

**Table 1**  
**THE PRESIDIO TRUST**  
**DETAIL BUDGETS - FISCAL YEARS 2009 Thru 2011**  
(Dollars in Thousands)

	FY2009	FY2010								FY 2011	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
	ACTUALS to SEP-30-09	APPROVED ORIGINAL BUDGET	CURRENT FORECAST SEP-10	ACTUALS to SEP-30-10	DIFF FROM ACTUALS SEP-30-09 \$ %	DIFF FROM ORIGINAL BUDGET \$ %	APPROVED ORIGINAL BUDGET	CURRENT FORECAST NOV-10			
<b>OPERATING INCOME</b>											
1 Residential - Gross	39,979	37,186	39,029	38,420	(1,559)	-3.9%	1,234	3.3%	39,319	39,319	
2 Non-Residential - Gross	19,065	17,874	19,208	19,325	260	1.4%	1,451	8.1%	19,238	19,238	
3 Service District Charge	5,845	5,567	5,728	5,864	19	0.3%	297	5.3%	6,147	6,147	
4 Other:											
5 Special Events & Venues	1,614	1,605	1,448	1,450	(164)	-10.2%	(155)	-9.7%	1,151	1,151	
6 Reimbursable Contracts	144				(144)	-100.0%					
7 Parking	145	428	361	308	162	111.7%	(121)	-28.2%	698	698	
8 Utilities	3,858	3,749	3,835	4,045	187	4.8%	296	7.9%	4,329	4,329	
9 Miscellaneous	296	419	419	284	(12)	-3.9%	(135)	-32.3%	388	388	
10 Interest Revenue Earned on Investments	35	500	50	50	15	42.7%	(450)	-89.9%	50	50	
11 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017	0	0.0%	0	0.0%	2,017	2,017	
<b>12 Subtotal - Operating Income</b>	<b>72,999</b>	<b>69,346</b>	<b>72,095</b>	<b>71,763</b>	<b>(1,236)</b>	<b>-1.7%</b>	<b>2,417</b>	<b>3.5%</b>	<b>73,335</b>	<b>73,335</b>	
<b>OPERATING EXPENSES</b>											
<b>Outside Operating Expenses **</b>											
13 John Stewart - Residential Prop Mngt Direct Exp	2,515	2,365	2,405	2,285	230	9.2%	80	3.4%	2,460	2,460	
14 CBRE - Non-Residential Prop Mngt Direct Exp	615	613	613	580	34	5.6%	33	5.3%	635	635	
15 Leasing Commissions & Other Outside Exp	1,440	549	549	338	1,102	76.5%	211	38.4%	683	683	
16 Residential Housing Discounts	1,405	1,616	1,616	1,611	(205)	-14.6%	6	0.3%	1,665	1,665	
17 Purchased Utilities	5,310	5,442	5,698	5,709	(399)	-7.5%	(267)	-4.9%	6,100	6,100	
18 Insurance Costs	890	1,200	1,100	944	(54)	-6.1%	256	21.3%	1,100	1,100	
19 Public Safety	8,993	9,527	9,388	9,191	(199)	-2.2%	336	3.5%	9,700	9,540	
<b>20 Subtotal - Outside Operating Expenses</b>	<b>21,168</b>	<b>21,312</b>	<b>21,369</b>	<b>20,658</b>	<b>510</b>	<b>2.4%</b>	<b>654</b>	<b>3.1%</b>	<b>22,343</b>	<b>22,183</b>	
<b>Operating Expenses</b>											
21 Executive Office	994	1,066	943	908	85	8.6%	158	14.8%	1,056	1,022	
22 Human Resources	1,069	1,065	1,070	1,007	62	5.8%	58	5.4%	1,155	1,116	
23 Operations	15,538	15,493	15,593	16,009	(471)	-3.0%	(516)	-3.3%	15,669	15,669	
24 Design & Construction Services/COO	1,368	1,293	1,363	1,383	(15)	-1.1%	(91)	-7.0%	1,301	1,514	
25 Planning, Transportation & Natural Resources	3,913	3,927	4,034	4,048	(136)	-3.5%	(122)	-3.1%	4,195	4,198	
26 Real Estate	1,294	1,464	1,435	1,376	(82)	-6.3%	88	6.0%	1,435	1,419	
27 Finance, Business & Technology Management	5,675	5,886	5,711	5,826	(151)	-2.7%	60	1.0%	5,812	5,775	
28 Public Affairs/Special Events	2,596	2,520	2,483	2,508	88	3.4%	12	0.5%	2,519	2,540	
29 Philanthropy	338	379	379	374	(36)	-10.5%	5	1.4%	527	527	
30 General Counsel	2,006	1,970	1,889	1,875	131	6.6%	95	4.8%	1,936	1,957	
31 Discretionary Funds & Contingency		834	461	-	0		834	100.0%	598	627	
<b>32 Subtotal - Operating Expenses</b>	<b>34,791</b>	<b>35,896</b>	<b>35,362</b>	<b>35,314</b>	<b>(523)</b>	<b>-1.5%</b>	<b>581</b>	<b>1.6%</b>	<b>36,204</b>	<b>36,364</b>	
33 Debt Service - Treasury Interest	3,017	3,078	3,078	3,007	10	0.3%	71	2.3%	3,078	3,078	
34 RWTP - Net Financial Impact *									0	0	
<b>35 Subtotal - Debt Service/RWTP</b>	<b>3,017</b>	<b>3,078</b>	<b>3,078</b>	<b>3,007</b>	<b>10</b>	<b>0.3%</b>	<b>71</b>	<b>2.3%</b>	<b>3,078</b>	<b>3,078</b>	
<b>36 Subtotal - Operating Expense</b>	<b>58,976</b>	<b>60,286</b>	<b>59,809</b>	<b>58,979</b>	<b>(3)</b>	<b>0.0%</b>	<b>1,307</b>	<b>2.2%</b>	<b>61,624</b>	<b>61,624</b>	
<b>37 NET OPERATING INCOME</b>	<b>14,023</b>	<b>9,060</b>	<b>12,286</b>	<b>12,784</b>	<b>(1,239)</b>	<b>-8.8%</b>	<b>3,724</b>	<b>41.1%</b>	<b>11,711</b>	<b>11,711</b>	
<b>OTHER INCOME</b>											
38 Appropriation	17,450	17,230	23,200	23,200	5,750	33.0%	(5,970)	-34.6%	17,500	17,500	
39 Recoveries of Prior Year's Obligations	3,219	300	3,023	2,806	(412)	-12.8%	(2,506)	-835.4%	250	250	
40 Carryforward - Programmed	5,254		5,549	5,549	295	5.6%	(5,549)		6,045	1,742	
41 Carryforward - Unprogrammed	13,781	1,000	4,314	4,314	(9,467)	-68.7%	(3,314)	-331.4%	2,000	902	
42 Special Appropriation			5,000	5,300	5,300		(5,300)			1,013	
43 Appropriation Carryforward			5,512	6,487	6,487		(6,487)				
44 ROW Payments			24,742	24,742	24,742		(24,742)		18,200	38,511	
<b>45 Subtotal - Other Income</b>	<b>39,704</b>	<b>18,530</b>	<b>71,340</b>	<b>72,398</b>	<b>32,695</b>	<b>82.3%</b>	<b>(53,868)</b>	<b>-290.7%</b>	<b>43,995</b>	<b>59,917</b>	
<b>46 Amt Avail for Capital Projects &amp; Contingency</b>	<b>53,726</b>	<b>27,590</b>	<b>83,626</b>	<b>85,182</b>	<b>31,456</b>	<b>(50,144)</b>	<b>-181.7%</b>	<b>55,706</b>	<b>71,628</b>		
<b>CAPITAL EXPENSES</b>											
47 Capital Projects - Infrastructure	4,176	2,551	3,325	3,068	(1,107)	-26.5%	(517)	-20.3%	6,303	6,118	
48 Capital Programs - Ongoing	11,564	7,491	9,379	9,862	(1,703)	-14.7%	(2,370)	-31.6%	7,753	8,246	
49 Capital Programs - Doyle Drive Requirements	210		3,499	2,978	2,768	1318.1%	(2,978)		115	2,101	
50 Capital Projects - Discretionary	27,337	14,873	65,627	65,027	37,690	137.9%	(50,154)	-337.2%	36,482	48,785	
<b>51 Subtotal - Capital Projects</b>	<b>43,287</b>	<b>24,915</b>	<b>81,830</b>	<b>80,934</b>	<b>37,648</b>	<b>87.0%</b>	<b>(56,020)</b>	<b>-224.8%</b>	<b>50,653</b>	<b>65,250</b>	
<b>OTHER EXPENSES</b>											
52 Environmental Remediation Support	577	774	774	594	17	2.9%	180	23.3%	2,594	2,844	
53 Debt Service - Treasury Principal					0						
54 Ft. Scott Special Initiative					0				530	579	
55 Extraordinary One Time Costs										473	
56 Contingency		1,901	0	(2)	(2)		1,903	100.1%	1,928	1,468	
57 Appropriation Carryforward Contingency					0					1,013	
<b>58 Subtotal - Other Expenses</b>	<b>577</b>	<b>2,675</b>	<b>774</b>	<b>592</b>	<b>15</b>	<b>2.5%</b>	<b>2,083</b>	<b>77.9%</b>	<b>5,053</b>	<b>6,378</b>	
<b>59 UNEXPENDED FUNDS</b>	<b>9,863</b>	<b>(1)</b>	<b>1,022</b>	<b>3,656</b>	<b>(6,207)</b>	<b>-62.9%</b>	<b>(3,657)</b>		<b>0</b>	<b>(0)</b>	
<b>60 Environmental Remediation</b>	<b>8,902</b>	<b>14,851</b>	<b>20,601</b>	<b>18,641</b>	<b>9,739</b>	<b>109.4%</b>	<b>3,790</b>	<b>25.5%</b>	<b>15,387</b>	<b>10,382</b>	

\* RWTP Net Financial Impact are projected costs savings

\*\* Some amounts have been restated from previous years that affect presentation but does not change NOI



**Table 2**  
**The Presidio Trust**  
**Five Year Construction Plan to FY2015**  
**Actuals As of Sep. 30, 2010**  
(Dollars in Thousands)

The Presidio Trust Five Year Construction Plan is a tool to facilitate the Trust's financial planning. The plan may be amended to add or delete proposed projects. Before commencing any specific project included in the plan, the Trust will complete all compliance processes to which it is subject, including the National Environmental Policy Act and the National Historic Preservation Act

	(1)	(2)	(2a)	(2b)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Total Project Budget to FY2015					Proprietary ITD Actual		% of Actual to Revised Budget		----- ESTIMATE OF OBLIGATIONS BY YEAR -----							Land Burdened
	Approved Budget Jul-10	Admin/Acct Changes	BOD Proposed Changes	Project Closures	Revised Sep-10			Prior to FY2010	FY10 Actual	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Beyond FY 2015	Stabilized Revenue	Cash on Cash Return
<b>2010 Ver 7 - Discussion Draft</b>																	
<b>100 OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]</b>																	
<b>101 Gifts - Campaign Funded</b>																	
102 Main Parade/Pershing Square	30,726				30,726	443	1.4%	3,124	29	1,742	588	24,632	611				
103 Rob Hill Campground	4,000		(7)		3,994	1,119	28.0%	3,482	354	158							
104 Trails & Overlooks	16,676			295	16,972	4,519	26.6%	2,776	1,809	3,386	3,000	2,000	2,000				
105 Tennessee Hollow - El Polin	2,875				2,875					2,000	875						
106 Tennessee Hollow - East Tributary	6,824				6,824						3,412	3,412					
107 Goldworthy-S	10			(10)		10		10									
<b>108</b>																	
<b>109 Defense Appropriation Funded</b>																	
110 Arch/Ed Center (Bldg 44, 47, 48, 49)	896			(896)		865		896									
111 Main Post Historical Waysides	257				257	7	2.8%	7	0	250							
112 Bldg 640/641 - Japanese Heritage Ctr	3,289				3,289					3,289							
<b>113</b>																	
<b>114 Doyle Drive</b>																	
115 Doyle Drive - MOA	11,643		(3,104)		8,539	1,295	5.5%	470	869	2,400	2,400	2,400					
116 Wetlands Mitigation	958				958	38	5.9%	57	76	276	76	151					
117 Dragonfly Creek Restoration	1,284				1,284					177	62	42	30				
<b>118 Doyle Drive Subtotal</b>	<b>13,884</b>		<b>(3,104)</b>		<b>10,780</b>	<b>1,334</b>	<b>4.9%</b>	<b>527</b>	<b>869</b>	<b>2,653</b>	<b>2,738</b>	<b>2,518</b>	<b>181</b>				
<b>119 Other</b>																	
120 Ft. Scott Bldg 1201	3,000				3,000					3,000							
121 Quartermaster Reach	7,540				7,540					3,259	326	1,155	2,373	427	1,423		
122 Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	9,500				9,500					500	2,000	3,000	4,000				
<b>123 TOTALS</b>	<b>99,480</b>	<b>(7)</b>	<b>(2,809)</b>	<b>(907)</b>	<b>95,758</b>	<b>8,297</b>	<b>11.3%</b>	<b>10,822</b>	<b>3,062</b>	<b>20,237</b>	<b>12,939</b>	<b>36,717</b>	<b>9,165</b>	<b>2,427</b>	<b>1,423</b>		
<b>124 MASTER DEVELOPER PROJECTS</b>																	
125 Bldg 100	14,000				14,000												
126 PHS 1801	104,000				104,000												
127 Thornburgh	50,000				50,000												
<b>128 TOTALS - MASTER DEVELOPER PROJECTS</b>	<b>168,000</b>				<b>168,000</b>												
<b>129</b>																	
<b>130 GRAND TOTAL Trust &amp; Outside Funded</b>	<b>560,525</b>	<b>(1,159)</b>	<b>(485)</b>	<b>(20,713)</b>	<b>538,167</b>	<b>95,414</b>	<b>14.2%</b>	<b>76,172</b>	<b>83,997</b>	<b>85,487</b>	<b>40,345</b>	<b>54,257</b>	<b>29,004</b>	<b>20,324</b>	<b>40,629</b>		