

**Table 1**  
**THE PRESIDIO TRUST**  
**DETAIL BUDGET - FISCAL YEAR 2011**  
(Dollars in Thousands)

	FY2009	FY2010	FY2011					
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
	ACTUALS to SEP-30-09	ACTUALS to SEP-30-10	APPROVED BUDGET DEC-10	APPROVED BUDGET JAN-11	CURRENT FORECAST FEB-11	ACTUALS to DEC-31-10	ACTUAL VARIANCE FROM PRORATED APPROVED BUDGET DEC-10 \$	%
<b>OPERATING INCOME</b>								
1 Residential - Gross	39,979	38,456	39,319	39,319	39,319	9,618	(212)	-2.2%
2 Non-Residential - Gross	19,065	19,289	19,238	19,238	19,238	5,064	255	5.3%
3 Service District Charge	5,845	5,864	6,147	6,147	6,147	1,480	(57)	-3.7%
4 Other:								
5 Special Events & Venues	1,614	1,450	1,151	1,151	1,151	454	166	57.8%
6 Reimbursable Contracts	144							
7 Parking	145	308	698	698	698	88	(87)	-49.6%
8 Utilities	3,858	4,045	4,329	4,329	4,329	1,033	(49)	-4.5%
9 Miscellaneous	296	284	388	388	388	55	(42)	-43.2%
10 Interest Revenue Earned on Investments	35	50	50	50	50	16	4	28.0%
11 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017	2,017	508	4	0.7%
<b>12 Subtotal - Operating Income</b>	<b>72,999</b>	<b>71,763</b>	<b>73,335</b>	<b>73,335</b>	<b>73,335</b>	<b>18,316</b>	<b>(18)</b>	<b>0.0%</b>
<b>OPERATING EXPENSES</b>								
<b>Outside Operating Expenses **</b>								
13 John Stewart - Residential Prop Mngt Direct Exp	2,515	2,285	2,460	2,460	2,460	2,368	1,753	285.1%
14 CBRE - Non-Residential Prop Mngt Direct Exp	615	580	635	635	635	593	434	273.6%
15 Leasing Commissions & Other Outside Exp	1,440	338	683	683	683	463	292	171.2%
16 Residential Housing Discounts	1,405	1,611	1,665	1,665	1,665	295	(121)	-29.1%
17 Purchased Utilities	5,310	5,709	6,100	6,100	6,100	1,555	30	2.0%
18 Insurance Costs	890	944	1,100	1,100	1,100		(275)	-100.0%
19 Public Safety	8,993	9,191	9,540	9,540	9,540	2,276	(109)	-4.6%
<b>20 Subtotal - Outside Operating Expenses</b>	<b>21,168</b>	<b>20,658</b>	<b>22,183</b>	<b>22,183</b>	<b>22,183</b>	<b>7,550</b>	<b>2,005</b>	<b>9.0%</b>
<b>Operating Expenses</b>								
21 Executive Office	994	908	1,022	1,022	1,022	201	(54)	-21.3%
22 Human Resources	1,069	1,007	1,116	1,116	1,116	322	43	15.4%
23 Operations	15,538	16,009	15,669	15,669	15,719	4,811	894	22.8%
24 Design & Construction Services/COO	1,368	1,383	1,514	1,514	1,571	511	133	35.1%
25 Planning, Transportation & Natural Resources	3,913	4,048	4,198	4,198	4,198	1,782	732	69.8%
26 Real Estate	1,294	1,376	1,419	1,419	1,334	332	(23)	-6.4%
27 Finance, Business & Technology Management	5,675	5,826	5,775	5,775	5,697	1,633	189	13.1%
28 Public Affairs/Special Events	2,596	2,508	2,540	2,540	2,529	563	(72)	-2.8%
29 Philanthropy	338	374	527	527	527	17	(115)	-21.8%
30 General Counsel	2,006	1,875	1,957	1,957	1,991	627	138	7.0%
31 Discretionary Funds & Contingency		-	627	627	658		(157)	-25.0%
<b>32 Subtotal - Operating Expenses</b>	<b>34,791</b>	<b>35,314</b>	<b>36,364</b>	<b>36,364</b>	<b>36,364</b>	<b>10,799</b>	<b>1,708</b>	<b>4.7%</b>
33 Debt Service - Treasury Interest	3,017	3,007	3,078	3,078	3,078	760	(10)	-1.2%
<b>34 Subtotal - Debt Service/RWTP</b>	<b>3,017</b>	<b>3,007</b>	<b>3,078</b>	<b>3,078</b>	<b>3,078</b>	<b>760</b>	<b>(10)</b>	<b>-0.3%</b>
<b>35 Subtotal - Operating Expense</b>	<b>58,976</b>	<b>58,979</b>	<b>61,624</b>	<b>61,624</b>	<b>61,624</b>	<b>19,109</b>	<b>3,703</b>	<b>6.0%</b>
<b>36 NET OPERATING INCOME</b>	<b>14,023</b>	<b>12,784</b>	<b>11,711</b>	<b>11,711</b>	<b>11,711</b>	<b>(793)</b>	<b>(3,721)</b>	<b>-31.8%</b>
<b>OTHER INCOME</b>								
37 Appropriation	17,450	23,200	17,500	17,500	17,500		(4,375)	-100.0%
38 Recoveries of Prior Year's Obligations	3,219	2,806	250	250	250	230	168	268.0%
39 Carryforward - Programmed	5,254	5,549	1,742	1,742	1,742	1,742	1,307	300.1%
40 Carryforward - Unprogrammed	13,781	4,314	902	902	902	902	676	300.0%
41 Special Appropriation		5,300						
42 Appropriation Carryforward		6,487	1,013	1,013	1,013	1,013	760	300.2%
43 ROW Payments		24,742	38,511	38,511	38,511	20,000	10,372	107.7%
<b>44 Subtotal - Other Income</b>	<b>39,704</b>	<b>72,398</b>	<b>59,917</b>	<b>59,917</b>	<b>59,917</b>	<b>23,887</b>	<b>8,908</b>	<b>14.9%</b>
<b>45 Amt Avail for Capital Projects &amp; Contingency</b>	<b>53,726</b>	<b>85,182</b>	<b>71,628</b>	<b>71,628</b>	<b>71,628</b>	<b>23,094</b>	<b>5,187</b>	<b>7.2%</b>
<b>CAPITAL EXPENSES</b>								
46 Capital Projects - Infrastructure	4,176	3,068	6,118	6,118	6,118	492	(1,037)	-67.8%
47 Capital Programs - Ongoing	11,564	9,862	8,246	8,246	8,446	2,194	132	6.4%
48 Capital Programs - Doyle Drive Requirements	210	2,978	2,101	2,101	2,101	(667)	(1,193)	-227.0%
49 Capital Projects - Discretionary	27,337	65,027	48,785	45,785	45,850	2,915	(9,281)	-76.1%
<b>50 Subtotal - Capital Projects</b>	<b>43,287</b>	<b>80,934</b>	<b>65,250</b>	<b>62,250</b>	<b>62,516</b>	<b>4,934</b>	<b>(11,379)</b>	<b>-17.4%</b>
<b>OTHER EXPENSES</b>								
51 Environmental Remediation Support	577	594	2,844	2,844	2,844	216	(495)	-69.6%
52 Debt Service - Treasury Principal								
53 Ft. Scott Special Initiative			579	579	579	103	(42)	-28.9%
54 Extraordinary One Time Costs			473	473	473	10	(108)	-91.5%
55 Contingency		(2)	1,468	4,468	4,203		(367)	-100.0%
56 Appropriation Carryforward Contingency			1,013	1,013	1,013	1,013	760	300.2%
<b>57 Subtotal - Other Expenses</b>	<b>577</b>	<b>592</b>	<b>6,378</b>	<b>9,378</b>	<b>9,112</b>	<b>1,342</b>	<b>(1,012)</b>	<b>-15.9%</b>
<b>58 UNEXPENDED FUNDS</b>	<b>9,863</b>	<b>3,656</b>	<b>(0)</b>	<b>(0)</b>	<b>0</b>	<b>16,817</b>	<b>17,577</b>	<b>0</b>
<b>59 Environmental Remediation</b>	<b>8,902</b>	<b>18,641</b>	<b>10,382</b>	<b>10,382</b>	<b>10,382</b>	<b>960</b>	<b>(1,636)</b>	<b>-63.0%</b>

**Table 2**  
**The Presidio Trust**  
**Five Year Construction Plan to FY2015**  
**Actuals As of Dec 31, 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) (3)			(4) (5)		(6) (7) (8) (9) (10) (11) (12)							(14) (15)	
	Total Project Budget to FY2015			Proprietary ITD Actual	% of Actual to Revised Budget	ESTIMATE OF OBLIGATIONS BY YEAR							Stabilized Revenue	Cash on Cash Return
	Approved Budget Jan-11	Project Changes	Revised Jan 11			Prior to FY2011	YTD Actual	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015		
<b>2011 Version 3</b>														
<b>1</b>	<b>Buildings to Lease</b>													
2	Bldgs 340-342 - Infantry Terrace	2,000	2,000	419	21.0%	551	110	1,449						
3	Building 2 Renovation													
4	Bldg 3 Rehabilitation	908	908	0	0.0%			908						
5	Bldg 682 - Calvary Barracks	9,058	9,058	7,877	87.0%	8,123	10	935					370	3.8%
6	Bldg 50 (O Club) & Heritage Center	19,376	19,376	1,382	7.1%	14,508	219	876	3,992				275	1.3%
7	Bldg 640-641 (Japanese Heritage Cntr)	203	203	155	76.3%	150	13	53					-	
8	Bldg 99 - Presidio Theatre	906	906	70	7.7%	70	0	346	392	98			-	
9	Montgomery Street Barracks (Bldg 100)	418	418	317	75.8%	303	25	115					153	8.8%
10	Montgomery Street Barracks (Bldg 101)	13,247	13,247	5,290	39.9%	10,849	89	2,398					961	6.4%
11	Montgomery Street Barracks (Bldg 102)	200	200	5	2.6%	14	24	186						
12	Montgomery Street Barracks (Bldg 103)	13,270	13,270	5,013	37.8%	11,107	92	2,163					1,115	7.4%
13	Montgomery Street Barracks (Bldg 105)												1,183	6.0%
14	Bldg 42 Presidio Guest House	11,442	11,442	1,040	9.1%	8,583	143	2,859					-	
15	PHSH 1808 (Nurse's Qtr)	7,733	7,733	7,211	93.2%	7,407	21	326					702	8.1%
16	PHSH 1801	5,305	5,305	5,172	97.5%	5,150	103	155					425	3.0%
17	PHSH Wyman housing 1809-1815	10,132	10,132	10,012	98.8%	10,100	28	32					825	7.2%
18	PHSH 1805	1,706	1,706	5	0.3%	5				1,702				
19	Thornburgh	4,871	4,871	612	12.6%	744	1	422	3,705				300	2.7%
20	West Crissy 926	387	387	323	83.4%	319	5	67					235	21.2%
21	West Crissy 933B	1,254	1,254	275	21.9%	898	14	356					83	6.0%
22	West Crissy 920	2,507	2,507	1,980	79.0%	2,378	26	129					210	7.4%
23	West Crissy 934	1,007	1,007	491	48.8%	884	30	122					84	7.5%
24	Fort Scott Bldg 1201 Design & Construction	300	300	23	7.7%	275	35	25						
25	Bldg 1242	162	162	35	21.6%	46	0	116						
26	Reclaimed Water Plant	6,400	6,400	316	4.9%	529	65					5,871	1,040	13.8%
<b>27</b>	<b>Subtotal - Buildings to Lease</b>	<b>112,792</b>	<b>112,792</b>	<b>48,022</b>	<b>42.6%</b>	<b>82,992</b>	<b>1,054</b>	<b>14,042</b>	<b>8,089</b>	<b>98</b>	<b>1,702</b>	<b>5,871</b>		
<b>28</b>	<b>Other Projects</b>													
29	Parking/Landscape - PHS 1805 & 1808	4,353	4,353	3,765	86.5%	3,951	193	402						
30	West Crissy Streetscape/Parking	3,983	3,983	2,084	52.3%	2,096	1	40		1,263	584			
31	Mid Crissy Streetscape	894	894	0	0.0%	0				894				
32	Montgomery St. Landscape	3,456	3,456	249	7.2%	312	6	1,625	925		594			
33	Non-Res Parking Program	1,859	1,859	308	16.6%	499	14	464	448		448			
34	Portola Residential Landscaping	1,250	1,250	202	16.1%	1,074	102	176						
35	Infantry Terrace Landscaping	2,930	2,930	196	6.7%	1,375	40	1,555						
36	Bldg 314 - Communication Tower	110	110	52	47.6%	46	6	63						
37	Joint Visitor Center Study with NPS	200	200	55	27.7%	15	36	185						
<b>38</b>	<b>Subtotal - Other Projects</b>	<b>19,035</b>	<b>19,035</b>	<b>6,912</b>	<b>36.3%</b>	<b>9,369</b>	<b>399</b>	<b>4,510</b>	<b>1,373</b>	<b>2,157</b>	<b>1,626</b>			
<b>39</b>	<b>Park Projects (Excludes Gift Funded Share)</b>													
40	Marine Cemetery Commem.	382	382	6	1.7%	0	295	382						
41	Trails/Overlooks/Crissy Overlk	1,575	1,575	998	63.4%	938	68	384	127	127				
42	Dragonfly Creek Restoration	374	374	323	86.3%	374								
43	Tennessee Hollow	2,131	2,131	1,209	56.7%	1,610	60	442	79					
44	Playground Upgrades (safety)	1,057	1,057	288	27.3%	287	1	368	107	294				
45	Landscape Restoration of Remediation Sites	4,453	4,453	784	17.6%	851	129	1,183	523	1,387	509			
46	Presidio Wall Preservation	230	230	221	95.7%	224	6	6						
47	El Presidio Landscape Improvements	277	277	3	1.0%	2	0	275						
48	MPG Greening Project	10,770	10,770	683	6.3%	3,425	309	7,171	175					
49	MPG Anza Esplanade	115	115					115						
50	Rob Hill Campground	649	649	639	98.5%	635	4	14						
<b>51</b>	<b>Subtotal - Park Projects</b>	<b>22,013</b>	<b>22,013</b>	<b>5,153</b>	<b>37.9%</b>	<b>8,347</b>	<b>872</b>	<b>10,340</b>	<b>1,010</b>	<b>1,808</b>	<b>509</b>			
<b>52</b>	<b>Main Post Revitalization</b>													
53	Main Post Backbone & Electrical Reliability	2,164	2,164	1,270	58.7%	1,550	146	613						
54	Building 93 - Reconfigure for Public Use	2,120	2,120					50	87	378	1,605			
55	Main Post Parking (Street)	829	829	2	0.2%		5	829						
56	Bldgs 385-Demo (Herbst Hall)	171	171	22	12.9%	16	34	155						
57	Parking Lot - Moraga - 230 Spaces	3,836	3,836	36	0.9%	32	4	3,346	442	16				
58	Relocate Trust (to 220)													
59	Main Post Coordination	1,245	1,245	709	56.9%	637	176	511	97					
60	Main Post SEIS	2,393	2,403	2,213	92.1%	2,196	71	207						
61	Parking- Taylor St. 141 Spaces	2,464	2,464	349	14.2%	345	157	2,120						
<b>62</b>	<b>Subtotal - Main Post Revitalization</b>	<b>15,222</b>	<b>15,232</b>	<b>4,601</b>	<b>30.2%</b>	<b>4,776</b>	<b>594</b>	<b>7,832</b>	<b>626</b>	<b>394</b>	<b>1,605</b>			
<b>63</b>	<b>Presidio Parkway Requirements</b>													
64	Main Bluff Parking - 228 Spaces	4,194	4,194	56	1.3%	56				619	1,886	1,633		
65	Arch/Ed Center (Bldg 44, 47, 48, 49)	2,846	2,846	1,435	50.4%	1,655	1	1,191						
66	Tenant Relocation	1,154	(44)	1,110	18.1%	926	(668)	184						
67	Armistead Road	150	150	1	0.4%	1		149						
68	Presidio Parkway Project Support	304	304	304	100.0%	304								
69	Presidio Parkway Unreimbursed Project Expenses	197	197	101	51.1%	132		65						
70	Gorgas Warehouses ADA	345	44	389	11.4%	44		345						
71	CNG Station/Bus Yard	1,000	1,000	32	3.2%	32		168		371	429			
72	Presidio Parkway Restoration	3,000	3,000	25	0.8%	25	(0)			250	233	2,492		
<b>73</b>	<b>Subtotal -Presidio Parkway Requirements</b>	<b>13,190</b>	<b>0</b>	<b>13,190</b>	<b>16.7%</b>	<b>3,177</b>	<b>(667)</b>	<b>2,101</b>	<b>1,239</b>	<b>2,548</b>	<b>4,125</b>			
<b>74</b>	<b>Infrastructure</b>													
75	Infrastructure Pool (general)	11,630	11,630	4,791	41.2%	1,059	271	2,137	2,016	2,076	2,138	2,203		
76	Thornburgh Util Backbone	2,990	2,990	57	1.9%	96	1	2,894						
77	Public Website Improvements	450	450	130	28.9%		130	450						
78	Data Center Virtualization	503	503	353	70.2%	353	6	150						
79	Systems Integration	2,690	2,690	907	33.7%	952	71	198	200	200	140	1,000		
80	Technology Equipment Lifecycle Repl	1,360	1,360	275	20.2%	271	14	289	200	200	200	200		
81	Microsoft Three Year License Renewals	540	540	97	17.9%	290				250				
<b>82</b>	<b>Subtotal - Infrastructure</b>	<b>20,163</b>	<b>20,163</b>	<b>6,611</b>	<b>32.8%</b>	<b>3,021</b>	<b>492</b>	<b>6,118</b>	<b>2,416</b>	<b>2,726</b>	<b>2,478</b>	<b>3,403</b>		
83	Baker Beach Housing Repairs	11,438	11,438	762	6.7%	793	(4)	9,126	1,519					
84	Capital Programs - Park	10,593	10,593	4,042	38.2%	3,220	602	1,551	1,392	1,433	1,476	1,521		
85	Capital Programs - Operations	11,171	200	11,371	36.6%	2,794	508	2,208	1,522	1,568	1,615	1,663		
86	Capital Programs - Preventative & Cyclic Maint.	16,538	16,538	6,084	36.8%	3,671	473	2,853	2,394	2,465	2,539	2,615		
87	Capital Programs - Residential Housing Turns	12,935	12,935	5,267	40.7%	4,072	611	1,833	1,680	1,731	1,783	1,836		
<b>88</b>	<b>Subtotal - Cap Prgms &amp; Baker Beach Housing</b>	<b>62,675</b>	<b>200</b>	<b>62,875</b>	<b>32.3%</b>	<b>14,551</b>	<b>2,190</b>	<b>17,572</b>	<b>8,506</b>	<b>7,197</b>	<b>7,413</b>	<b>7,636</b>		
<b>89</b>	<b>TOTAL</b>	<b>265,091</b>	<b>210</b>	<b>265,301</b>	<b>35.4%</b>	<b>126,231</b>	<b>4,934</b>	<b>62,516</b>	<					

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(Dollars in Thousands)

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	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(14)	(15)
	Total Project Budget to FY2015			Proprietary ITD Actual		ESTIMATE OF OBLIGATIONS BY YEAR							Stabilized Revenue	Land Burdened Cash on Cash Return
	Approved Budget Jan-11	Project Changes	Revised Jan 11		% of Actual to Revised Budget	Prior to FY2011	YTD Actual	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015		
<b>2011 Version 3</b>														
90	<b>OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]</b>													
91	<b>Gifts - Campaign Funded</b>													
92	Main Parade/Pershing Square	30,726	30,726	661	2.1%	3,166	1,730	588	24,632	611				
93	Rob Hill Campground	3,994	3,994	3,836	96.0%	3,836	0	158						
94	Trails & Overlooks	16,972	16,972	4,566	26.9%	4,576	373	3,395	3,000	2,000	2,000	2,000		
95	Tennessee Hollow - El Polin	2,875	2,875					2,000	875					
96	Tennessee Hollow - East Tributary	6,824	6,824						3,412	3,412				
97														
98	<b>Defense Appropriation Funded</b>													
99	Main Post Historical Waysides	257	257	9	2.8%	7	113	250						
100	Bldg 640/641 - Japanese Heritage Ctr	3,289	3,289					3,289						
101														
102	<b>Presidio Parkway</b>													
103	Presidio Parkway - MOA	8,525	8,525		15.5%	1,325	2,400	2,400	2,400					
104	Wetlands Mitigation	958	958	43	4.9%	47	408	276	76	151				
105	Dragonfly Creek Restoration	1,284	1,284					1,150	62	42	30			
106	<b>Presidio Parkway Subtotal</b>	<b>10,766</b>	<b>10,766</b>	<b>43</b>	<b>12.7%</b>	<b>1,372</b>	<b>3,958</b>	<b>2,738</b>	<b>2,518</b>	<b>181</b>				
107	<b>Other</b>													
108	Ft. Scott Bldg 1201	3,000	3,000					3,000						
109	Quartermaster Reach	7,540	7,540	217				3,259	326	1,155	2,373	427		
110	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	9,500	9,500					500	2,000	3,000	4,000			
111	<b>TOTALS</b>	<b>95,744</b>	<b>95,744</b>	<b>9,331</b>	<b>13.5%</b>	<b>12,957</b>	<b>486</b>	<b>18,539</b>	<b>15,939</b>	<b>36,717</b>	<b>9,165</b>	<b>2,427</b>		
112	<b>MASTER DEVELOPER PROJECTS</b>													
113	Bldg 100	14,000	14,000											
114	Thornburgh	50,000	50,000											
115	<b>TOTALS - MASTER DEVELOPER PROJECTS</b>	<b>64,000</b>	<b>64,000</b>											
116														
117	<b>GRAND TOTAL Trust &amp; Outside Funded</b>	<b>424,834</b>	<b>210</b>	<b>425,044</b>	<b>103,143</b>	<b>32.7%</b>	<b>139,188</b>	<b>5,420</b>	<b>81,055</b>	<b>37,958</b>	<b>52,336</b>	<b>27,046</b>	<b>23,462</b>	