

TABLE 1 THE PRESIDIO TRUST DETAILED BUDGETS - FISCAL YEARS 2016 Thru 2021  (Dollars in Thousands)		FY 2015	FY 2016				FY 2017			FY 2018	FY 2019	FY 2020	FY 2021
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
		ACTUALS to SEP-30-15	APPROVED JUL BUDGET FY 2016	ADJUSTED JUL BUDGET FY 2016	SEP 2016 YTD ACTUALS	VAR FY 2016 ACTUAL TO ADJ JUL	APPROVED JUL BUDGET FY 2017	APPROVED BUDGET w/ UPDATED CARRYFORWARD	VARIANCE	FORECAST FY 2018	FORECAST FY 2019	FORECAST FY 2020	FORECAST FY 2021
1	<b>Revenue</b>												
2	Residential	51,398	55,071	55,071	55,792	720	57,394	57,394	0	59,024	60,855	62,615	64,493
3	Non-Residential	24,394	25,253	25,253	26,020	766	26,133	26,133	0	27,097	28,848	30,883	32,814
4	SDC (Service District Charges)	7,528	7,641	7,641	7,629	(13)	7,819	7,819	0	8,085	8,593	8,995	9,353
5	<i>Total Real Estate Revenue</i>	<b>83,320</b>	<b>87,966</b>	<b>87,966</b>	<b>89,440</b>	<b>1,474</b>	<b>91,346</b>	<b>91,346</b>	<b>0</b>	<b>94,206</b>	<b>98,296</b>	<b>102,493</b>	<b>106,659</b>
6													
7	Hospitality	22,247	23,869	23,869	23,575	(294)	23,559	23,559	0	24,862	26,912	27,726	28,359
8	Municipal Services (Parking, Utilities)	10,587	10,884	10,884	10,993	110	11,819	11,819	0	13,013	13,420	14,314	14,677
9	Miscellaneous Programs	708	435	435	712	277	429	429	0	434	442	442	442
10	<b>Total Revenue</b>	<b>116,862</b>	<b>123,154</b>	<b>123,154</b>	<b>124,721</b>	<b>1,567</b>	<b>127,153</b>	<b>127,153</b>	<b>0</b>	<b>132,515</b>	<b>139,070</b>	<b>144,976</b>	<b>150,137</b>
11	<b>Expenses</b>												
12	Residential	(12,340)	(12,407)	(12,667)	(12,963)	(297)	(12,791)	(12,791)	0	(13,004)	(13,335)	(13,675)	(14,023)
13	Non-Residential	(3,645)	(4,150)	(4,179)	(3,936)	242	(4,300)	(4,300)	0	(4,372)	(4,483)	(4,596)	(4,713)
14	Hospitality	(21,099)	(20,903)	(20,910)	(20,829)	81	(21,198)	(21,198)	0	(21,046)	(21,076)	(21,499)	(21,876)
15	Municipal Services	(27,436)	(29,699)	(28,786)	(27,844)	942	(30,380)	(30,380)	(0)	(30,443)	(31,311)	(32,143)	(32,998)
16	<i>Total Real Estate, Hospitality, Muni Svcs Expenses</i>	<b>(64,520)</b>	<b>(67,159)</b>	<b>(66,541)</b>	<b>(65,573)</b>	<b>968</b>	<b>(68,669)</b>	<b>(68,669)</b>	<b>0</b>	<b>(68,865)</b>	<b>(70,205)</b>	<b>(71,913)</b>	<b>(73,611)</b>
17													
18	Programs	(5,419)	(9,850)	(9,595)	(8,999)	596	(10,947)	(10,947)	0	(11,083)	(11,724)	(12,366)	(12,614)
19	Park Development & Operations	(4,005)	(2,260)	(2,276)	(1,827)	449	(2,181)	(2,181)	0	(2,174)	(2,218)	(2,255)	(2,303)
20	Operating Contingency	7	(770)	(192)	(131)	61	(933)	(933)	0	(1,389)	(905)	(918)	(932)
21	Overhead Allocated to Operating Activities	(7,756)	(8,922)	(8,991)	(8,470)	522	(8,967)	(8,967)	0	(9,108)	(9,320)	(9,538)	(9,761)
22	<b>Total Expense</b>	<b>(81,692)</b>	<b>(88,962)</b>	<b>(87,596)</b>	<b>(85,001)</b>	<b>2,596</b>	<b>(91,697)</b>	<b>(91,697)</b>	<b>0</b>	<b>(92,619)</b>	<b>(94,373)</b>	<b>(96,990)</b>	<b>(99,220)</b>
23	<b>Contribution to the Park (NOI)</b>	<b>35,170</b>	<b>34,192</b>	<b>35,557</b>	<b>39,720</b>	<b>4,163</b>	<b>35,455</b>	<b>35,455</b>	<b>0</b>	<b>39,896</b>	<b>44,697</b>	<b>47,986</b>	<b>50,916</b>
24	<b>Other Income &amp; Expense</b>												
25	Debt Service (Net)	(3,167)	(3,125)	(3,125)	(3,084)	41	(3,112)	(3,112)	0	(3,105)	(3,098)	(3,090)	(3,082)
26	Carryforward & Miscellaneous	35,759	31,176	31,176	35,414	4,238	16,699	42,786	26,087	12,020	10,747	13,860	10,733
27	Army/REEL Reimbursement	447	2,014	2,014	1,294	(719)	5,787	5,787	0	416	-	-	-
28	Doyle Drive Reimbursement	(500)	-	-	-	-	500	500	0	-	-	-	-
29	<i>Subtotal Other Income &amp; Expense &amp; Carryforward</i>	<b>32,540</b>	<b>30,064</b>	<b>30,064</b>	<b>33,625</b>	<b>3,561</b>	<b>19,875</b>	<b>45,962</b>	<b>26,087</b>	<b>9,330</b>	<b>7,650</b>	<b>10,769</b>	<b>7,650</b>
30													
31	<b>Operating Surplus Available for Capital Investments</b>	<b>67,710</b>	<b>64,257</b>	<b>65,622</b>	<b>73,345</b>	<b>7,723</b>	<b>55,330</b>	<b>81,417</b>	<b>26,087</b>	<b>49,226</b>	<b>52,347</b>	<b>58,755</b>	<b>58,567</b>
32	Overhead Allocated to Capital Investments	6,094	7,010	7,065	6,655	(410)	7,045	7,045	0	7,156	7,323	7,494	7,669
33	<b>Capital Projects (Table 2)</b>	<b>29,435</b>	<b>40,797</b>	<b>41,845</b>	<b>24,154</b>	<b>(17,691)</b>	<b>46,995</b>	<b>62,602</b>	<b>15,607</b>	<b>31,572</b>	<b>31,414</b>	<b>40,778</b>	<b>40,415</b>
34	<b>FORWARD YEAR PARK FUNDING</b>	<b>32,182</b>	<b>16,449</b>	<b>16,712</b>	<b>42,536</b>	<b>25,824</b>	<b>1,290</b>	<b>11,770</b>	<b>10,480</b>	<b>10,497</b>	<b>13,610</b>	<b>10,483</b>	<b>10,483</b>

**TABLE 2  
THE PRESIDIO TRUST  
FIVE YEAR CONSTRUCTION PLAN Thru FY2021  
ACTUALS AS OF SEPTEMBER 30, 2016**

(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)	
	Approved Budget JUL 2016	Admin Project Changes	Revised NOV 2016	Prior to FY 2016	FY 2016 YTD Actual	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
<b>2017 Nov Board Meeting</b>												
<b>1</b>	<b>Residential Real Estate Projects</b>											
2	Building Maintenance (OCC, Res Cyclic, ADA)	30,467	140	30,607	3,939	4,387	4,304	4,252	4,360	4,470	4,584	4,698
<b>3</b>	<b>Subtotal - Residential Real Estate Projects</b>											
	<b>30,467</b>	<b>140</b>	<b>30,607</b>	<b>3,939</b>	<b>4,387</b>	<b>4,304</b>	<b>4,252</b>	<b>4,360</b>	<b>4,470</b>	<b>4,584</b>	<b>4,698</b>	
<b>4</b>	<b>Non-Residential Real Estate Projects</b>											
5	Girard Road Corridor	3,287		3,287	780	741	2,157	350				
6	Bldg Maintenance (OCC, NonRes Cyclic, ADA)	8,234	(140)	8,094	939	996	1,065	1,155	1,186	1,218	1,250	1,281
7	Sports Basement Site Utilities	2,113		2,113	610	1,392	1,434	69				
8	Presidio Theatre	1,234		1,234		2	1,106	129				
9	Relocate Leasing Offices	1,375		1,375	847	426	528					
10	First Republic Relocation	311		311	30	291	281					
11	Preservation Maintenance	1,500		1,500		357	360	140		500	250	250
12	Post Office Relocation	43		43	1	33	42					
13	Bowling Center Tenant Improvements	48		48				38	10			
14	Gorgas Warehouses	14,580		14,580				1,500	13,080			
15	Montgomery Street Barracks (Bldg 106)	756		756				706	50			
16	Bldg 935-937 Rehabilitation	350		350				175	175			
17	YMCA Expansion Support	50		50	2			48				
18	Montgomery Street Barracks (Bldg 102)	17,224		17,224	2,145				2,000	13,079		
19	Bldg 201 Tenant Improvements	462		462					372	90		
20	Thornburgh/West Letterman	1,051		1,051					274	172	388	217
21	East Mason Warehouses	16,301		16,301						2,000	14,301	
22	Halleck Street	14,916		14,916							2,891	12,026
23	Bldg 2 Rehabilitation	2,012		2,012								2,012
24	Bldg 644 Rehabilitation	433		433							191	242
<b>25</b>	<b>Subtotal - Non-Residential Real Estate Projects</b>											
	<b>86,280</b>	<b>(140)</b>	<b>86,140</b>	<b>5,355</b>	<b>4,238</b>	<b>6,973</b>	<b>4,309</b>	<b>17,147</b>	<b>17,058</b>	<b>19,270</b>	<b>16,028</b>	
<b>26</b>	<b>Hospitality Management</b>											
27	Hospitality: Lodging (Bldg 105)	25,038		25,038	2,523	338		22,515				
28	Restaurant Capital Contribution	4,300		4,300			4,300					
29	Golf Course Improvements	2,071		2,071	443	268	578	350	50	300	175	175
<b>30</b>	<b>Subtotal - Hospitality Management</b>											
	<b>31,409</b>	<b>-</b>	<b>31,409</b>	<b>2,966</b>	<b>606</b>	<b>4,878</b>	<b>22,865</b>	<b>50</b>	<b>300</b>	<b>175</b>	<b>175</b>	
<b>31</b>	<b>Park Projects (Excludes Gift Funded Share)</b>											
32	Tunnel Tops	10,000		10,000	299	335	1,808	5,442	1,600	850		
33	Visitor Center	3,112		3,112	703	2,201	2,360	49				
34	Main Entrance Signage	200		200		1	200					
35	Main Post Welcoming (signage, benches, etc)	532		532	177	206	316	40				
36	Quartermaster Reach Culverts	2,511		2,511	2,346	91	165					
37	Korean War Memorial	278		278	124	134	129	25				
38	El Presidio	100		100							100	
39	Battery Bluffs Design	100		100				100				
40	Anza Esplanade	4,000		4,000	46	92	98			852	2,982	22
41	North Ft. Scott Landscape	1,665		1,665	1,119	287	524	22				
42	Designed Landscapes	7,936	164	8,100	2,958	749	1,482	1,150	415	450	895	750
43	Design - Sponsored Projects	5,145		5,145	1,940	371	1,154	1,245	455	350		
44	Ball Fields (Pop Hicks, Paul Goode)	1,530		1,530	668	500	589	274				
45	Forestry	1,365	20	1,385	279	144	286	157	160	164	168	172
46	Ongoing Natural Resources	685		685	430	10	205	50				
47	Restoration of Remediation Sites	134	14	148	37	23	56	40	14			
<b>48</b>	<b>Subtotal - Park Projects</b>											
	<b>39,293</b>	<b>198</b>	<b>39,491</b>	<b>11,126</b>	<b>5,142</b>	<b>9,372</b>	<b>8,594</b>	<b>2,644</b>	<b>2,665</b>	<b>4,145</b>	<b>945</b>	
<b>49</b>	<b>Municipal Services</b>											
50	Reclaimed Water Plant	350		350		2	350					
51	Parking Lot - Moraga Avenue	5,924		5,924							948	4,976
52	Officers' Club Parking	1,050		1,050							1,050	
53	Parking Lot - Cavalry Bowl	4,250		4,250						250	4,000	
54	CNG Station/Bus Yard	777		777			250	527				
55	Infrastructure Pool	16,137	100	16,237	1,067	1,681	2,320	1,414	2,436	3,000	3,000	3,000
56	Electrical Substation Upgrade (Bldg 107)	2,100		2,100	163	1,611	1,937					
57	Mountain Lake Overflow project	2,395		2,395	77	24	468	300	1,550			
58	Parking Meter Replacement	750		750		63	63	150	150	150	150	150
59	Shuttle Purchase	1,704		1,704	264	422	440	500			500	
60	Diesel Equipment Replacement	1,690		1,690	298	57	102	200	210	425	275	180
61	Capital Equipment Replacement	2,141		2,141		278	335	200	210	495	401	500
62	Bathroom Rehabilitation (Bldg 1351)	80		80			80					
63	Remediation - Miscellaneous Sites	9,081		9,081	1,972	4,138	6,037	756	316			
<b>64</b>	<b>Subtotal - Municipal Services</b>											
	<b>48,429</b>	<b>100</b>	<b>48,529</b>	<b>3,778</b>	<b>8,276</b>	<b>12,383</b>	<b>4,046</b>	<b>4,871</b>	<b>4,320</b>	<b>10,324</b>	<b>8,806</b>	
<b>65</b>	<b>Ft. Scott</b>											
66	Presidio Institute Bldg 1202 Rehabilitation	568	(27)	542	542	3						
67	Ft. Scott Buildings	7,263		7,263								7,263
<b>68</b>	<b>Subtotal - Ft. Scott</b>											
	<b>7,831</b>	<b>(27)</b>	<b>7,804</b>	<b>542</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,263</b>
<b>69</b>	<b>Overhead</b>											
70	Cell & WiFi Coverage Improvement	1,968		1,968	311	652	657	200	200	200	200	200
71	Digital Strategy	2,278		2,278	478	298	300	300	300	300	300	300
72	Financial System Integration	800		800		393	400	200	200			
73	Software Infrastructure for Integration	1,839	141	1,980	1,711	73	269					
74	Bldg 103 - Build out office, exhibit space	1,086		1,086	637	51	449					
75	Seismic Strengthening (Bldg 67)	90		90				90				
76	IT Equipment	188		188				58		100	30	
<b>77</b>	<b>Subtotal - Overhead</b>											
	<b>8,250</b>	<b>141</b>	<b>8,390</b>	<b>3,138</b>	<b>1,467</b>	<b>2,074</b>	<b>848</b>	<b>700</b>	<b>600</b>	<b>530</b>	<b>500</b>	
78	Funding for Projects to be Identified	11,993	(140)	11,853	347	34	1,861	2,095	1,800	2,000	1,750	2,000
79	Carryforward	-	15,593	15,593				15,593				
<b>80</b>	<b>TOTAL TRUST FUNDED</b>											
	<b>263,952</b>	<b>15,865</b>	<b>279,817</b>	<b>31,190</b>	<b>24,154</b>	<b>41,845</b>	<b>62,602</b>	<b>31,572</b>	<b>31,414</b>	<b>40,778</b>	<b>40,415</b>	

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	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)
81											
82	<b>OTHER KEY PROJECTS - MANAGED BY TRUST (Outside Funding) [Projects cannot commence until a funding source is secured.]</b>										
83	<b>Other</b>										
84	Quartermaster Reach	3,859	130	3,989	111	1,070	1,070	2,808			
85	Tunnel Tops	4,654	2,107	6,761	993	5,676	5,768				
86	Visitor Center	1,474		1,474	0	1,474	1,474				
87	MacArthur Meadow	2,987		2,987	536	1,967	2,215	236			
88	East Arm Mountain Lake	916		916	883	39	33				
89	Tennessee Hollow - YMCA Reach	1,806		1,806	1,151	48	637	18			
90	Korean War Memorial	2,058	250	2,308	220	1,742	1,839	56	53	41	55
91	<b>Total - Funding Source Secured</b>	<b>17,754</b>	<b>2,486</b>	<b>20,241</b>	<b>3,894</b>	<b>12,017</b>	<b>13,037</b>	<b>3,117</b>	<b>53</b>	<b>41</b>	<b>55</b>
92	<b>Presidio Parkway</b>										
93	Presidio Parkway - Reimbursements	11,390	911	12,301	10,429	1,266	1,531	340			
94	Presidio Parkway - Shuttle Service	1,570	150	1,720	1,001	308	308	411			
95	Dragonfly Creek Restoration	380		380	49	17	10	204	117		
96	Wetlands W2	240		240			50	50	50	45	45
97	<b>Subtotal - Presidio Parkway</b>	<b>13,580</b>	<b>1,061</b>	<b>14,641</b>	<b>11,479</b>	<b>1,591</b>	<b>1,900</b>	<b>1,005</b>	<b>167</b>	<b>45</b>	<b>45</b>
98	<b>Future Funding</b>										
99	Tunnel Tops	44,346	37,726	82,072				78,379	3,692		
100	Tennessee Hollow - Central Tributary	4,100		4,100							4,100
101	Tennessee Hollow - East Tributary	6,100		6,100					6,100		
102	<b>Subtotal - Future Funding</b>	<b>54,546</b>	<b>37,726</b>	<b>92,272</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>78,379</b>	<b>9,792</b>	<b>-</b>	<b>4,100</b>
103	<b>TOTAL - OUTSIDE FUNDED</b>	<b>85,880</b>	<b>41,273</b>	<b>127,153</b>	<b>15,373</b>	<b>13,608</b>	<b>14,937</b>	<b>82,502</b>	<b>10,013</b>	<b>86</b>	<b>4,200</b>
104											
105	<b>GRAND TOTAL Trust &amp; Outside Funded</b>	<b>349,832</b>	<b>57,137</b>	<b>406,970</b>	<b>46,564</b>	<b>37,761</b>	<b>56,781</b>	<b>145,104</b>	<b>41,585</b>	<b>31,500</b>	<b>44,978</b>