

**THE PRESIDIO TRUST**  
**DETAIL BUDGETS - FISCAL YEARS 2008-2010**  
(Dollars in Thousands)

Dollars in Thousands	FY2008	FY2009						FY2010
	(2)	(3)	(5)	(6)	(7)	(8A)	(8B)	(9)
	ACTUALS to SEP-30-08	APPROVED BUDGET SEP-08	UNAUDITED ACTUAL to SEP-30-09	FROM APPROVED BUDGET OF SEP-08 \$	ACTUAL VARIANCE %	GROWTH FROM FY08 to FY09 \$	%	APPROVED BUDGET NOV-09
<b>OPERATING INCOME</b>								
1 Residential - Gross (including 5% vacancy)	36,400	37,909	37,328	(581)	-1.5%	928	2.5%	34,550
2 Non-Residential - Gross (including 5% vacancy)	19,138	17,817	19,065	1,248	7.0%	(73)	-0.4%	17,757
3 Service District Charge	5,484	5,407	5,845	438	8.1%	361	6.6%	5,529
4 Other:								
5 Special Events & Venues	1,839	1,558	1,614	56	3.6%	(225)	-12.3%	1,545
6 Reimbursable Contracts			144	144		144		
7 Parking	72	215	145	(70)	-32.4%	73	101.9%	361
8 Utilities	2,809	2,936	3,858	922	31.4%	1,049	37.4%	3,749
9 Miscellaneous	1,207	407	296	(111)	-27.4%	(911)	-75.5%	419
10 Interest Revenue Earned on Investments	810	1,033	35	(997)	-96.6%	(775)	-95.6%	500
11 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	0	0.0%	0	0.0%	2,017
<b>12 Subtotal - Operating Income</b>	<b>69,776</b>	<b>69,298</b>	<b>70,348</b>	<b>1,050</b>	<b>1.5%</b>	<b>572</b>	<b>0.8%</b>	<b>66,427</b>
<b>OPERATING EXPENSES</b>								
<b>Outside Operating Expenses</b>								
13 John Stewart - Residential Prop Mngt Direct Exp	2,093	2,408	2,407	(1)	0.0%	314	15.0%	2,250
14 CBRE - Non-Residential Prop Mngt Direct Exp	466	615	615	(0)	-0.1%	149	31.9%	613
15 Leasing Commissions & Other Outside Exp		258	1,157	899	348.5%	1,157		266
16 Purchased Utilities	5,153	5,661	5,310	(351)	-6.2%	157	3.0%	5,442
17 Insurance Costs	1,000	1,165	890	(275)	-23.6%	(110)	-11.0%	1,200
18 Public Safety	7,910	8,914	8,766	(148)	-1.7%	856	10.8%	9,227
<b>19 Subtotal - Outside Operating Expenses</b>	<b>16,622</b>	<b>19,021</b>	<b>19,145</b>	<b>124</b>	<b>0.7%</b>	<b>2,523</b>	<b>15.2%</b>	<b>18,998</b>
<b>Operating Expenses</b>								
20 Executive Office	776	985	832	(153)	-15.5%	56	7.3%	902
21 Human Resources	1,060	1,002	1,054	52	5.2%	(6)	-0.6%	1,050
22 Operations	14,528	14,705	15,070	365	2.5%	542	3.7%	15,030
23 Design & Construction Services/COO	1,130	1,148	1,254	106	9.2%	124	10.9%	1,195
24 Planning, Transportation & Natural Resources	3,921	4,026	3,893	(133)	-3.3%	(28)	-0.7%	3,903
25 Real Estate	1,726	1,937	1,577	(360)	-18.6%	(149)	-8.6%	1,747
26 Finance, Business & Technology Management	5,570	5,812	5,543	(269)	-4.6%	(27)	-0.5%	5,731
27 Public Affairs/Special Events	2,500	2,560	2,596	36	1.4%	96	3.8%	2,520
28 Philanthropy	526	399	338	(61)	-15.2%	(188)	-35.7%	379
29 General Counsel	2,452	2,371	2,006	(365)	-15.4%	(446)	-18.2%	1,970
30 Operating Savings								
30 Discretionary Funds & Contingency		461		(461)	-100.0%	0		300
<b>31 Subtotal - Operating Expenses</b>	<b>34,189</b>	<b>35,406</b>	<b>34,163</b>	<b>(1,243)</b>	<b>-3.5%</b>	<b>(26)</b>	<b>-0.1%</b>	<b>34,727</b>
32 Debt Service - Treasury	2,999	3,017	3,017	0	0.0%	18	0.6%	3,078
33 Debt Service - Financed Lease Transaction		812		(812)	-100.0%	0		
34 RWTP - Net Financial Impact **		394		(394)	-100.0%	0		
<b>35 Subtotal - Debt Service/RWTP</b>	<b>2,999</b>	<b>4,223</b>	<b>3,017</b>	<b>(1,206)</b>	<b>-28.6%</b>	<b>18</b>	<b>0.6%</b>	<b>3,078</b>
<b>36 Subtotal - Operating Expense</b>	<b>53,810</b>	<b>58,650</b>	<b>56,325</b>	<b>(2,325)</b>	<b>-4.0%</b>	<b>2,515</b>	<b>4.7%</b>	<b>56,803</b>
<b>37 NET OPERATING INCOME</b>	<b>15,966</b>	<b>10,648</b>	<b>14,023</b>	<b>3,375</b>	<b>31.7%</b>	<b>(1,943)</b>	<b>-12.2%</b>	<b>9,624</b>
<b>OTHER INCOME</b>								
38 Appropriation	22,051	21,000	17,450	(3,550)	-16.9%	(4,601)	-20.9%	23,230
39 Recoveries of Prior Year's Obligations	3,156		3,219	3,219		63	2.0%	300
40 Carryforward - Programmed	7,854		5,254	5,254		(2,600)	-33.1%	5,549
41 Carryforward - Unprogrammed	6,099	4,000	13,781	9,781	244.5%	7,682	126.0%	4,314
42 Special Appropriation	906						-100.0%	5,000
43 Appropriation Carryforward								5,212
44 ROW Payments								40,874
43 Proceeds-Finance Lease Transaction		25,000		(25,000)	-100.0%	0		
44 Proceeds-Financing Reclaimed Water Trtmnt Plant		11,250		(11,250)	-100.0%	0		
<b>45 Subtotal - Other Income</b>	<b>40,066</b>	<b>61,250</b>	<b>39,704</b>	<b>(21,546)</b>	<b>-35.2%</b>	<b>544</b>	<b>-0.9%</b>	<b>84,479</b>
<b>46 Amt Avail for Capital Projects &amp; Contingency</b>	<b>56,032</b>	<b>71,898</b>	<b>53,726</b>	<b>(18,172)</b>	<b>-25.3%</b>	<b>(1,400)</b>	<b>-4.1%</b>	<b>94,103</b>
<b>OTHER EXPENSES</b>								
47 Capital Projects - Infrastructure	5,828	6,720	4,176	(2,544)	-37.9%	(1,652)	-28.3%	3,428
48 Capital Programs - Ongoing	9,302	8,652	11,564	2,912	33.7%	2,262	24.3%	7,598
49 Capital Projects - Discretionary	19,432	53,304	27,547	(25,757)	-48.3%	8,115	41.8%	47,907
45 Capital Projects - Carryforward/New								
<b>50 Subtotal - Capital Projects</b>	<b>34,561</b>	<b>68,676</b>	<b>43,287</b>	<b>(25,389)</b>	<b>-58.7%</b>	<b>8,725</b>	<b>25.2%</b>	<b>58,933</b>
51 Environmental Remediation Support	456	610	577	(33)	-5.4%	121	26.6%	774
52 Contingency	87	2,612		(2,612)	-100.0%	(87)	-100.0%	1,702
<b>53 Subtotal - Other Expenses</b>	<b>543</b>	<b>3,222</b>	<b>577</b>	<b>(2,645)</b>	<b>-82.1%</b>	<b>34</b>	<b>6.3%</b>	<b>2,476</b>
<b>54 UNEXPENDED FUNDS</b>	<b>20,928</b>	<b>0</b>	<b>9,863</b>	<b>9,862</b>	<b>(11,065)</b>	<b>-52.9%</b>	<b></b>	<b>32,694</b>
<b>55 Environmental Remediation</b>	<b>17,388</b>	<b>13,944</b>	<b>8,902</b>	<b>(5,042)</b>	<b>-36.2%</b>	<b>(8,486)</b>	<b>-48.8%</b>	<b>14,851</b>

\*\* RWTP Net Financial Impact are projected costs savings

**Table 2**  
**The Presidio Trust**  
**Five Year Construction Plan to FY2014**  
**Actuals as of Sept 30, 2009**

(Dollars in Thousands)

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	(1)	(2)	(2a)	(3)	(4)	(5)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)
	TOTAL PROJECT BUDGETS TO FY2014				ESTIMATE OF OBLIGATIONS BY YEAR									
	Approved Budget June-09	Acct/ Admin Changes	Project Changes	Approved Budget Nov-09	Prior to FY 2009	FY 2009 Unaudited Actual	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Beyond FY 2014	Stabilized Revenue	Cash on Cash Return
<b>2010 - Ver 1 - Discussion Draft</b>														
<b>1 Buildings to Rehabilitate</b>														
2 Bldg 11 - 16 Funston	6,126	(173)		5,953	5,820	133							961	16.1%
3 Building 2 Renovation												9,115	400	4.4%
4 Bldg 1330	5,085	(6)		5,079	5,044	36							267	5.3%
5 Bldg 682	9,382	(92)		9,290	517	7,252	1,521						456	4.9%
6 Bldg 45	1,437	(49)	(1,317)	71	57	14						1,500		
7 Bldg 50 (O Club)	1,024	(2)	14,380	15,402	399	2	1,500	12,500	1,000				400	2.6%
8 Heritage Center			4,000	4,000				500	1,975	1,525				
9 Bldg 640-641 (Japanese Heritage Cntr)	508		(305)	203	76	61	66							
10 Bldg 99 -- Theater --MD	930	1	(25)	906	67		116	626	98					
11 Montgomery Street Barracks (Bldg 100)	606		27	633	54	140	386	54					153	24.2%
12 Montgomery Street Barracks (Bldg 101)	13	59	15,500	15,572	13	59		500	15,000				1,037	6.7%
13 Montgomery Street Barracks (Bldg 102)	16,868		(16,864)	4	4									
14 Montgomery Street Barracks (Bldg 103)	14,388	41	(4,950)	9,479	646	880	7,952						863	9.1%
15 Montgomery Street Barracks (Bldg 105)	16,557	(0)	(16,556)	1	1							17,788	1,183	6.7%
16 Lodge	377	(7)		370	356	14						8,306	TBD	TBD
17 Bldg 42 B&B			10,000	10,000			10,000						600	6.0%
18 Disney (Bldgs. 104, 108, 122)	758	(47)		711	608	99	5						309	43.4%
19 CAMP & Bldg 101 M Post Museum	1,904	(452)	(1,221)	232	208	23								
20 PHS 1808 (Nurse's Qtr)	7,893	(500)		7,393	6,319	829	245						292	3.9%
21 PHS 1801	5,095			5,095	3,920	328	847						416	8.2%
22 PHS Wyman housing 1809-1815	11,563	(533)		11,030	685	8,895	1,450						641	5.8%
23 PHS 1805	1,706			1,706	3	2				1702				
24 Thornburgh	5,722			5,722	685	43	272	154	4,374	193			300	5.2%
25 West Crissy 926	502			502	1	20	418	63					198	39.4%
26 West Crissy 933A, 924	1,864		(224)	1,640	1,610	30							430	26.2%
27 West Crissy 920	3,060			3,060	153	33	2,854	19					273	8.9%
28 West Crissy 934	1,426			1,426	60	23	4		1,340				105	7.4%
29 West Crissy 933B, 935, 937	76		(21)	55	50	6								
30 Building 951	25			25	24	1								
31 Reclaimed Water Plant	17,627			17,627	268	61	139	17,160				1,510		
<b>32 Subtotal - Buildings to Rehabilitate</b>	<b>132,525</b>	<b>(1,760)</b>	<b>2,424</b>	<b>133,189</b>	<b>27,649</b>	<b>18,984</b>	<b>27,774</b>	<b>31,576</b>	<b>23,787</b>	<b>3,419</b>		<b>38,219</b>		
<b>33 Other Projects</b>														
34 PHS District Site Improvements	2,985			2,985	213	1,880	893							
35 West Crissy Streetscape/Parking	3,983			3,983	1,892	5	659		428	1,000				
36 Mid Crissy Streetscape	894			894			269	625						
37 Montgomery St. Landscape	4,976		(1,501)	3,475	17	178	1,045	1,888	347					
38 Non-Res Parking Program	1,858			1,858		458	56	448	448			448		
39 Mason Street Warehouses Stabilization	786	(35)		751	629	122								
40 Stilwell Hall Paint Stabilization (Bldg 650)	504			504		338	166							
41 Bldg 42 Stabilization	513	4		517	188	329								
42 Interfaith Chapel	4,570		(4,570)											
43 Fort Scott Building Preservation	3,000			3,000	952	1,026	1,022							
44 Fort Scott Planning	865			865	41	190	370	164	100					
45 Doyle Drive Project Management	410	128		538	324	214								
46 Portola Residential Landscaping	1,000			1,000			1,000							
47 Joint Visitor Study with NPS			200	200			200							
48 Building 385-Closed	464			464		464								
<b>49 Subtotal - Other Projects</b>	<b>26,808</b>	<b>96</b>	<b>(5,871)</b>	<b>21,033</b>	<b>4,255</b>	<b>5,203</b>	<b>5,680</b>	<b>3,125</b>	<b>1,323</b>	<b>1,000</b>		<b>448</b>		
<b>50 Park Projects (Excludes Gift Funded Share)</b>														
51 Marine Cemetery Commem.	382			382			37	345						
52 Trails/Overlooks/Crissy Overlk	1,433	142		1,575	277	407	571	320						
53 Dragonfly Creek Restoration	358	13		371	353	17								
54 Tennessee Hollow	1,333	(45)		1,288	759	219	174	136						
55 Nike Magazine Decommission	29	(17)		12	11	1								
56 Playground Upgrades (safety)	906	301		1,207	6	244	126	428	107	294				
57 Landscape Restoration of Remediation Sites	4,234	88		4,322		53	953	897	523	1,387	509			
58 Staff Management of Sponsored Projects	237	(22)		215	140	75								
59 Presidio Wall Preservation	206	(1)		205		205								
60 El Presidio Landscape Improvements	275	2		277		2		275						
61 MPG Greening Project			10,872	10,872			1,189	7,707	1,927	50				
62 Rob Hill Campground	656			656	352	182	122							
<b>63 Subtotal - Park Projects</b>	<b>10,049</b>	<b>461</b>	<b>10,872</b>	<b>21,382</b>	<b>1,900</b>	<b>1,404</b>	<b>3,171</b>	<b>10,109</b>	<b>2,557</b>	<b>1,731</b>		<b>509</b>		

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	- TOTAL PROJECT BUDGETS TO FY2014 -				----- ESTIMATE OF OBLIGATIONS BY YEAR -----											
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	<b>2010 - Ver 1 - Discussion Draft</b>															
<b>64</b>	<b>Main Post Parking &amp; Improvements</b>															
65	Taylor Street Reconstruction/Repair	631	(163)	468		468										
66	Main Post Backbone & Electrical Reliability	2,450		2,450		2,450										
67	Building 93 - Reconfigure for Public Use	120		2,000	2,120		636	1,484								
68	Main Post Parking (Street)	829		829		79	750									
69	Parking - North of Bldg 65	1,058		(1,058)												
70	CDC Relocation	200		(200)												
71	Bldgs 385-Demo (Herbst Hall)	770		(599)	171		171									
72	Parking Lot - Moraga - 230 Spaces	5,950		(2,093)	3,857		705	2,595	557							
73	Relocate Trust (to 220)	93	0	94	93	0							675			
74	Building Demolition	122	(5)	117	116	0										
75	Main Post Coordination	801	7	807	354	198	61	97	97							
76	Main Post SEIS	2,148		2,148	1,204	721	223									
77	Parking- Taylor St. 141 Spaces	3,370		(923)	2,447		254	2,193								
<b>78</b>	<b>Subtotal - Main Post Parking &amp; Improvements</b>	<b>18,542</b>	<b>(162)</b>	<b>(2,873)</b>	<b>15,507</b>	<b>1,767</b>	<b>1,642</b>	<b>6,518</b>	<b>4,926</b>	<b>654</b>			<b>675</b>			
<b>79</b>	<b>Doyle Drive Requirements</b>															
80	Main Bluff Parking - 228 Spaces			4,194	4,194	57	43			575	3,519					
81	Arch/Ed Center (Bldg 44, 47, 48, 49)		2,000	1,500	3,500	735	2,765									
82	Tenant Relocation		93	1,000	1,093	128	965									
83	CNG Station/Bus Yard			1,000	1,000	10	990									
84	Doyle Drive Restoration			3,000	3,000								3,000			
<b>85</b>	<b>Subtotal -Doyle Drive Requirements</b>		<b>2,093</b>	<b>10,694</b>	<b>12,787</b>	<b>929</b>	<b>4,764</b>			<b>575</b>	<b>6,519</b>					
<b>86</b>	<b>Infrastructure</b>															
87	Infrastructure Pool (general)	15,092	120	15,212	2,053	2,210	2,761	1,957	2,016	2,076	2,138					
88	PHSH Utility Backbone	2,357	(98)	2,259	1,018	1,241										
89	Thornburgh Util Backbone	3,390		3,390	75	19	206	3,090								
90	Bldg 211 Solar Panels - Closed	360	(4)	356	345	10										
91	Data Center Virtualization	506	(2)	503	185	118		150	50							
92	Systems Integration	1,650	40	1,690	319	431	200	140	200	200	200					
93	Relocate Server Room from 34 to 67	50	17	67		17	50									
94	Technology Equipment Lifecycle Repl	1,200		1,200		130	210	260	200	200	200					
95	Microsoft Three Year License Renewals	500		500				250					250			
<b>96</b>	<b>Subtotal - Infrastructure</b>	<b>25,104</b>	<b>72</b>	<b>25,176</b>	<b>3,996</b>	<b>4,176</b>	<b>3,428</b>	<b>5,847</b>	<b>2,466</b>	<b>2,476</b>	<b>2,788</b>					
97	Capital Programs - Ongoing	50,240	2,663	(600)	52,303	1,582	11,564	7,598	7,698	7,821	7,951	8,088				
98	Financing Transaction	140	(10)	130	82	48										
99	Carryforward and Other Less than \$70K	635	(14)	(26)	595	567	28									
<b>100</b>	<b>TOTAL*</b>	<b>264,043</b>	<b>3,438</b>	<b>14,620</b>	<b>282,101</b>	<b>41,798</b>	<b>43,978</b>	<b>58,933</b>	<b>63,280</b>	<b>38,607</b>	<b>17,153</b>	<b>18,353</b>	<b>38,894</b>			

\* Total from June 2009 Board Meeting adjusted by \$19.6M to exclude projects cost from Beyond FY 2014 (Column 12). Not within Five Year Plan timeframe

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	<b>2010 - Ver 1 - Discussion Draft</b>															
101	<b>OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding)</b>															
102	<b>Gifts - Campaign Funded</b>															
103	41,598		(10,872)	30,726	2,828	297	2,100	2,481	5,789	13,785	3,447					
104	4,000	6		4,006	1,562	1,960	484									
105	10,156	(585)		9,571	1,753	1,080	5,760	323	655							
106	2,875			2,875			1,330	636	567	171	171					
107	6,824			6,824					3,412	3,412						
108	9,140	8	(9,087)	61	47	14										
109	363			363	9	0	354									
110																
111	<b>Defense Appropriation Funded</b>															
112	493		(236)	257	7		250									
113	3,289			3,289			3,289									
114	83		(83)													
115																
116	<b>Doyle Drive</b>															
117	3,709		(3,467)	242	242											
118	1,216		(1,216)													
119	5,482		(5,482)													
120	6,207	186	5,754	12,147	13	982	4,328	3,599	3,225							
121	957			957		57	322	76	276	76	151					
122	1,283			1,283			973	177	62	42	30					
123	<b>18,853</b>	<b>186</b>	<b>(4,411)</b>	<b>14,629</b>	<b>255</b>	<b>1,039</b>	<b>5,623</b>	<b>3,852</b>	<b>3,563</b>	<b>118</b>	<b>181</b>	<b>-</b>				
124	<b>Other</b>															
125	5,411			5,411				29	230	4,752	400					
126	18			18		18										
127	94	0		95	95	0										
128	11,897			11,897			2,667	6,500	230	2,500						
129	<b>TOTALS</b>	<b>115,095</b>	<b>(384)</b>	<b>(24,684)</b>	<b>90,022</b>	<b>6,556</b>	<b>4,409</b>	<b>21,857</b>	<b>13,822</b>	<b>14,447</b>	<b>24,738</b>	<b>4,199</b>				
130	<b>MASTER DEVELOPER PROJECTS</b>															
131	16,000			16,000												
132	52,500			52,500												
133	100,000		(100,000)													
134	84,000			84,000												
135	54,000			54,000												
136	<b>TOTALS - MASTER DEVELOPER PROJECTS</b>	<b>306,500</b>	<b>(100,000)</b>	<b>206,500</b>												
137																
138	<b>GRAND TOTAL Trust &amp; Outside Funded</b>	<b>685,638</b>	<b>3,054</b>	<b>(110,064)</b>	<b>578,622</b>	<b>48,354</b>	<b>48,387</b>	<b>80,789</b>	<b>77,101</b>	<b>53,054</b>	<b>41,890</b>	<b>22,552</b>	<b>38,894</b>			