburg area of the Letterman planning district. Project scope includes pre-development activities, preparation of an RFP, review and selection of a developer, and subsequent design review and development oversight.	324,052
	Letterman Digital Arts	Design review, inspection, permitting and project oversight of the sub-leased space in the Letterman Digital Arts Center.	192,619
	Building 122	Anticipated that tenant will perform base building work. Included is building allowance only.	600,000
	Building 100	Upgrading infrastructure, legal, plan check, oversight, and tenant improvement allowance. Using most of prior budget for lateral connection to 5' of building from utility spine. Continuing project.	233,331
	Bldg 1183-1184-1185-1186	Utilities, sitework, compliance and project management to support development of artist studios.	699,475
	Bldg 563	Project management and tenant improvements for development of restaurant.	712,745
	Bldg 104	Utilities, compliance, project management to support development of museum.	440,995
	Buildings 86/87	Base building work, Tenant Improvements, and oversight for multi-tenant office building project.	1,002,156
	West Crissy	Utilities, abatement, sitework, compliance, project management to support leasing and rehab of buildings.	3,103,968
	West Crissy - Bldg 1351	Renovation of Bldg 1351 to facilitate relocation of the Utilities Department now located on Crissy Field.	450,000
	Queen Annes (Buildings 56-59)	Full rehabilitation	3,113,445
	Non-residential unanticipated	Unforeseeable non-residential revenue generating projects coming to light during the year.	501,715
	Buildings 11-16 Funston	Limited exterior roof repair, exterior patch and preparation for painting. Goal is limited scope required to prepare 11-16 for required remediation of surrounding soil.	973,049
	Bldg 99	Utilities, abatement, compliance, project management to support development of Presidio Theatre	550,772
	Bldg 5	Full rehab of Building 5 to facilitate non-residential leasing opportunities.	473,774
	RE-TI-Allowance	Funds for work being performed on Buildings 1169, 220, 222 and 37	149,874
	Golf Course Pump House	Relocation of Presidio Golf Course Pump House	20,010
	Bldg 65	Full building rehabilitation including structural, mechanical, plumbing, electrical, data & telephone wiring, interior & exterior improvements	879,001
	Bldg 605-606	Lease negotiation.	73,766
	Project Management-Real Estate	Project management costs related to various capital projects.	10,785
Finance, Business, & Technology Management			351,313
	Oracle Financial 11i System	Ongoing maintenance and version upgrades/reporting	351,313
Total Capital Projects			35,464,187