

Table 1
THE PRESIDIO TRUST
DETAIL BUDGETS - FISCAL YEARS 2009 Thru 2012
(Dollars in Thousands)

	FY2009	FY2010	FY2011						FY 2012
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
	ACTUALS to SEP-30-09	ACTUALS to SEP-30-10	APPROVED BUDGET DEC-10	APPROVED BUDGET MAY-11	CURRENT FORECAST JULY-11	ACTUALS to MAY-31-11	ACTUAL VARIANCE FROM PRORATED BUDGET DEC-10		CURRENT FORECAST FY 2012
						\$	%		
OPERATING INCOME									
1 Residential - Gross	39,979	38,456	39,319	38,719	38,719	25,963	(249)	-1.0%	40,362
2 Non-Residential - Gross	19,065	19,289	19,238	19,638	19,638	13,399	574	4.5%	19,988
3 Service District Charge	5,845	5,864	6,147	6,147	6,147	4,148	50	1.2%	6,692
4 Other:									
5 Inn at the Presidio									546
6 Special Events & Venues	1,614	1,450	1,151	1,251	1,251	880	113	14.7%	1,100
7 Reimbursable Contracts	144			334	334	334	334		
8 Parking	145	308	698	396	396	281	(184)	-39.5%	1,030
9 Utilities	3,858	4,045	4,329	4,166	4,166	2,667	(219)	-7.6%	5,032
10 Miscellaneous	296	284	388	771	871	825	566	219.1%	464
11 Interest Revenue Earned on Investments	35	50	50	50	50	30	(3)	-9.7%	50
12 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017	2,017	1,343	(2)	-0.1%	2,017
13 Subtotal - Operating Income	72,999	71,763	73,335	73,488	73,588	49,871	981	2.0%	77,280
OPERATING EXPENSES									
Outside Operating Expenses									
14 John Stewart - Residential Prop Mngt Direct Exp	2,515	2,285	2,460	2,460	2,460	2,407	767	46.8%	2,458
15 CBRE - Non-Residential Prop Mngt Direct Exp	615	580	635	635	635	596	173	40.9%	575
16 Leasing Commissions & Other Outside Exp	1,440	338	683	683	683	490	35	7.6%	716
17 Inn at the Presidio						0			733
18 Presidio Parking Mngt						0			230
19 Residential Housing Discounts	1,405	1,611	1,665	1,434	1,434	755	(354)	-31.9%	1,380
20 Purchased Utilities	5,310	5,709	6,100	5,903	5,903	3,734	(333)	-8.2%	5,984
21 Insurance Costs	890	944	1,100	1,100	975	13	(720)	-98.2%	1,133
22 Public Safety	8,993	9,191	9,540	9,540	9,540	9,478	3,118	49.0%	9,064
23 Subtotal - Outside Operating Expenses	21,168	20,658	22,183	21,754	21,629	17,474	2,685	18.2%	22,273
Operating Expenses									
24 Executive Office	994	908	1,022	1,022	1,022	665	(17)	-2.4%	1,138
25 Human Resources	1,069	1,007	1,116	1,093	1,093	696	(48)	-6.4%	1,098
26 Operations	15,538	16,009	15,669	15,692	15,692	10,856	410	3.9%	16,179
27 Construction Mgt Services/COO/Infrastructure Mgt	1,368	1,383	1,514	1,545	1,545	1,119	110	10.9%	1,985
28 Planning, Projects, and Programs	3,913	4,048	4,198	4,205	4,205	3,043	244	8.7%	4,551
29 Real Estate/Asset Management	1,294	1,376	1,419	1,311	1,311	914	(33)	-3.4%	1,322
30 Finance, Business & Technology Management	5,675	5,826	5,775	5,585	5,409	3,883	33	0.9%	5,531
31 Public Affairs/Special Events/Hospitality	2,596	2,508	2,540	2,474	2,524	1,582	(111)	-6.5%	2,374
32 Philanthropy	338	374	527	527	527	334	(18)	-5.0%	373
33 General Counsel	2,006	1,875	1,957	2,021	2,202	1,666	361	27.7%	2,261
33 Discretionary Funds & Contingency			627	887	834	(0)	(418)	-100.0%	179
34 Cost Savings Initiative									
35 Subtotal - Operating Expenses	34,791	35,314	36,364	36,364	36,364	24,758	515	2.1%	36,991
36 Debt Service - Treasury Interest	3,017	3,007	3,078	3,078	3,078	1,997	(55)	-2.7%	3,017
37 Subtotal - Debt Service/RWTP	3,017	3,007	3,078	3,078	3,078	1,997	(55)	-2.7%	3,017
38 Subtotal - Operating Expense	58,976	58,979	61,624	61,196	61,071	44,228	3,145	7.7%	62,281
39 NET OPERATING INCOME	14,023	12,784	11,711	12,292	12,517	5,643	(2,165)	-27.7%	14,999
OTHER INCOME									
40 Appropriation	17,450	23,200	17,500	15,000	15,000	15,000	3,333	28.6%	12,000
41 Recoveries of Prior Year's Obligations	3,219	2,806	250	1,293	1,900	800	633	379.9%	350
42 Carryforward - Programmed	5,254	5,549	1,742	1,742	1,742	1,742	581	50.0%	0
43 Carryforward - Unprogrammed	13,781	4,314	902	902	902	902	301	50.0%	1,000
44 Special Appropriation		5,300							
45 Appropriation Carryforward		6,487	1,013	1,013	1,013	1,013	338	50.1%	1,013
46 ROW Payments		24,742	38,511	20,311	20,311	20,000	(5,674)	-22.1%	18,200
47 Subtotal - Other Income	39,704	72,398	59,917	40,260	40,867	39,457	(488)	-1.2%	32,563
48 Amt Avail for Capital Projects & Contingency	53,726	85,182	71,628	52,552	53,384	45,100	(2,653)	-5.6%	47,562
CAPITAL EXPENSES									
49 Capital Projects - Infrastructure	4,176	3,068	6,118	3,475	3,010	1,468	(2,611)	-64.0%	2,730
50 Capital Programs - Ongoing	11,564	9,069	8,246	9,424	9,701	6,100	603	11.0%	6,751
51 Capital Programs - Presidio Parkway Requirements	210	2,978	2,101	2,556	2,601	(186)	(1,587)	-113.3%	10
52 Capital Projects - Discretionary	27,337	65,819	48,785	32,806	34,030	12,171	(20,353)	-62.6%	28,632
53 Subtotal - Capital Projects	43,287	80,934	65,250	48,260	49,342	19,553	(23,947)	-55.1%	38,123
OTHER EXPENSES									
54 Environmental Remediation Support	577	594	2,844	1,030	1,030	608	(1,288)	-67.9%	7,267
55 Debt Service - Treasury Principal									
56 Ft. Scott Special Initiative			579	579	579	282	(104)	-26.9%	400
57 Extraordinary One Time Costs			473	473	473	279	(36)	-11.4%	420
58 Contingency		(2)	1,468	1,197	948	0	(979)	-100.0%	1,351
59 Appropriation Carryforward Contingency			1,013	1,013	1,013	1,013	338	50.1%	
60 Subtotal - Other Expenses	577	592	6,378	4,292	4,042	2,183	(2,407)	-56.6%	9,438
61 UNEXPENDED FUNDS	9,863	3,656	(0)	(0)	0	23,363	23,701		(0)
62 Environmental Remediation	8,902	18,641	10,382	10,498	10,382	5,151	(1,770)	-25.6%	432

Table 2
The Presidio Trust
Five Year Construction Plan to FY2016
Actuals As of May 31, 2011
(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)	(3)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	(15)
	Total Project Budget to FY2016				ESTIMATE OF OBLIGATIONS BY YEAR								Land Burdened	
	Approved Budget May-11	Admin Project Changes	BOD Proposed Changes	Revised Jul-11	Prior to FY2011	YTD Actual	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	Stabilized Revenue	Cash on Cash Return
100	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]													
101	Gifts - Campaign Funded													
102	Main Parade/Pershing Square	30,726		30,726	3,166		1,730	588	24,632	611				
103	Rob Hill Campground	3,854	146	4,000	3,834	75	166							
104	Trails & Overlooks	16,972		16,972	4,576	399	3,395	3,000	2,000	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														
108	Defense Appropriation Funded													
109	Main Post Historical Waysides	257		257	7	124	250							
110	Bldg 640/641 - Japanese Heritage Ctr	3,289		3,289		156	3,289							
111														
112	Presidio Parkway													
113	Presidio Parkway - MOA	7,325	1,300	8,625	1,325	920	3,700	1,800	1,800					
114	Wetlands Mitigation	958		958	47	3	408	276	76	151				
115	Dragonfly Creek Restoration	1,284		1,284			1,150	62	42	30				
116	Presidio Parkway Subtotal	9,566	1,300	10,866	1,372	923	5,258	2,138	1,918	181				
117	Other													
118	WWII Memorial Site	547		547			69	478						
119	Ft. Scott Bldg 1216 Rehabilitation	7,000		7,000				7,000						
120	Quartermaster Reach	7,540		7,540			3,259	326	1,155	2,373	427			
121	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	9,500		9,500				677	5,434	3,389				
122	TOTALS	98,950	146	1,300	100,396	12,955	1,677	15,686	20,760	15,382	32,575	3,038		
123	MASTER DEVELOPER PROJECTS													
124	Montgomery Street Barracks (Bldg 100)	14,000		14,000										
125	TOTALS - MASTER DEVELOPER PROJECTS	14,000		14,000										
126														
127	GRAND TOTAL Trust & Outside Funded	411,022	(133)	2,361	413,249	138,147	21,230	65,028	58,884	30,160	62,300	23,517	21,214	