

Table 1
THE PRESIDIO TRUST
DETAIL BUDGETS - FISCAL YEARS 2013 Thru 2018
(Dollars in Thousands)

	FY 2013	FY 2014						FY 2015	FY 2016	FY 2017	FY 2018
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
	ACTUALS to SEP-13	APPROVED BUDGET SEP-13	APPROVED BUDGET NOV-13	CURRENT FORECAST JAN-14	ACTUALS to DEC-13	VARIANCE FROM FORECAST of DEC-12 \$ %		PROPOSED BUDGET FY 2015	PROPOSED BUDGET FY 2016	PROPOSED BUDGET FY 2017	PROPOSED BUDGET FY 2018
1 Business Operations											
2 Residential											
3 Gross Income	44,285	45,647	45,647	47,000	11,596	1,908	4.3%	48,584	50,274	51,979	53,630
4 Operating Expense	9,139	11,350	11,350	11,240	7,295	(301)	(3.3%)	11,976	12,265	12,484	12,447
5 Allocated Overhead	1,464	1,376	1,376	1,387	15	29	2.0%	1,302	1,250	1,261	1,277
6 Net Income	33,682	32,921	32,921	34,374	4,287	2,180	6.5%	35,305	36,759	38,235	39,906
7 Non-Residential											
8 Gross Income	19,630	20,079	20,079	20,491	5,345	(312)	(1.6%)	20,605	22,662	22,396	23,354
9 Operating Expense	4,022	3,715	3,715	3,715	4,488	270	6.7%	3,784	3,853	3,958	4,066
10 Allocated Overhead	462	504	504	458	5	30	6.4%	430	413	417	422
11 Net Income	15,146	15,860	15,860	16,317	853	(612)	(4.0%)	16,391	18,396	18,021	18,866
12 Hospitality											
13 Gross Income	11,642	12,523	12,523	12,523	2,956	751	6.5%	13,825	15,600	16,064	17,355
14 Operating Expense	9,848	9,374	9,374	9,374	9,738	726	7.4%	9,909	10,131	10,465	10,806
15 Allocated Overhead	1,156	1,200	1,200	1,156	12	85	7.3%	1,086	1,043	1,051	1,065
16 Net Income	639	1,949	1,949	1,992	(6,794)	(60)	(9.3%)	2,830	4,426	4,548	5,484
17 Net Income from Business Ops	49,468	50,730	50,730	52,684	(1,654)	1,509	3.0%	54,526	59,581	60,804	64,256
18 Municipal & Park Services											
19 Gross Income	15,627	16,420	16,420	16,420	4,294	789	5.0%	17,829	18,396	19,007	19,643
20 Operating Expense	24,437	27,747	27,747	27,917	10,410	(95)	(0.4%)	28,431	29,189	30,004	30,750
21 Allocated Overhead	3,698	3,541	3,541	3,444	38	15	0.4%	3,233	3,105	3,131	3,171
22 Net Expense	(12,508)	(14,869)	(14,869)	(14,941)	(6,154)	869	(6.9%)	(13,835)	(13,898)	(14,129)	(14,277)
23 Public Programs & Outreach											
24 Gross Income (Community Programs, Presidio Institute)	576	469	469	469	132	200	34.7%	577	796	820	844
25 Park Programs	3,377	4,686	4,686	5,045	634	1,400	41.5%	4,725	4,971	5,024	5,156
26 Community Events	735	1,109	1,109	1,100	-	12	1.6%	1,117	1,126	1,137	1,149
27 Presidio Institute Program Support	918	958	958	958	646	449	49.0%	980	1,086	1,118	1,151
28 Public Outreach/Communications	1,458	2,378	2,378	2,378	442	1,242	85.2%	2,436	2,456	2,482	2,508
29 Allocated Overhead	924	919	919	1,146	9	289	31.3%	1,076	1,034	1,042	1,055
30 Net Expense	(6,837)	(9,580)	(9,580)	(10,158)	(1,599)	(3,192)	46.7%	(9,757)	(9,876)	(9,984)	(10,175)
31 Other Income and Expense											
32 Other Income (Programs, other)	346	50	50	50	28	(150)	(43.4%)	200	200	200	200
33 Fundraising expense	416	982	982	982	-	496	119.2%	988	1,495	1,505	1,515
34 Net Expense	(70)	(932)	(932)	(932)	28	(646)	919.3%	(788)	(1,295)	(1,305)	(1,315)
35 Totals											
36 Total Income	92,107	95,187	95,187	96,953	24,353	3,187	3.5%	101,619	107,929	110,465	115,027
37 Total Expense	62,054	69,838	69,838	70,300	33,731	(924)	(1.5%)	71,474	73,418	75,079	76,538
38 Operating Surplus Available for Capital Investments (NOI)	30,053	25,349	25,349	26,653	(9,379)	4,111	13.7%	30,145	34,511	35,386	38,489
39 Additional Funds Available (less debt obligations)	59,505	27,849	45,392	45,802	40,143	24,193	40.7%	1,322	(15)	(787)	538
40 Total Funds Available for Investments (including remediation)	89,558	53,198	70,741	72,455	30,764	28,305	31.6%	31,467	34,496	34,599	39,028
41 Overhead Allocated to Capital Investments	6,009	5,881	5,881	5,921	62	349	5.8%	5,559	5,339	5,384	5,452
41 Capital Projects - Total (incl. remediation & contingency)	43,879	44,581	55,862	64,827	11,678	27,158	61.9%	25,579	27,552	26,299	29,386
42 Forward Year Park Funding	39,670	2,736	8,998	1,706	19,025	798	2.0%	328	1,605	2,916	4,190
43 Treatment of Trust Overhead											
44 Overhead (Trust total)	13,713	13,422	13,422	13,513	141	797	5.8%	12,687	12,185	12,286	12,442
45 % of Overhead Allocated to Op Budget = 56% (Op as a % of total Trust expense)	7,704	7,540	7,540	7,591	79	448	5.8%	7,127	6,845	6,902	6,990
46 % of Overhead Allocated to Cap Budget = 44% (Cap as a % of total Trust expense)	6,009	5,881	5,881	5,921	62	349	5.8%	5,559	5,339	5,384	5,452

* Actuals reflect allocations made to more accurately state results on the basis of business lines. These allocations are not yet reflected in the budget, resulting in overstatement of expense in some areas but offsetting understatement of expense in other areas.

Table 2
The Presidio Trust
Five Year Construction Plan to FY2018
Actuals As of December 31, 2013
(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)
	Approved Budget NOV-13	Admin Project Changes	BOD Proposed Changes	Project Closures / Consolidation	Revised JAN-14	Prior to FY2014	Current YTD Actual	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Beyond FY 2018	Cash on Cash Return
2014 Version 1.0 Activity Lines														
1 Residential Real Estate Projects														
2 Building Maintenance (OCC,Res Cyclic,ADA)	24,206				24,206	3,536	0	3,485	3,948	4,412	4,412	4,412		
3 Housing Development TBD	15,783				15,783			3,683	6,864	5,236				9.0%
4 Subtotal - Residential Real Estate Projects	39,990	-	-	-	39,990	3,536	-	7,169	10,812	9,648	4,412	4,412	-	
5 Non-Residential Real Estate Projects														
6 Bldg 644 Warehouse	232			(127)	105	73	0	105						
7 Montgomery Street Barracks (Bldg 101)	2,754				2,754	2,327		427						
8 PHS 1808 (Nurse's Qtr)	7,733			(57)	7,676	7,597	0	79						
9 PHS 1805	411				411	77	0	334						
10 Montgomery Street Barracks (Bldg 102)	12,095				12,095	95					1,000	11,000		
11 W.Letterman/Thornburgh/New Entrance project	7,250				7,250	135	0	365	250	2,000	2,000	2,500		
12 Building Maintenance (OCC,NonRes Cyclic,ADA)	2,122	138			2,260	291	0	854	252	288	288	288		
13 Relocate Sports Basement	1,320				1,320	196	0	484	20	600	20			
14 YMCA Expansion Support	50				50	2		48						
15 Relocate Warehouse from 643	675				675		0	675						
16 Bldg 101 (Pioneers)	80				80		0	80						
17 Bldg 385	350				350			350						
18 Post Office Relocation	80				80			80						
19 First Republic Relocation	558				558		0	558						
20 Senspa Expansion	280				280			280						
21 Bldg 1818-1819	260				260			260						
22 Subtotal - Non-Residential Real Estate Projects	36,250	138	-	(185)	36,204	10,793	-	4,979	522	2,888	3,307	13,788	-	
23 Park Projects (Excludes Gift Funded Share)														
24 Main Post Historical Waysides	131				131	101		30						
25 Montgomery St. Landscape	2,455	103		(2,270)	287	49	0	239						
26 WWII Memorial Site	274				274	103	0	171						
27 Lessinga Recovery Program	315				315	100		214						
28 Restoration of Remediation Sites	1,990	334		(1,079)	1,245	668	0	505						
29 El Presidio Landscape Improvements	276			(256)	20	(18)		20						
30 Tennessee Hollow	1,210	116		(116)	1,210	978		116						
31 Trails/Overlooks/Crissy Overlk	1,474	(144)		(1,330)	0									
32 Bldg 50 (O Club)	26,036	60			26,095	25,116	0	980						
33 Heritage Center	3,682	(60)			3,622	501	0	3,122						
34 YMCA Reach Non-restoration elements	50				50		0	50						
35 Lyon Street slope reinforcement and wall repair	50	20	1,400		1,470	33	0	1,437						
36 Visitor Center	1,800				1,800	71	0	229		1,000	500			
37 Ongoing Natural Resources	1,231	(334)			898	127	0	356	150	65	150	50		
38 Forestry	1,437			(98)	1,338	32	0	321	350	235	150	250		
39 Landscape Anza Street at Main Parade	4,000				4,000			1,000	3,000					
40 Landscaping - Riley Street	0		350		350			350						
41 Designed Landscapes	4,788	(20)			4,768	162	0	306	1,300	800		2,200		
42 Main Post welcoming (signage, benches, etc)	511				511	0	0	260	250					
43 Quartermaster Riparian	133				133	76	0	56						
44 Quartermaster Marsh	36				36	8	0	28						
45 Korean War Memorial	109				109	15	0	45	49					
46 SFO YMCA Reach	33	33			66	21	0	45						
47 MacArthur Meadow	507				507	34	0	424	49					
48 Quartermaster Reach Culverts	1,000				1,000	(3)	0	1,003						
49 Design - Sponsored Projects	3,069	144			3,213	282	0	1,244	810	300	300	300		
50 Ball Fields (Pop Hicks, Paul Goode)	1,009				1,009	280		548	71	26	45	39		
51 Bldg 2 Preservation Maintenance	850				850	363	0	53			434			
52 West Pacific Boundary Wall	100				100	85	0	15						
53 Commissary staff / consultant support	1,200				1,200		0	400	400	400				
54 Subtotal - Park Projects	59,754	252	1,750	(5,149)	56,606	29,185	-	13,565	6,430	2,826	1,579	2,839	-	
55 Municipal Services														
56 Stilwell Hall Streetscape/Parking	2,136			(2,136)	-	(57)							1,847	
57 Reclaimed Water Plant					-								18,300	
58 Parking Lot - Moraga - 230 Spaces					-								3,795	
59 Main Bluff Parking - 228 Spaces	56				56	56								
60 CNG Station/Bus Yard	395				395	313	0	82						
61 Lincoln Road Stabilization	111				111	111								
62 Thornburgh Utility Backbone	134				134	134								
63 Bldg 34 Parking Lot	138				138	12	0	128						
64 Infrastructure Pool	14,123			(1,603)	12,520	2,309	0	2,211	2,000	2,000	2,000	2,000		
65 Electrical Substation Upgrade 107	2,000				2,000						1,000	1,000		
66 Mountain Lake Overflow project	2,004				2,004	66	0	399	485	1,054	0	0		
67 Parking Meter Replacement	890				890		0	170	173	177	182	188		
68 Upgrade Utility Meter Reading	0		275		275									
69 Shuttle Purchase	132				132	132								
70 Vehicle/Equipment Replacement	600	145			745		0	345	100	100	100	100		
71 Subtotal - Municipal Services	22,719	145	275	(3,738)	19,401	3,075	-	3,334	2,759	3,331	3,282	3,288	23,942	
72 Presidio Institute														
73 Presidio Institute Bldg 1201 Rehabilitation	4,498				4,498	4,488	0	10						
74 Presidio Institute Bldg 1202 Rehabilitation	9,679				9,679	9,229	0	450						
75 Presidio Institute Bldg 1216 Rehabilitation	122				122	122								
76 Presidio Institute Site Design	1,610				1,610	435	0	242	933					
77 Presidio Institute Website	115				115	113								
78 Subtotal - Presidio Institute	16,024	-	-	-	16,024	14,387	-	702	933	-	-	-	-	
79 Hospitality Management														
80 Building 93 - Reconfigure for Public Use					-								2,033	
81 Restaurant Development	605				605			605						
82 Bldg 101 Restaurant	3,000				3,000	367	0	2,633						
83 Golden Gate Club Catering	946				946	755	0	188						
84 Bldg 650 Stilwell Hall					-								25,600	
85 Hospitality/Lodging (105)	20,000				20,000				5,366	11,982	2,652		8.0%	
86 Hospitality: Presidio Institute Lodging	12,895				12,895	53	0	11,399	1,443				1.0%	
87 Golf Course Maintenance	1,887			(280)	1,607	732		175	175	175	175			
88 Bldg 50 Restaurant	2,000				2,000		0	2,000						
89 Subtotal - Hospitality Management	41,333	-	-	(280)	41,054	1,907	-	17,001	1,618	5,541	12,157	2,827	27,633	
90 Overhead														
91 Bldg 34-Demo (Trust Offices)	943				943	931								
92 Software Infrastructure for Integration	1,616				1,616	618	0	998						
93 Cell & WiFi Coverage Improvement	180				180			180						
94 Capital Labor - Burden Rate Increase	125				125			25	25	25	25	25		
95 Subtotal - Overhead	2,864	-	-	-	2,864	1,549	-	1,203	25	25	25	25	-	
96 Remediation Funds	29,651	3,033			32,684	20,734	0	8,565	1,140	2,137	70	38		
97 Programmed Funding at Year-End	6,690	(6,690)			-									
98 Funding for Projects to be Identified	9,750	4,677			14,427	(15)	-	8,309	1,341	1,156	1,467	2,169		
99 TOTAL TRUST FUNDED	265,025	1,556	2,025	(9,352)	259,253	85,151	-	64,827						

	(1)	(2)	(2a)	(2b)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
	Approved Budget NOV-13	Admin Project Changes	BOD Proposed Changes	Project Closures / Consolidation	Revised JAN-14	Prior to FY2014	Current YTD Actual	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	Beyond FY 2018	Cash on Cash Return
2014 Version 1.0 Activity Lines														
100 OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]														
101 Defense Appropriation Funded														
102 Main Post Historical Waysides	253				253	253								
103 Bldg 640/641 - Japanese Heritage Ctr	3,507				3,601	3,601								
104 Subtotal - Defense Appropriation Funded	3,760	94	-	-	3,854	3,854	-	-	-	-	-	-	-	-
105 Other														
106 Quartermaster Reach	7,540				7,540	54		3,429	4,056					
107 East Arm Mountain Lake	1,000	(830)			170	19		151						
108 Tennessee Hollow - YMCA Reach	2,500	(910)			1,590	94	0	1,495						
109 Tennessee Hollow - El Polin	135			(135)	-	(135)		135						
110 Rob Hill Campground	95	(51)			44	44								
111 WWII Memorial Site	547				547	547								
112 Trails & Overlooks	4,256	(520)			3,736	2,029		1,189	518					
113 Subtotal - Other	16,073	(2,312)	-	(135)	13,626	2,652	-	6,400	4,574	-	-	-	-	-
114 Total - Funding Source Secured	19,833	(2,217)	-	(135)	17,481	6,506	-	6,400	4,574	-	-	-	-	-
115 Presidio Parkway														
116 Presidio Parkway - Reimbursements	10,713				11,162	7,562		1,800	1,800					
117 Presidio Parkway - Shuttle Service	1,526	(431)			1,095	395	0	700						
118 Dragonfly Creek Restoration	270				270	15		255						
119 Subtotal - Presidio Parkway	12,509	18	-	-	12,527	7,973	-	2,755	1,800	-	-	-	-	-
120 Future Funding														
121 Main Parade Phase II	661				661	661							8,500	
122 Presidio Visitor Center	1,700				1,700			1,700						
123 Main Post Bluff & VC Plaza	21,000				21,000					21,000				
124 Tennessee Hollow - Central Tributary	4,100				4,100					4,100				
125 Tennessee Hollow - MacArthur Meadow	3,500				3,500			3,500						
126 Tennessee Hollow - East Tributary					-								6,100	
127 Trails & Overlooks	3,550				3,550			2,550	1,000					
128 Historic Fort Scott Bldg					-									12,000
129 Subtotal - Future Funding	34,511	-	-	-	34,511	661	-	7,750	1,000	25,100	-	-	-	26,600
130 TOTALS - OUTSIDE FUNDED	66,852	(2,199)	-	(135)	64,518	15,139	-	16,904	7,374	25,100	-	-	-	26,600
131 MASTER DEVELOPER PROJECTS														
132 Main Post Lodge	60,000				60,000									
133 Thornburgh	60,000				60,000									
134 TOTALS - MASTER DEVELOPER PROJECTS	120,000	-	-	-	120,000	-	-	-	-	-	-	-	-	-
135														
136 GRAND TOTAL Trust & Outside Funded	451,877	(644)	2,025	(9,487)	443,772	100,291	-	81,732	32,954	52,652	26,299	29,386	78,175	