

Table 1
THE PRESIDIO TRUST
DETAIL BUDGETS - FISCAL YEARS 2011 Thru 2012
(Dollars in Thousands)

	FY2011		FY 2012	
	(1)	(2)	(3)	(4)
	FORECAST SEP-11	ACTUALS to SEP-30-11	APPROVED BUDGET SEP-11	CURRENT FORECAST Dec 11
OPERATING INCOME				
1 Residential - Gross	38,719	38,560	40,362	40,050
2 Non-Residential - Gross	18,660	18,728	19,988	18,103
3 Hospitality Management				
4 Inn at the Presidio	0	0	546	546
5 Meetings & Events	1,101	1,174	900	1,100
6 Golf Course	6,422	6,422	0	6,873
7 Subtotal Hospitality Management	7,523	7,596	1,446	8,519
8 Municipal Services				
9 Service District Charge	6,147	6,298	6,692	6,692
10 Parking & Transportation	446	454	1,030	1,030
11 Utilities	4,167	4,352	5,032	5,032
12 Permitting	334	334	0	0
13 Subtotal Municipal Services	11,093	11,439	12,754	12,754
14 Park Programs				
15 Park Programs & Events	200	200	200	200
16 Subtotal Park Programs	200	200	200	200
17 Other Income	871	899	464	464
18 Subtotal - Operating Income	77,066	77,422	75,213	80,090
PROGRAM SERVICES - Park Projects and Programs				
19 Planning & Design	1,032	885	1,293	1,293
20 Programs	5,355	5,591	4,687	4,851
21 Philanthropy	527	356	373	373
22 Subtotal Park Projects & Programming	6,914	6,832	6,353	6,517
OPERATING EXPENSES				
23 Residential				
24 John Stewart - Residential Property Mngt Fee	643	643	643	643
25 John Stewart - Residential Operations	1,817	1,809	1,815	1,828
26 Residential Housing Discounts	1,434	1,113	1,380	1,345
27 Asset Management	1,374	247	1,322	753
28 Building Maintenance	5,219	5,418	5,610	3,068
29 Cyclic Maintenance & Upgrades	1,864	440	594	427
30 Utilities				
31 Subtotal Residential	12,351	9,670	11,364	8,063
32				
33 Non-Residential				
34 CBRE - Non-Residential Property Mngt Fee	635	597	575	575
35 CBRE - Non-Residential Operations	384	384	332	332
36 Leasing Commissions & Other Outside Exp	299	164	385	385
37 Asset Management	0	0	0	610
38 Real Estate Development & Leasing	0	1,153	0	604
39 Building Maintenance	0	0	0	3,068
40 Cyclic Maintenance & Upgrades	866	434	659	393
41 Utilities				
42 Subtotal Non-Residential	2,184	2,732	1,950	5,966
43				
44 Hospitality Management				
45 Inn at the Presidio	0	0	733	733
46 Meetings & Events	1,321	1,459	1,255	1,512
47 Golf Course Property Management	214	214	0	214
48 Golf Course Operations	4,431	4,431	0	4,816
49 Subtotal Hospitality Management	5,966	6,104	1,988	7,275
50				
51 Municipal Services				
52 Parking & Transportation Management	1,249	1,345	1,387	1,227
53 Police, Fire, & Other Common Services	14,045	14,244	14,227	13,184
54 Grounds & Roadways	4,915	4,907	5,021	5,021
55 Utilities	8,026	7,687	8,118	8,107
56 Subtotal Municipal Services	28,235	28,183	28,752	27,804
57				
58 Ft. Scott				
59 Ft. Scott Special Initiative	579	568	400	400
60 Subtotal - Operating Expenses	49,315	47,257	44,454	49,509
OVERHEAD EXPENSES				
61 Executive Office	1,022	1,019	1,138	1,152
62 COO Office	1,470	1,478	1,985	1,966
63 Human Resources	1,093	1,018	1,098	1,098
64 Accounting/Financial Planning	2,850	2,960	2,920	2,451
65 Procurement/Contracting	806	830	1,004	1,004
66 Technology	1,763	1,716	2,033	2,063
67 Public Affairs	1,204	1,177	1,120	1,144
68 General Counsel/Compliance	2,202	2,296	2,261	2,246
69 Subtotal Overhead Expenses	12,409	12,495	13,559	13,123
70 Discretionary Funds & Contingency	765	0	179	264
71 Cost Savings Initiative	0	0	0	0
72 Total Expenses	69,405	66,584	64,544	69,413
73 Contribution to the Park [Net Operating Income]	7,662	10,837	10,670	10,677
OTHER INCOME				
74 Interest Revenue Earned on Investments	50	33	50	50
75 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017
76 Recoveries of Prior Years' Obligations	2,100	1,962	350	350
77 Appropriation	14,970	14,970	12,000	12,000
78 Special Use Appropriation	1,013	1,013	0	0
79 Carryforward - Programmed	1,742	1,742	0	18,455
80 Carryforward - Unprogrammed	902	902	1,000	1,523
81 ROW Payments	20,311	38,511	18,200	0
82 United States Army Remediation Funding	12,298	12,062	432	309
83 Subtotal - Other Income	55,402	73,212	34,049	34,704
OTHER EXPENSES				
84 Debt Service - Treasury Principal & Interest	3,078	3,007	3,017	3,007
85 Extraordinary One Time Costs	473	332	420	420
86 Subtotal - Other Expenses	3,551	3,339	3,437	3,427
87 Amt Available for Capital Projects	59,513	80,711	41,281	41,954
CAPITAL PROJECT EXPENSES				
88 Residential Real Estate	12,167	12,912	5,052	6,995
89 Non Residential Real Estate	6,103	5,649	5,803	7,474
90 Hospitality Management	1,179	1,454	2,349	2,133
91 Municipal Services	6,435	6,127	4,710	5,476
92 Park Projects	10,472	9,988	4,769	5,186
93 Ft. Scott	9,492	11,663	7,633	5,662
94 Subtotal Five Year Construction Plan Projects	45,847	47,793	30,316	32,927
95 Environmental Remediation	13,577	12,947	8,099	7,976
96 Capital Contingency	87	(7)	2,866	1,051
97 Subtotal - Capital Projects	59,512	60,733	41,281	41,954
98 UNEXPENDED FUNDS	0	19,978	(0)	0

Table 2
The Presidio Trust
Five Year Construction Plan to FY2016

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

(Dollars in Thousands)

	(1)	(2)	(2a)	(2b)	(3)	(6)	(7)	(8)	(9)	(10)	(11)	(13)	(14)
	Total Project Budget to FY2016					ESTIMATE OF OBLIGATIONS BY YEAR						Stabilized Revenue	Land Burdened Cash on Return
2012 Version 1 Activity Lines	Approved Budget Sep-11	Admin Project Changes	BOD Proposed Changes	Project Closures	Revised Dec-11	Prior to FY2012	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016		
1 Residential Real Estate Projects													
2 Bldgs 340-342 - Infantry Terrace	1,846	(26)			1,820	1,481	339						
3 PHS 1801	5,302	(99)		(5,203)	(0)	5,203							
4 PHS Wyman housing 1809-1815	10,132	0		(10,133)	(0)	10,133							
5 Residential Unit Turns	14,418	(178)		(344)	13,896	6,211	1,512	1,558	1,604	1,653	1,702		
6 Cyclic & Preventative Maintenance	12,406	1		(1,568)	10,839	6,301	1,190	1,175	1,210	1,247	1,284		
7 ADA Upgrades	2,100	(4)			2,096	689	265	273	281	290	298		
8 Baker Beach Housing Repairs	11,438				11,438	7,563	3,690	185					
9 Subtotal - Residential Real Estate Projects	57,643	(306)		(17,248)	40,089	37,581	6,995	3,191	3,096	3,189	3,284		
10 Non Residential Real Estate Projects													
11 Bldg 2 Renovation													
12 Bldg 3 Rehabilitation	1,128	(52)			1,076	1,061	15					82	7.3%
13 Bldg 4 Rehabilitation	282				282	255	27					72	22.4%
14 Bldg 387 ADA Upgrades		50			50	39	11						
15 Bldg 682 - Cavalry Barracks	9,058			(7,882)	1,176	7,925	1,133						
16 Bldg 640-641 (Japanese Heritage Cntr)	749				749	291	458						
17 Bldg 99 - Presidio Theatre	906				906	70	2		835				
18 Montgomery Street Barracks (Bldg 100)	376	(6)			370	365	5					165	9.7%
19 Montgomery Street Barracks (Bldg 101)	13,247			(11,797)	1,450	11,798	1,450					893	5.1%
20 Montgomery Street Barracks (Bldg 102)	110				110	93	17						
21 Montgomery Street Barracks (Bldg 103)	13,270		1,300	(12,062)	2,508	12,062	2,508					178	1.2%
22 Montgomery Street Barracks (Bldg 105)	17,788				17,788			7,354	3,321	7,113		848	4.3%
23 PHS 1808 (Nurse's Qtr)	7,733				7,733	7,520	212					750	8.6%
24 PHS 1805	5				5	5							
25 Thornburgh	615	(3)		(612)	0	612							
26 Mason Street Warehouses (Bldgs 1182-1188)	250				250		250						
27 West Crissy Bldg 926	330	(2)		(328)	(0)	328							
28 West Crissy Bldg 933B	1,254				1,254	893	360					34	2.4%
29 West Crissy Bldg 920	2,419	(58)		(2,361)	0	2,361							
30 West Crissy Bldg 934	927	(102)			825	822	3					84	8.9%
31 Cyclic & Preventative Maintenance	3,740	20		(579)	3,181	755	566	583	600	618	637		
32 Presidio Parkway Tenant Relocations	1,110				1,110	816	294						
33 Bldg 1242	535				535	371	164						
34 Subtotal - Non Residential Real Estate Projects	75,832	(153)	1,300	(35,621)	41,358	48,444	7,474	583	7,954	4,774	7,750		
35 Park Projects (Excludes Gift Funded Share)													
36 Marine Cemetery Commem.	382				382	325	57						
37 Ball Fields (Pop Hicks, Paul Goode)	283				283	99	184						
38 MPG Greening Project	6,202	(3)			6,199	4,643	1,556						
39 MPG Anza Esplanade	115				115	36	79						
40 Portola Residential Landscaping	1,350				1,350	1,350							
41 Infantry Terrace Landscaping	2,930	(39)			2,891	2,363	528						
42 Gorgas Warehouses ADA	389	(18)			371	368	4						
43 Presidio Parkway Restoration	3,000				3,000	26	149	333	2,492				
44 Arch/Ed Center (Bldg 44, 47, 48, 49)	3,254				3,254	3,245	9						
45 Rob Hill Campground	649	(1)		(648)	(0)	648							
46 Dragonfly Creek Restoration	592				592	387	71	32	26	23	52		
47 Playground Upgrades (safety)	1,057			(287)	770	294	375	188	200				
48 El Presidio Landscape Improvements	277	(21)			256	219	37						
49 Tennessee Hollow	2,361			(1,145)	1,216	2,122	239						
50 Trails/Overlooks/Crissy Overlk	1,575				1,575	1,174	275	126					
51 Public Website Improvements	450	(1)		(449)	0	449							
52 Bldg 50 (O Club) & Heritage Center	19,376				19,376	17,794	1,582						
53 Park Programs Preservation Maintenance	1,170	26		(32)	1,164	224	192	186	192	198	204		
54 Subtotal - Park Projects	45,412	(58)		(2,561)	42,793	35,766	5,186	682	751	2,713	256		
55 Municipal Services													
56 Bldg 314 - Communication Tower	77	1		(78)	(0)	78							
57 MacArthur Hardscaping	249	(1)		(248)	0	248							
58 Montgomery St. Landscape	3,387				3,387	846	1,110	250			1,182		
59 Parking/Landscape - PHS 1805 & 1808	4,183	0		(4,184)	(0)	4,184							
60 West Crissy Streetscape/Parking	3,983				3,983	2,114	22	645	1,202				
61 Mid Crissy Streetscape	894				894	0	0	894					
62 Non Res Parking (Capital Equipment)	1,859				1,859	759	351	300	448				
63 Reclaimed Water Plant	625				625	548	76						
64 Main Post Backbone & Electrical Reliability	2,023	(6)		(2,017)	(0)	2,017							
65 Relocate Trust			500		500		500						
66 Main Post Parking (Street)	429				429	44	246		139				
67 Bldgs 385-Demo (Herbst Hall)	171				171	82	89						
68 Parking Lot - Moraga - 230 Spaces	3,836				3,836	40	315		3,481				
69 Parking- Taylor St.	2,464				2,464	1,917	547						
70 Main Bluff Parking - 228 Spaces	4,194				4,194	56			2,068	2,070			
71 Armistead Road Traffic Calming	150				150	6	144						
72 CNG Station/Bus Yard	1,000				1,000	276	59	282	383				
73 Infrastructure Pool (general)	13,867	100		(2,545)	11,421	3,265	2,016	2,076	2,138	2,203	2,269		
74 Thornburgh Util Backbone	2,039	(22)			2,017	134						1,883	
75 Subtotal - Municipal Services	45,429	72	500	(9,072)	36,929	16,612	5,476	3,553	10,753	4,273	5,334		
76 Ft. Scott													
77 Fort Scott Bldg 1201 Rehabilitation	3,837	200			4,037	3,870	167						
78 Fort Scott Bldg 1202 Rehabilitation	6,378				6,378	6,252	126						
79 Fort Scott Bldg 1204 Rehabilitation	6,417				6,417	1,418	4,999						
80 Fort Scott Bldg 1216 Rehabilitation	318				318	298	20						
81 Fort Scott Site Design	451				451	100	351						
82 Subtotal - Ft. Scott	17,400	200			17,600	11,938	5,662						
83 Hospitality Management													
84 Building 93 - Reconfigure for Public Use	2,120				2,120		87		2,033				
85 Bldg 42 Inn at the Presidio	11,442				11,442	9,640	1,802						
86 Golf Course Improvements	2,438	73			2,510	1,212	244	252	259	267	275		
87 Subtotal - Hospitality Management	16,000	73			16,073	10,853	2,133	252	2,293	267	275		
88 TOTAL	257,717	(172)	1,800	(64,502)	194,843	161,195	32,927	8,261	24,847	15,216	16,900		

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	Total Project Budget to FY2016					ESTIMATE OF OBLIGATIONS BY YEAR						Land Burdened Cash on Cash Return	
	Approved Budget Sep-11	Admin Project Changes	BOD Proposed Changes	Project Closures	Revised Dec-11	Prior to FY2012	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016		Stabilized Revenue
2012 Version 1 Activity Lines													
89 OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]													
90 Gifts - Campaign Funded													
91 Main Parade/Pershing Square	30,726				30,726	661	1,730	588	24,632	3,116			
92 Rob Hill Campground	4,000				4,000	3,905	95						
93 Trails & Overlooks	16,972				16,972	5,771	3,000	2,000	2,000	2,000	2,201		
94 Tennessee Hollow - El Polin	2,875				2,875		2,000	875					
95 Tennessee Hollow - East Tributary	6,824				6,824		3,412	3,412					
96													
97 Defense Appropriation Funded													
98 Main Post Historical Waysides	257				257	147	110						
99 Bldg 640/641 - Japanese Heritage Ctr	3,289	4			3,293	3,293							
100													
101 Presidio Parkway													
102 Presidio Parkway - MOA	8,625	(117)			8,507	2,907	2,000	1,800	1,800				
103 Wetlands Mitigation	958	(412)			546	43	276	76	151				
104 Dragonfly Creek Restoration	1,284	(942)			342		270	42	30				
105 Presidio Parkway Subtotal	10,866	(1,471)			9,395	2,950	2,546	1,918	1,981				
106 Other													
107 WWII Memorial Site	547				547		478						
108 Ft. Scott Bldg 1216	7,000				7,000		7,000						
109 Quartermaster Reach	7,540				7,540		326	1,155	2,373	427			
110 Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	9,500				9,500		677	5,434	3,389				
111 TOTALS	100,396	(1,467)			98,929	16,727	21,373	15,382	34,375	5,543	2,201		
112 MASTER DEVELOPER PROJECTS													
113 Montgomery Street Barracks (Bldg 100)	14,000				14,000								
115 TOTALS - MASTER DEVELOPER PROJECTS	14,000				14,000								
116													
117 GRAND TOTAL Trust & Outside Funded	372,113	(1,639)	1,800	(64,502)	307,772	177,921	54,300	23,643	59,223	20,759	19,100		