

The Presidio Trust
Operating Statement - Fiscal Year (FY) 2020 Budget
Presented September 26, 2019

		(1)	(2)	(3)		(4)
		FY 2019 Approved Budget	FY 2020 Budget	Year-Over-Year Variance		
				\$	%	
(Dollars in Thousands)						
Operating Income and Expenses by Category						
Business						
1	Residential Revenue	62,246	64,162	1,916	3%	
2	Non-Residential Revenue	31,138	33,961	2,823	9%	
3	Service District Charges	8,427	8,668	241	3%	
4	Real Estate Revenue	101,811	106,790	4,980	5%	
5	Real Estate Leasing & Tenant Service Expense	(18,093)	(21,226)	(3,134)	17%	
6	Real Estate Maintenance	(6,514)	(9,043)	(2,528)	39%	
7	<i>Net Real Estate Income</i>	77,204	76,521			
8	Hospitality Revenue	29,752	31,450	1,697	6%	
9	Hospitality Expense	(25,455)	(26,218)	(763)	3%	
10	Hospitality Maintenance	(1,404)	(546)	858	-61%	
11	<i>Net Hospitality Income</i>	2,893	4,685			
12	Net Business Income	80,097	81,207			
Land & Building Stewardship						
13	Land & Building Stewardship Revenue from Utilities	7,796	7,918	122	2%	
14	Land & Building Stewardship Expense	(33,087)	(34,547)	(1,460)	4%	
15	Land & Building Stewardship Maintenance	(6,259)	(6,570)	(311)	5%	
16	Net Land & Building Stewardship Income	(31,550)	(33,198)			
Park Development & Visitor Engagement						
17	Park Revenue (e.g. Parking, Permits)	5,097	5,675	578	11%	
18	Park Operating Expense	(16,164)	(16,053)	111	-1%	
19	Park Maintenance	(1,448)	(4,066)	(2,617)	181%	
20	Net Park Development & Visitor Engagement Income	(12,515)	(14,444)			
Administrative Costs						
21	Administrative Costs (e.g. Finance, People, Legal)	(23,826)	(22,211)	1,614	-7%	
22	Impact of New Pay Ranges	-	(3,137)	(3,137)	N/A	
23	Administrative Costs	(23,826)	(25,349)			
24	Net Income from Operations	12,206	8,216			
Other Income and Expenses						
25	Park Reconstruction due to Doyle Drive	54,000	-	(54,000)	-100%	
26	Savings from Prior Fiscal Year	7,074	-	(7,074)	-100%	
27	Remediation Reimbursement	900	-	(900)	-100%	
28	Recoveries of Prior Years' Obligations	350	350	-	0%	
29	Agency Contingency	(5,200)	(5,200)	-	0%	
30	Maintenance and Other Risks Pool	(6,382)	-	6,382	-100%	
31	Debt Service (Net) Expense	(2,394)	(1,140)	1,254	-52%	
32	Net Other Income and Expenses	48,348	(5,990)			
33	Net Income	60,554	2,225			
34	Carryforward	37,866	47,118	9,252	24%	
35	Funds Available for Capital Projects	98,419	49,343			
Capital Projects						
36	Capital Projects	(63,922)	(19,574)	44,349	-69%	
37	Capital Projects	(63,922)	(19,574)			
38	Net Results	34,497	29,769			
39	Funds Required to Complete Approved Projects	(33,404)	(17,251)			
40	Adjusted Net Results	1,093	12,518			

The Presidio Trust
Capital Plan - FY 2020 Through FY 2024
Presented September 26, 2019

(Dollars in Thousands)

				FY 2019 and Before		FY 2020 and After						
				(1) -	(2) =	(3)	(4) =	(5) +	(6) +	(7) +	(8) +	(9)
Project Type	Strategic Objective	Project		Total Project Budget Approved	Spending & Budget through FY19	Remaining Budget to be Spent	FY20-24 Project Budget	FY20	FY21	FY22	FY23	FY24
1	1	Strategic Goal #1: Be Visited and Loved by All										
2	Total	1.1 - Diversity & 1.2 - Serve youth	Tunnel Tops, including Youth Campus	118,462	97,709	20,753	20,753	20,103	450	200		
2A	Sponsored		<i>Funds raised by the Golden Gate National Parks Conservancy (GGNPC)</i>	98,000	82,155	15,845	15,845	15,245	400	200		
2B	Capital		<i>Presidio Trust funds</i>	20,462	15,554	4,908	4,908	4,858	50			
3	Total	1.1 - Diversity	Improvements to visitor sites	4,015	3,884	131	329		263	66		
3A	Capital		<i>Presidio Trust funds</i>	3,561	3,429	131	-					
3B	Sponsored		<i>Sponsored funds for Pop Hicks</i>	454	454	-	329		263	66		
4	Sponsored	1	Park Projects (SFO, memorial sites, etc.)	3,398	3,398	-	-					
5	Capital	1	Public access improvements	910	910	-	-					
6	Capital	1.1	Presidio Theatre	1,234	910	324	-					
7		1	Subtotal - Strategic Goal #1: Be Visited and Loved by All	128,019	106,810	21,209	21,082	20,103	713	266	-	-
8		2	Strategic Goal #2: Be a Model of Environmental Stewardship									
9	Total	2.1 - Biodiversity	Restoration of Quartermaster Reach Marsh and connection to Crissy Field Marsh	22,450	21,200	1,250	1,105	1,105				
9A	Capital		<i>Funds transferred from Caltrans</i>	18,453	17,203	1,250	1,105	1,105				
9B	Sponsored		<i>Sponsored funds for Quartermaster Reach Marsh</i>	3,997	3,997	-	-					
10	Capital	2.1	Mountain Lake water overflow control project	2,395	2,395	-	-					
11	Sponsored	2.3 - Carbon	Transportation and Facilities Projects	128	128	-	-					
12		2	Subtotal - Strategic Goal #2: Be a Model of Environmental Stewardship	24,973	23,723	1,250	1,105	1,105	-	-	-	-
13		3	Strategic Goal #3: Be a Model of Operational Excellence in Public Service									
14	Total	3.1 - Revenue	Revenue-generating and tenant improvements	312	312	-	75	75				
14A	Capital	3.1	<i>Presidio Trust funds</i>	45	45	-	-					
14B	Sponsored	3.1	<i>Sponsored funds for Tenant Improvements</i>	268	268	-	75	75				
15	Capital	3.1	Rehabilitation of Building 102	19,224	2,247	16,976	-					
16	Capital	3.1	Gorgas warehouses rehabilitation for leasing	15,103	15,103	-	-					
17	Capital	3.1	Restaurants capital contribution	4,159	4,159	-	-					

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	Project Type	Strategic Objective	Project	FY 2019 and Before		FY 2020 and After						
				(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
				Total Project Budget Approved	Spending & Budget through FY19	Remaining Budget to be Spent	FY20-24 Project Budget	FY20	FY21	FY22	FY23	FY24
18	Capital	3.2 - Deferred Maintenance	Electrical substation 568 switchgear replacement	2,310	2,310	-	-					
19	Capital	3.2	Trust facility rehabilitation and maintenance projects > \$25K	1,278	1,278	-	-					
20	Sponsored	3.3 - Safety	Federal Highway Administration (FHWA) funding for transportation program (e.g., pavement, traffic calming, ADA accessibility, etc.)	4,550	2,275	2,275	2,275	2,275				
21	Capital	3.3	Roads, trails and parking lots construction and maintenance projects > \$25K	1,058	1,058	-	-					
22	Capital	3.3	Other remediation sites > \$25K	1,277	1,277	-	-					
23	Capital	3.3	Remediation site - Lendrum Court	8,016	8,016	-	-					
24		3	Subtotal - Strategic Goal #3: Be a Model of Operational Excellence in Public Service	57,286	38,035	19,251	2,350	2,350	-	-	-	-
25			Foundational to All Our Work/Risk Mitigation									
26	Total		Park Reconstruction due to Doyle Drive	42,281	25,030	17,251	17,251	13,611	3,000	640		
26A	Capital		<i>Presidio Trust funds</i>	41,880	24,629	17,251	17,251	13,611	3,000	640		
26B	Sponsored		<i>Funds transferred from Caltrans</i>	401	401	-	-					
27			Subtotal - Foundational to All Our Work/Risk Mitigation	42,281	25,030	17,251	17,251	13,611	3,000	640	-	-
28			Total	252,559	193,598	58,961	41,788	37,169	3,713	906	-	-
29			Total - Trust Funded	141,631	100,791	40,840	23,339	19,574	3,050	640	-	-
30			Total - Sponsored	110,928	92,808	18,120	18,449	17,595	663	266	-	-