

**Table 1**  
**THE PRESIDIO TRUST**  
**SUMMARY CASH FLOW**  
**FISCAL YEARS 2006 & 2007**  
**REVISED BUDGET**  
**SEP-07**

(Dollars in Thousands)

	FY2006		FY2007			
	FINAL				DIFF FROM	% DIFF FROM
	BUDGET	ACTUALS	REVISED	REVISED	REVISED	REVISED
	SEP-06		BUDGET	BUDGET	MAY-07	MAY-07
			MAY '07	SEP-07	BUDGET	BUDGET
<b>OPERATING INFLOWS</b>						
1 Residential - Gross (including vacancy)	30,417	30,662	33,881	33,881	0	0.0%
2 Non-Residential - Gross (including vacancy)	15,129	15,591	16,280	16,280	0	0.0%
3 Service District Charge	4,902	5,007	5,261	5,261	0	0.0%
4 Utilities	250	466	130	130	0	0.0%
5 Other	1,774	1,926	2,651	2,651	0	0.0%
6 Interest Revenue Earned on Investments	1,250	1,301	1,275	1,275	0	0.0%
<b>7 Subtotal - Operating Inflows</b>	<b>53,722</b>	<b>54,952</b>	<b>59,479</b>	<b>59,479</b>	<b>0</b>	<b>0.0%</b>
<b>OPERATING OUTFLOWS</b>						
8 Property Management Expenses - Res & Non-Res	2,522	2,433	2,623	2,623	0	0.0%
9 Overhead/Operating Expenditures	42,714	42,418	43,918	43,650	(268)	-0.6%
10 Debt Service & Insurance	2,452	2,423	3,349	2,899	(450)	-13.4%
<b>11 Subtotal - Operating Outflows</b>	<b>47,688</b>	<b>47,274</b>	<b>49,890</b>	<b>49,172</b>	<b>(718)</b>	<b>-1.4%</b>
<b>12 NET OPERATING INFLOWS</b>	<b>6,033</b>	<b>7,679</b>	<b>9,589</b>	<b>10,307</b>	<b>718</b>	<b>7.5%</b>
<b>OTHER INFLOWS</b>						
13 Appropriation	19,905	19,905	19,860	19,860	0	0.0%
14 Recoveries of Prior Year's Obligations	1,230	1,231	8,491	10,691	2,200	25.9%
15 Carryforward	19,191	19,191	3,045	3,045	0	0.0%
<b>16 Subtotal - Other Inflows</b>	<b>40,326</b>	<b>40,326</b>	<b>31,396</b>	<b>33,596</b>	<b>2,200</b>	<b>7.0%</b>
<b>17 Amount Available for Capital Proj. and Contingency</b>	<b>46,359</b>	<b>48,005</b>	<b>40,986</b>	<b>43,903</b>	<b>2,918</b>	<b>7.1%</b>
<b>OTHER OUTFLOWS</b>						
18 Capital Projects	46,027	44,697	40,079	43,096	3,017	7.5%
19 Contingency	333	262	906	734	(172)	-19.0%
<b>20 Subtotal - Other Outflows</b>	<b>46,360</b>	<b>44,960</b>	<b>40,985</b>	<b>43,830</b>	<b>2,845</b>	<b>6.9%</b>
<b>21 NET</b>	<b>0</b>	<b>3,045</b>	<b>0</b>	<b>73</b>	<b>73</b>	
<b>22 Environmental Remediation</b>	<b>9,100</b>	<b>9,530</b>	<b>16,782</b>	<b>16,782</b>	<b>0</b>	<b>0</b>

**Table 2**  
**FY 2007 CAPITAL PROJECTS SUMMARY BY BUSINESS LINE**  
**FISCAL YEAR 2007 - REVISED BUDGET**  
**SEP 2007**

PROJECT NAME	PROJECT DESCRIPTION	FY07 TOTAL CAPITAL MAY- 07	FY07 TOTAL CAPITAL SEP- 07	DIFFERENCE
<b>Non-Residential Total</b>		<b>23,292,906</b>	<b>23,151,358</b>	<b>(141,549)</b>
ADA	Address barriers in entrances, passageways and bathrooms in various public buildings.	300,000	302,334	2,334
Bldg 100 Montgomery St.	Project management, compliance and planning to support completion of full historic rehabilitation. Potential tenant Family Violence Prevention Fund. Additional funding provides for design review and EA.	87,331	80,061	(7,270)
Bldg 101 Montgomery St.	Update the project estimate for a revised proforma based on CD's from 1995, and fund updated drawings. It is anticipated that the updated drawings for Bldg 101 can be applied to Bldg 105 with a few adjustments.	430,000	431,556	1,556
Bldg 102 Montgomery St. (Visitor Center)	Bldg 102 - Base building, seismic and cold shell work only to prepare building for use as Visitor Center. Additional funding for project will come from the Department of Defense grant and the National Park Service. Project to be deferred to FY08.	0	7,175	7,175
Bldg 106 Rehabilitation	A lease for this building is in the process of being finalized. Trust staff has determined that this work is the minimum required to: provide reasonable ADA access; stop building deterioration; and, provide a functional life safety system	352,800	370,140	17,340
Bldgs 11-16 Funston Ave.	Phase 2 - Completion of Bldgs 11-16 renovation. \$250K giveback reflects potential tenant-funded rehabilitation of Bldg 11.	4,684,681	4,712,481	27,799
Building 1216	Address life safety concerns as well as work required to allow occupancy in building so that staff can move from outer field offices into consolidated offices in Blg 1216.	36,500	36,694	194
Bldg 1299 (Log Cabin)	Rehabilitation of Log Cabin, including log replacement and telecom work.	290,719	291,886	1,167
Bldg 1504-E Improvements	Capital improvements to the John Stewart Company office building at Baker Beach (paint and carpet)	18,480	18,480	0
Bldg 1805	To fund market study to inform decision making process for the rehabilitation of Bldg 1805	2,500	4,445	1,945
Bldg 1806 Server Room	Reconfigure server room in Building 1806 to create more leasable office space in the building.	0	6,256	6,256
Bldg 1807	To fund market study to inform decision making process for the rehabilitation of Bldg 1807	1,750	3,695	1,945
Bldg 1808	Funding to develop the project through CD's, including Trust labor, market survey, and architecture/engineering services, including landscape design.	465,750	468,084	2,334
Building 215 Tenant Improvement	Project management and inspection fees for food service to support tenant buildout.	73,855	68,749	(5,106)
Building 215 Trash Enclosure	The building's current tenant's trash needs are greater than the capacity of the existing trash enclosure. The new enclosure will provide an area for the tenant's trash cans and a place to wash cans and floor mats that is screened from public view.	0	23,425	23,425
Bldg 224 Halleck	Exterior stabilization work so that Blg 215 café operator can rent the building as storage space. Project complete. This reduction reflects funds available to redeploy.	19,644	19,644	0
Bldg 49	Install telecom wiring, sink and cabinet in Bldg 49 for short term lease, allowing revenue generation. These modifications are in line with building modifications that will be needed once a long-term tenant is in the building.	23,009	23,009	0
Bldg 50	Structural investigative work and roof repairs.	24,000	24,078	78
Bldg 558 John Stewart Co building capital improvement	Capital improvements to the John Stewart Company office building.	80,000	80,389	389
Bldg 563 Ruger St.	Project management, contract, and materials funding to support completion of tenant funded rehabilitation of Building 563, as well as completion of landscape and sitework associated with the building. Project complete. This reduction reflects funds available to redeploy.	29,743	31,812	2,069
Bldg 816 Quarry Road	Rehabilitate the lateral line at Bldg 816.	10,000	10,194	194
Bldgs 86 & 87 Tenant Improvements	Tenant Improvement allowance multi-tenant office building project. Project complete. This reduction reflects funds available to redeploy.	11,000	25,185	14,185

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Bldg 99 Moraga St.	Project management, compliance and planning to support tenant funded rehabilitation of Building 99 and new theater construction. Project complete. This reduction reflects funds available to redeploy.	67,753	68,531	778
Design & Construction Project Management	Design & Construction Management - to be allocated when projects are approved and scheduled.	279,842	85,421	(194,421)
Disney Museum (Bldgs 104, 122 Montgomery St.)	Project management, compliance and planning to support tenant funded rehabilitation for a museum. An addition of \$935K to the Disney Museum project funds the code review and the construction inspections. It is anticipated that the Disney Foundation will reimburse the Trust for the entirety of these costs.	1,218,973	1,225,974	7,001
Golf Course Improvements	Golf Course Improvements, including: correction of drainage issues; rebuilding of tee-box; and, potential tree removal.	378,000	378,078	78
Golf Course Trash Enclosure/Bench	Relocate, enclose and reduce the size of the trash enclosure, thus improving the aesthetics of facility and guarding against scavengers and unauthorized dumping. The new bench would provide drop off and pick up seating for elderly café patrons and golfers waiting for taxi cabs.	0	19,150	19,150
Property Acquisition	Preparation costs related to the potential Golf Course buyout: staff time, outside counsel, consultants, first phase of environmental survey. This additional request would fund expenses including the buyout of the current lease, accounting fees, additional legal fees, and Trust labor. This \$150K reduction reflects a reduction in funds needed.	8,294,435	7,678,239	(616,196)
Proposed Museum	Legal fees associated with development of proposed museum in Main Post area	150,000	240,078	90,078
LDA Sublease Support	Project management and inspection fees to support master tenant sublease activity.	45,287	46,843	1,556
Life Safety Upgrades	To comply with Presidio Fire Department life safety inspections, and correct life safety issues in Trust occupied buildings. Plan includes Bldg 1752, Bldg 67, Bldg 1242, and may expand to other buildings as the Presidio Fire Department is now aggressively conducting life safety inspections.	100,000	170,940	70,940
Mason Street Warehouses (Bldgs 1183-86 Mason St.)	Project management to support tenant funded rehabilitation for use as art studios.	45,680	25,595	(20,085)
Montgomery Street Barracks Study (Bldgs 101, 103, 105 Montgomery St.)	Pre-development planning and leasing preparation.	320,000	0	(320,000)
Non-Residential Cyclic Maintenance	Initiate Non-Residential Cyclic Maintenance Program	643,405	753,588	110,183
Presidio Lodge	Plan and execute the offering of the Main Post sites for lodging, identify Trust responsibilities for site and infrastructure preparation, and process approvals to the point of construction commencement.	214,500	219,790	5,290
Real Estate Project Management	Real Estate project management costs not directly identifiable to current approved capital projects, to be allocated as projects develop.	79,344	79,344	0
Structure 1430-C	Hire structural engineer to determine scope of work to fix exterior cracks on the wine bunker (Structure 1430). Additional funding to be transferred upon determination fo scope.	3,850	3,850	0
Thornburgh Planning Area	Pre-development planning for the Thornburgh Area, delineated by Gorgas St, Halleck St, Lincoln Blvd, and the Thoreau Center.	260,466	262,800	2,334
Trust Relocation	Fund A/E for planning, programming, and design of offices where Trust staff is to be relocated to make space available for the Presidio Lodge. New location TBD.	0	324,832	324,832
Unanticipated Capital Real Estate Improvements	Funds for unexpected opportunities or necessities in real estate transactions. Funded Bldgs 46, 333, 224. \$121K reduction funds additional work in PSHS.	54,662	27,936	(26,726)
West Crissy Development	Project management, compliance and planning to support leasing of buildings (Bldgs 920, 924, 926, 933, 934, 935, 937, 662, 663, 668). Funding for construction of site work/parking/streetscape.	1,565,278	1,859,692	294,413

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West Crissy - Relocation	Relocation of current users to support prospective lease opportunities	129,668	135,461	5,793
W Crissy Bldg 924 TI	Tenant Improvement allowance for Bldg 924 potential tenant Planet Granite. Additional funding is for seismic work on the building.	2,000,000	2,000,778	778
W Crissy Bldg 933-B TI	Tenant Improvement allowance for Bldg 933-B potential tenant La Petite Baleen	500,000	504,668	4,668
<b>Residential Total</b>		<b>10,021,481</b>	<b>11,409,725</b>	<b>1,388,243</b>
5-Year Renewal	Incentive for tenants with 5 years or more of residence; upgrade valued at one month's rent. This \$150K reduction reflects funding not required by the program in FY07, and is available to redeploy to other projects.	200,026	201,192	1,166
Abatement	Abatement for the Turns - one time encapsulation or removal of asbestos, lead base paint and/or mold.	280,414	181,254	(99,160)
Baker Beach Rodent Proofing	Baker Beach rodent proofing	84,000	84,000	0
Basement Upgrades	Safety upgrades to designated historic units to be done upon lease renewal. These additional funds will allow crews to complete the last 4 units requiring work.	110,000	111,206	1,206
Bldg 1308	Rodent proofing	7,500	7,500	0
1330 Kobbe Ave	Completion of rehabilitation of Bldg 1330, including landscaping. CD's and value engineering are complete, and the project cost was re-estimated based on improved information.	728,960	1,046,322	317,362
Bldg 1334 Kobbe Ave	Completion of renovation of Bldg 1334, started in FY06. Estimated completion in Feb 2007. This funding will allow completion of final tasks to close project, such as tile work, painting, finish carpentry, finish work on building systems, and cleaning, to be done using a combination of Trust crews and contracts. \$7.5K addition is for rodent proofing.	949,524	952,635	3,112
Bldg 1337 Pope St.	Completion of renovation of Bldg 1337, started in FY06. This funding is to provide for life safety issues. Once complete, the project will be closed.	515,900	528,462	12,562
Bldg 222	Site improvements: ADA accessible entry, paving and striping of parking area, installation of bollards to separate parking area from pedestrian area, and installation of gravel in pedestrian area.	38,779	38,779	0
Bldg 333	Purchase and install boiler in Bldg 333, residential unit.	21,500	21,500	0
Capital Turns	Upgrades to residential units, contingent on tenant move-outs. Total renovations: anticipate 4 historic units, 5 non-historic units. Partial renovations: anticipate 26.	1,400,000	1,439,255	39,255
Kitchen & Bath Upgrades	Three neighborhoods, MacArthur, W. Washington and N. Ft. Scott, have been designated to receive kitchen and bath upgrades contingent on unit vacancy. An increase of \$560K funds additional kitchen and bath upgrades that have an IRR of at least 13%. Baker Beach has also been added as a designated neighborhood.	810,000	846,905	36,905
Public Health Service Hospital	Funding for work prior to Forest City acceptance including site security and project management. An increase of \$495,400 funds legal/consulting fees, increased security costs, and provides a project contingency of 5%.	1,178,575	1,184,799	6,223
Queen Annes (Bldgs 56-59 Funston Ave.)	Completion of renovation of Queen Annes (Bldgs 56-59 Funston). Design and utility work completed in FY06.	2,418,530	2,464,982	46,452
Wyman Residences	Architectural and engineering planning and design services for the rehabilitation of a complete neighborhood of historic Presidio residences consisting of 4 nearly identical duplex units and 3 single-family residences. Work includes the landscape and associated parking and street improvements.	56,339	184,165	127,826

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Residential Cyclic Maintenance	Continuation of the Cyclic Maintenance Program - Portola/Liggett neighborhood roof and exterior paint work. To fund maintenance in the Riley neighborhood. This request will be funding from a prior year deobligation of Residential Cyclic Maintenance contracts for South Baker Beach and Liggett from FY06.	1,221,435	2,116,769	895,334
<b>Utilities &amp; Infrastructure Total</b>		<b>3,005,144</b>	<b>3,754,907</b>	<b>749,763</b>
12 KV Circuit Replacement	Replace failed and deteriorated high voltage cables serving Substation 107, ensuring stability of the electrical system serving approximately 40% of the Presidio. Additional funding is for contract labor to complete project begun in FY06. Materials were received too late in FY06 to complete the project.	12,000	12,194	194
Baker Beach Sewer Rehab - Phase 2	Multi-year plan for lateral upgrades in the Baker Beach area. Project will be delayed and funding redeployed to other projects.	49,600	26,962	(22,638)
Building 1151 Laterals	Replace sewer laterals at YMCA (Building 1151) pool. After contual problems with roots in the sewer lines, the the lines were TV'd by the sewer department. A root ball intrusion was discovered at the junction of the sewer laterals and main line. The recommendation is to re-route the lateral line away from the tree to prevent further root intrusion.	4,000	4,194	194
Building 1518-1519 Transformer Removal	Funds the disposal of an out of service transformer and switch located at Bldg 1518-1519. The Army de-energized the transformer, but did not remove it. It represents a hazardous condition to the public.	10,000	10,194	194
Building 34 Reception Area	Refurbish the Bldg 34 reception area.	7,500	7,500	0
Building 34 Stair Rales	The excessive space between the balustrades on the Bldg 34 stairs from the first floor to the second floor presents a safety issue. This project is to install tempered glass panels on the stair rails to close the gaps between the balustrades.	12,222	13,194	972
Building 34 Public Affairs Reconfiguration	Reconfigure Public Affairs offices to accommodate new staff.	0	12,634	12,634
Centralized Project Management Services	To fund implementation of Microsoft Project at the Trust in support of Centralized Project Management Services	11,000	86,000	75,000
Doyle Drive	This funding will support the project's next phases such as site investigation, Right-of-Way (ROW), compensation, design, and through construction.	0	13,278	13,278
eTravel Solution	Funding to implement eTravel as required by OMB.	62,227	62,227	0
Financed Lease Transaction	Funding for legal fees associated with the development of a financed lease transaction structure that would allow the Trust greater financial flexibility and improved access to capital.	300,000	300,000	0
East Mason Utilities	Complete backbone utilities infrastructure work to support Bldgs 1183-86.	26,070	27,626	1,556
Electrical Distribution System Assessment	Project to explore alternatives to the current service arrangement with PG&E. This adjustment funds minimal project management.	0	194	194
Golden Gate Bridge District Utility Upgrade	Emergency repair and improvement to a Trust water service line in Area A, Presidio, which provides service to the Golden Gate Bridge District Offices	29,900	29,900	0
Gorgas Sanitary Sewer Rehab	Rehabilitate sanitary sewer to eliminate infiltration from the storm sewer into the sanitary sewer, which will reduce the Trust's sanitary sewer charges. This project will be delayed and may be considered as part of the Doyle Drive project. Funding can be redeployed to other projects.	42,745	0	(42,745)
HV Air Switch Replacement	Replace pole top air switches at various locations.	56,000	56,583	583
High Volt Secondary Service Replcmt	Replace existing aluminum wiring with copper wiring in the 1200 Ruckman/Armistead, 1400 West Washington area.	100,120	100,703	583
High Volt Sumner Overhead Upgrade	Replace deteriorated crossarms, hardwares and primary conductors on electrical poles in the 500 Sumner residential neighborhood.	50,000	50,583	583
High Volt Transformer Replacement	Replace deteriorated electrical pole mounted transformers in various residential areas.	112,900	113,483	583

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IJK Outfall	Repair of Outfall. Beach encroachment has covered outfall preventing Crissy Filed from draining. Repair of outfall; Provide solution to flooding at Mason St.	8,150	8,539	389
Liggett Boosters	Installation of domestic water pressure boosters for the Liggett area. Project can be delayed and funding redeployed to other projects.	2,010	2,593	583
Manhole Rehab	Rehabilitation of approximately 25 manholes throughout the Presidio.	61,520	85,324	23,804
MS Software Licenses	Fund purchase of 3-yr MicroSoft software licenses and support.	0	280,000	280,000
Mt Lake Caltrans Claim	Technical consulting services in support of settlement of the Trust's claim against Caltrans regarding sediment contamination and storm drainage at Mountain Lake	30,000	30,000	0
Pavement Upgrades	Annual pavement upgrades, implementing guidelines outlined in the Pavement Management Plan. Note: Project Management oversight will be allocated once project begins.	120,000	120,000	0
PHSH District Utilities Improvements	Upgrade utility backbone in PHSB district to support the development of the area.	1,402,531	1,405,643	3,112
Phone Switch Battery System Replacement	Replace the battery backup system for the phone switch room to ensure no interruption of phone service should there be a power outage.	27,000	27,078	78
PresidiGo Shuttle Purchase	This purchase will begin to replace the aging shuttle fleet and increase the capacity of PresidiGo to transport residents, employees, and program participants by beginning to purchase buses with larger capacity, allowing the program to transport more riders without increasing its operating cost.	0	270,000	270,000
Sewer Lift Station Emergency Generator Replacement	Multi-year plan to upgrade emergency generators to ensure uninterrupted operation sewer lift stations during power outages.	126,000	136,927	10,927
Storm Inlet Rehab	Rehabilitation of 12 storm sewer inlet basins within the Presidio, including bicycle-friendly grates.	36,000	36,583	583
Thornburgh Planning Area Upgrade	Underground overhead utilities; rehab storm and sanitary sewer; replace water and fire hydrant water. This adjustment funded minimal project management.	0	778	778
UST Removal	Remove an underground fuel storage tank behind Bldg 105 (possibly left by FEMA after their offices moved), which is out of compliance with environmental regulations.	25,000	25,389	389
Utilities Funston 11-16, 51-65 (Queen Anne's)	Underground overhead utilities; rehab storm and sanitary sewer; replace water and fire hydrant water. Support RE efforts; Re-Hab of Utilities prior to bldg. re-hab.	15,147	15,458	311
Utilities & Infrastructure Strategy Study	This project will build on previous work to develop an integrated and coordinated approach to operating all utility and infrastructure systems in the Presidio. Project management only in FY07.	84,000	109,223	25,223
West Crissy - Util Backbone	Underground overhead utilities; re-hab storm and sanitary sewer; replace water and fire hydrant water. Support RE efforts; Re-Hab of Utilities prior to bldgs. re-hab.	22,786	113,061	90,275
Water Valve Replacement	Replacement of the 12 oldest valves in the water distribution system.	44,100	44,294	194
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 and recommend a management strategy for operating the system. The project is required to ensure that water supply is not a constraint on Presidio development plans or an undue burden on the Trust's financial resources.	15,866	16,060	194
Water Treatment Plant Hydrant/Valve Replace/Rebuild	Replacement of 10-15 valves and the rebuilding of 20-25 hydrants throughout the Presidio.	44,900	45,483	583
Water Treatment Plant Pilots Row Isolation Valve	Installation of a new isolation valve for Pilots Row and Armistead housing to reduce the number of water outages in the area.	20,950	21,533	583
Water Treatment Plant Valve Replacement	Replace aging valves and verify connections in the area northeast of Compton Road.	32,900	33,483	583
<b>Landscaping &amp; Site Improvements Total</b>		<b>2,168,480</b>	<b>3,104,553</b>	<b>936,073</b>
<b>Forestry Total</b>		<b>606,635</b>	<b>607,568</b>	<b>933</b>
<b>Resources Total</b>		<b>984,098</b>	<b>1,067,919</b>	<b>83,821</b>
<b>Total Capital Projects</b>		<b>40,078,744</b>	<b>43,096,028</b>	<b>3,017,284</b>