

Table 1
THE PRESIDIO TRUST
SUMMARY CASH FLOW
FISCAL YEARS 2006 & 2007
FY2007 PROPOSED BUDGET
(Dollars in Thousands)

	FY2006		FY2007		
	ORIGINAL APPROVED ADJUSTED ⁽¹⁾ BUDGET	REVISED BUDGET AUG-06	PROPOSED FY07 BUDGET	DIFF FROM FY06 ORIG BUDGET	% DIFF FROM FY06 ORIG BUDGET
OPERATING INFLOWS					
1 Residential - Gross (including vacancy)	28,410	30,417	31,927	3,517	12.4%
2 Non-Residential - Gross (including vacancy)	14,452	14,850	15,774	1,322	9.1%
3 Service District Charge	5,652	4,902	5,328	(324)	-5.7%
4 Utilities	225	250	130	(95)	-42.2%
5 Other	1,940	2,604	1,749	(191)	-9.8%
6 Interest Revenue Earned on Investments	240	1,000	1,030	790	329.6%
7 Subtotal - Operating Inflows	50,919	54,023	55,937	5,019	9.9%
OPERATING OUTFLOWS					
8 Property Management Expenses - Res & Non-Res	2,611	2,522	2,718	107	4.1%
9 Overhead Expenditures	13,194	12,658	13,875	680	5.2%
10 Operating Expenditures	29,664	29,599	30,081	418	1.4%
11 Debt Service & Insurance	2,997	2,752	3,350	354	11.8%
12 Subtotal - Operating Outflows	48,465	47,531	50,024	1,559	3.2%
13 NET OPERATING INFLOWS	2,454	6,491	5,914	3,460	
OTHER INFLOWS					
14 Appropriation	20,000	19,905	19,256	(744)	-3.7%
15 Carryforward - Unprogrammed	6,220	12,361	0	(6,220)	-100.0%
16 Carryforward - Programmed	9,324	6,830	0	(9,324)	-100.0%
17 Subtotal - Other Inflows	35,544	39,096	19,256	(16,288)	-45.8%
18 Amount Available for Capital Proj. and Contingency	37,998	45,587	25,170	(12,828)	-33.8%
OTHER OUTFLOWS					
19 Capital Projects	34,884	45,587	22,634	(12,250)	-35.1%
20 Contingency	3,000	0	2,534	(466)	-15.5%
21 Subtotal - Other Outflows	37,884	45,587	25,168	(12,716)	-33.6%
22 NET	114	0	1	(113)	-99.9%
23 Environmental Remediation	23,744	9,100	14,620	(9,124)	-38.4%

NOTE:

⁽¹⁾ Funds totalling \$580K, originally budgeted as capital in FY06, in Natural & Cultural Resources and Finance, Business, & Tech Management, have been reclassified to overhead/operating for purposes of comparison to FY07 budget.

Table 2
THE PRESIDIO TRUST
DETAIL BUDGET
FISCAL YEAR 2007
FY2007 PROPOSED BUDGET

(Dollars in Thousands)

	FY2006		FY2007		
	ORIGINAL APPROVED ADJUSTED BUDGET	REVISED BUDGET AUG-06	PROPOSED FY07 BUDGET	DIFF FROM FY06 ORIG BUDGET	% DIFF FROM FY06 ORIG BUDGET
OPERATING INFLOWS					
1 Residential - Gross (including vacancy)	28,410	30,417	31,927	3,517	12.4%
2 Non-Residential - Gross (including vacancy)	14,452	14,850	15,774	1,322	9.1%
3 Service District Charge	5,652	4,902	5,328	(324)	-5.7%
4 Utilities	225	250	130	(95)	-42.2%
5 Other:					
6 Special Events & Venues	1,593	1,517	1,548	(45)	-2.8%
7 Reimbursable Contracts	0	200	0	0	na
8 Parking	15	15	23	8	52.3%
9 Transportation Income/Subsidy	290	0	0	(290)	-100.0%
10 Recoveries of Prior Year's Obligations	0	830	0	0	na
11 Miscellaneous	42	42	178	136	328.8%
12 Interest Revenue Earned on Investments	240	1,000	1,030	790	329.6%
13 Subtotal - Operating Inflows	50,919	54,023	55,937	5,019	9.9%
OPERATING OUTFLOWS					
Property Management Expenses - Res & Non-Res					
14 John Stewart - Residential direct exp	2,100	2,011	2,103	3	0.1%
15 Non-Res Prop Mngt - Non-Residential direct exp	511	511	615	104	20.3%
16 Subtotal - Property Management Expenses	2,611	2,522	2,718	107	4.1%
Overhead Expenditures					
17 Executive Office	867	767	822	(45)	-5.2%
18 Human Resources	931	931	930	(1)	-0.1%
19 Office Services	250	244	248	(2)	-0.9%
20 Operations	2,247	1,787	1,957	(290)	-12.9%
21 Design & Construction Services	511	502	716	205	40.1%
22 Natural & Cultural Resources	347	347	401	54	15.4%
23 Planning & Transportation	366	334	570	204	55.7%
24 Real Estate	649	769	835	186	28.7%
25 Finance, Business & Technology Management	4,196	4,284	4,365	170	4.0%
26 Public Affairs/Public Programs/Special Events	629	529	303	(326)	-51.9%
27 Philanthropy	311	332	231	(80)	-25.7%
28 General Counsel	1,890	1,832	1,885	(5)	-0.3%
29 Discretionary Funds & Contingency			611	611	
30 Subtotal - Overhead Expenditures	13,194	12,658	13,875	680	5.2%
Operating Expenditures					
31 Operations	16,000	16,500	16,062	61	0.4%
32 Design & Construction Services	201	159	134	(67)	-33.2%
33 Natural & Cultural Resources	714	763	891	177	24.8%
34 Planning & Transportation	1,666	1,201	1,238	(428)	-25.7%
35 Real Estate	1,989	1,256	1,714	(276)	-13.9%
36 Finance, Business & Technology Management	32	129	140	107	333.3%
37 Public Affairs/Public Programs/Special Events	2,062	1,962	2,308	246	11.9%
38 General Counsel	218	222	224	6	2.6%
39 Public Safety	6,781	7,407	7,372	591	8.7%
40 Subtotal - Operating Expenditures	29,664	29,599	30,081	418	1.4%
41 Debt Service & Insurance	2,997	2,752	3,350	354	11.8%
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48 Subtotal - Other Inflows	35,544	39,096	19,256	(16,288)	-45.8%
49 Amt Available for Capital Projects and Contingency	37,998	45,587	25,170	(12,829)	-33.8%
OTHER OUTFLOWS					
50 Capital Projects	34,884	45,587	22,634	(12,250)	-35.1%
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Table 3.A
FY 2007 CAPITAL PROJECTS SUMMARY BY BUSINESS LINE
FY2007 PROPOSED BUDGET

PROJECT NAME	PROJECT DESCRIPTION	FY 07 CAPITAL
Non-Residential Total		10,191,195
ADA	Address barriers in entrances, passageways and bathrooms in various public buildings.	300,000
Bldg 102 Montgomery St. (Visitor Center)	Bldg 102 - Base building, seismic and cold shell work only to prepare building for use as Visitor Center. Additional funding for project will come from the Department of Defense grant and the National Park Service.	700,000
Bldgs 11-16 Funston Ave.	Phase 2 - Completion of Bldgs 11-16 renovation.	3,884,682
Bldg 1299 (Log Cabin)	Rehabilitation of Log Cabin, including log replacement and telecom work.	290,719
Bldg 558 John Stewart Co building capital improvement	Capital improvements to the John Stewart Company office building.	70,000
Bldg 100 Montgomery St.	Project management, compliance and planning to support completion of full historic rehabilitation. Potential tenant Family Violence Prevention Fund.	63,331
Bldgs 86 & 87 Tenant Improvements	Tenant Improvement allowance multi-tenant office building project.	154,000
W Crissy Bldg 933-B TI	Tenant Improvement allowance for Bldg 933-B potential tenant La Petite Baleen	500,000
Bldg 99 Montgomery St.	Project management, compliance and planning to support tenant funded rehabilitation of Building 99 and new theater construction.	82,015
Design & Construction Project Management	Design & Construction Management - to be allocated when projects are approved and scheduled.	279,842
Disney Museum (Bldgs 104, 122 Montgomery St.)	Project management, compliance and planning to support tenant funded rehabilitation for a museum.	292,235
Golf Course Improvements	Golf Course Improvements, including: correction of drainage issues; rebuilding of tee-box; and, potential tree removal.	378,000
Mason Street Warehouses (Bldgs 1183-87 Mason St.)	Project management to support tenant funded rehabilitation for use as art studios.	45,680
Montgomery Street Barracks Study (Bldgs 101, 103, 105 Montgomery St.)	Pre-development planning and leasing preparation.	320,000
Non-Residential Cyclic Maintenance	Initiate Non-Residential Cyclic Maintenance Program	643,405
Real Estate Project Management	Real Estate project management costs not directly identifiable to current approved capital projects, to be allocated as projects develop.	79,344
Thornburgh Planning Area	Pre-development planning for the Thornburgh Area, delineated by Gorgas St, Halleck St, Lincoln Blvd, and the Thoreau Center.	257,984
Unanticipated Capital Real Estate Improvements	Funds for unexpected opportunities or necessities in real estate transactions.	451,000
West Crissy Development	Project management, compliance and planning to support leasing of buildings (Bldgs 920, 924, 926, 933, 934, 935, 937, 662, 663, 668).	856,540
Bldg 563 Ruger St.	Project management to support tenant funded rehabilitation of Building 563.	42,415
W Crissy Bldg 924 TI	Tenant Improvement allowance for Bldg 924 potential tenant Planet Granite	500,000
Residential Total		6,530,259
5-Year Renewal	Incentive for tenants with 5 years or more of residence; upgrade valued at one month's rent.	350,025

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PROJECT NAME	PROJECT DESCRIPTION	FY 07 CAPITAL
Abatement	Abatement for the Turns - one time encapsulation or removal of asbestos, lead base paint and/or mold.	280,414
Basement Upgrades	Safety upgrades to designated historic units to be done upon lease renewal - anticipate 5 remaining for FY07.	60,000
Bldg 1334 Kobbe Ave	Completion of renovation of Bldg 1334, started in FY06. Estimated completion in Feb 2007.	458,024
Bldg 1337 Pope St.	Completion of renovation of Bldg 1337, started in FY06. Estimated completion December 2006.	498,000
Capital Turns	Upgrades to residential units, contingent on tenant move-outs. Total renovations: anticipate 4 historic units, 5 non-historic units. Partial renovations: anticipate 26.	1,400,000
Kitchen & Bath Upgrades	Three neighborhoods, MacArthur, W. Washington and N. Ft. Scott, have been designated to receive kitchen and bath upgrades contingent on unit vacancy.	250,000
Public Health Service Hospital	Funding for work prior to Forest City acceptance including site security and project management	496,410
Queen Annes (Bldgs 56-59 Funston Ave.)	Completion of renovation of Queen Annes (Bldgs 56-59 Funston). Design and utility work completed in FY06.	1,697,952
Residential Cyclic Maintenance	Continuation of the Cyclic Maintenance Program - Portola/Liggett neighborhood roof and exterior paint work.	1,039,435
Utilities & Infrastructure Total		2,574,437
Baker Beach Sewer Rehab - Phase 2	Multi-year plan for lateral upgrades in the Baker Beach area.	129,600
East Mason Utilities	Complete backbone utilities infrastructure work to support Bldgs 1183-86.	26,070
Gorgas Sanitary Sewer Rehab	Rehabilitate sanitary sewer to eliminate infiltration from the storm sewer into the sanitary sewer, which will reduce the Trust's sanitary sewer charges.	124,045
HV Air Switch Replacement	Replace pole top air switches at various locations.	56,000
High Volt Secondary Service Replcmt	Replace existing aluminum wiring with copper wiring in the 1200 Ruckman/Armistead, 1400 West Washington area.	100,120
High Volt Sumner Overhead Upgrade	Replace deteriorated crossarms, hardwares and primary conductors on electrical poles in the 500 Sumner residential neighborhood.	50,000
High Volt Transformer Replacement	Replace deteriorated electrical pole mounted transformers in various residential areas.	112,900
Liggett Boosters	Installation of domestic water pressure boosters for the Liggett area.	50,000
Manhole Rehab	Rehabilitation of approximately 25 manholes throughout the Presidio.	61,520
Pavement Upgrades	Annual pavement upgrades, implementing guidelines outlined in the Pavement Management Plan. Note: Project Management oversight will be allocated once project begins.	120,000
PHSH District Utilities Improvements	Upgrade utility backbone in PHSB district to support the development of the area.	1,402,531
Sewer Lift Station Emergency Generator Replacement	Multi-year plan to upgrade emergency generators to ensure uninterrupted operation sewer lift stations during power outages.	126,000
Storm Inlet Rehab	Rehabilitation of 12 storm sewer inlet basins within the Presidio, including bicycle-friendly grates.	36,000

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FY2007 PROPOSED BUDGET

PROJECT NAME	PROJECT DESCRIPTION	FY 07 CAPITAL
Utilities & Infrastructure Strategy Study	This project will build on previous work to develop an integrated and coordinated approach to operating all utility and infrastructure systems in the Presidio. Project management only in FY07.	36,800
Water Valve Replacement	Replacement of the 12 oldest valves in the water distribution system.	44,100
Water Treatment Plant Hydrant/Valve Replace/Rebuild	Replacement of 10-15 valves and the rebuilding of 20-25 hydrants throughout the Presidio.	44,900
Water Treatment Plant Pilots Row Isolation Valve	Installation of a new isolation valve for Pilots Row and Armistead housing to reduce the number of water outages in the area.	20,950
Water Treatment Plant Valve Replacement	Replace aging valves and verify connections in the area northeast of Compton Road.	32,900
Landscaping & Site Improvements Total		1,898,543
Arguello Gate Landscape Improvements	Design and install landscape upgrades to Arguello Gate area	221,895
East Mason Streetscape	Completion of streetscape portion of Blg 1183-86 project.	270,000
Fort Scott Planning	Planning and urban design work focusing on circulation, parking, and new construction to support re-use of Fort Scott	195,006
Infantry Terrace Landscape Design	Project management of design work related to upgrade of Infantry Terrace neighborhood landscape	19,791
Mid-Crissy Landscape Improvements	Design for landscape improvements after remediation along Mason Street	44,606
Montgomery Street Landscape Design	Labor for management of Montgomery Street landscape design guidelines	18,714
Non-Residential Parking Mgmt	Implementation of non-residential parking management program in Letterman District	298,341
Planning Support for Capital Projects	Planning and Transportation Department capital labor pool to support small and/or unforeseen Trust capital projects	110,936
Portola Neigh Landscape Design	Design work to rehabilitate landscape character of historic Portola neighborhood	89,213
Pres Terrace Residential Landscape Improvements	Implementation of landscape design including planting and irrigation. Enhanced landscape design will benefit leasing of residential units, reduce water consumption, and improve appearance of this portion of the Presidio.	129,788
Presidio Playground Design	Design work to upgrade Presidio playgrounds	137,895
Tennessee Hollow Design	Site design work focusing on stream restoration, recreational improvements, trail design, and interpretation	186,240
Thornburgh Streetscape	Planning and urban design work focusing on circulation, parking, and new construction to support re-use of the Thornburgh District	100,000
Traffic Calming	Implementation of a comprehensive package of traffic calming activities to slow traffic and protect park visitors	76,117
Forestry Total		581,061
Resources Total		858,905
Total Capital Projects		22,634,399