

**Table 1**  
**THE PRESIDIO TRUST**  
**FISCAL YEARS 2007 & 2008**  
**REVISED BUDGET**  
**July, 2008**  
(Dollars in Thousands)

	FY2007		FY2008			
	ORIGINAL APPROVED BUDGET	ACTUALS	APPROVED BUDGET MAR-08	REVISED BUDGET JUL-08	DIFF FROM APPROVED BUDGET MAR-08	% DIFF FR APPROVED BUDGET MAR-08
<b>OPERATING INFLOWS</b>						
1 Residential - Gross (including vacancy)	31,927	33,940	36,220	36,220	0	0.0%
2 Non-Residential - Gross (including vacancy)	15,774	17,227	16,549	16,549	0	0.0%
3 Service District Charge	5,328	5,533	5,306	5,306	0	0.0%
4 Other	1,879	2,484	1,770	1,770	0	0.0%
5 Interest Revenue Earned on Investments	1,030	1,365	944	944	0	0.0%
<b>6 Subtotal - Operating Inflows</b>	<b>55,937</b>	<b>60,549</b>	<b>60,789</b>	<b>60,789</b>	<b>0</b>	<b>0.0%</b>
<b>OPERATING OUTFLOWS</b>						
7 Outside Operating Expenditures	10,089	10,002	10,728	10,728	0	0.0%
8 Operating Expenditures	36,584	35,066	37,659	37,658	0	0.0%
9 Debt Service & Insurance	3,350	2,064	3,229	3,229	0	0.0%
<b>10 Subtotal - Operating Outflows</b>	<b>50,024</b>	<b>47,132</b>	<b>51,616</b>	<b>51,615</b>	<b>0</b>	<b>0.0%</b>
<b>11 NET OPERATING INFLOWS</b>	<b>5,914</b>	<b>13,416</b>	<b>9,174</b>	<b>9,174</b>	<b>0</b>	<b>0.0%</b>
<b>OTHER INFLOWS</b>						
12 Appropriation	19,256	19,860	22,051	22,051	0	0.0%
13 Recoveries of Prior Year's Obligations	0	11,816	2,195	2,195	0	0.0%
14 Carryforward - Programmed	0	3,045	7,854	7,854	0	0.0%
15 Carryforward - Unprogrammed	0	0	6,099	6,099	0	0.0%
16 Grant	0	0	906	906	0	0.0%
17 Proceeds from Financed Lease Transaction	0	0	0	0	0	0.0%
<b>18 Subtotal - Other Inflows</b>	<b>19,256</b>	<b>34,721</b>	<b>39,104</b>	<b>39,104</b>	<b>0</b>	<b>0.0%</b>
<b>19 Amount Available for Capital Proj. and Contin</b>	<b>25,170</b>	<b>48,137</b>	<b>48,278</b>	<b>48,278</b>	<b>0</b>	<b>0.0%</b>
<b>OTHER OUTFLOWS</b>						
20 Capital Projects - Infrastructure	0	4,098	6,993	7,443	450	6.4%
21 Capital Programs - Ongoing	0	7,172	9,375	9,400	25	0.3%
22 Capital Projects - Discretionary	0	22,881	25,896	26,521	625	2.4%
<b>23 Subtotal - Capital</b>	<b>0</b>	<b>34,150</b>	<b>42,264</b>	<b>43,364</b>	<b>1,100</b>	<b>2.5%</b>
24 Environmental Remediation	0	0	431	431	0	0.0%
25 Contingency	2,534	34	5,583	4,483	(1,100)	-19.7%
<b>26 Subtotal - Other Outflows</b>	<b>2,534</b>	<b>34</b>	<b>6,014</b>	<b>4,914</b>	<b>(1,100)</b>	<b>-22.4%</b>
<b>27 NET</b>	<b>22,636</b>	<b>13,953</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>0.0%</b>
<b>28 Environmental Remediation</b>	<b>14,620</b>	<b>14,678</b>	<b>17,486</b>	<b>17,486</b>	<b>0</b>	<b>0.0%</b>

THE PRESIDIO TRUST  
5 YEAR PLAN - CAPITAL PROJECTS Thru FY 2012  
(Dollars in Thousands)

Final 5 YR Plan		(1) Revised Budget thru FY12 Mar-08	(2) Approved Budget Changes	(3) Revised Budget thru FY12 Jul-08	(4) Actuals Inception to Date	(5) Percent Expended Jun-08	(6) FY2008 Planned Obligations	(7) FY2008 YTD Obligations Jun-08	(8) Stabilized Revenue	(9) Cash on Cash Return <sup>1</sup>
Description										
1	<b>Buildings to Lease</b>									
2	Bldg 11 - 16 Funston	5,716		5,716	4,697	82.2%	3,573	3,046	\$1,056	18.5%
3	Bldg 1330	4,822		4,822	3,015	62.5%	317	99	\$259 <sup>2</sup>	5.4%
4	Bldg 682	4,340		4,340	139	3.2%	550	434	\$742	17.1%
5	Bldg 45	375		375			375		\$30	8.0%
6	Bldg 50 (O Club)	16,032		16,032					\$657	4.1%
7	Bldg 99 -- MD	290		290	72	24.7%	116	2		
8	Montgomery Str Barracks (Bldg 101)	11,265		11,265	7	0.1%	7	7	\$1,000 <sup>3</sup>	8.9%
9	Montgomery Str Barracks (Bldg 103)	12,361		12,361	196	1.6%	1,056	604	\$1,000 <sup>3</sup>	8.1%
10	Montgomery Street Barracks (Bldg 105)	14,632		14,632	1	0.0%			\$1,000 <sup>3</sup>	6.8%
11	Lodge & Building 42	942		942	85	9.0%	424	154	\$884 <sup>4</sup>	TBD
12	Bldg 100	519		519	49	9.4%	268	7	\$153	29.5%
13	Disney (Bldgs. 104, 108, 122)	1,032		1,032	521	50.5%	422	199	\$309	29.9%
14	CAMP & Bldg 101	768		768	93	12.1%	300	195		
15	Main Post Construction Plan	200		200	51	25.3%	200	160		
16	Main Post Coordination	1,593		1,593	45	2.8%	300	45		
17	Main Post SEIS	503	238	741	662	89.3%	741	855		
18	Bldg 1808 (PHSH Nurse's Qtr)	6,581		6,581	34	0.5%	6,581	46	\$630	9.6%
19	PHSH 1801	1,764		1,764	426	24.1%	1,139	590	\$416	23.6%
20	Queen Annes (Bldgs 56-59)	4,352		4,352	4,435	101.9%	165	110	\$555 <sup>2</sup>	12.8%
21	Wyman housing (Bldgs 1809-1815)	7,759		7,759	43	0.6%	109	42	\$548 <sup>2</sup>	7.1%
22	Bldg 1805	1,652		1,652	3	0.2%	1		\$95	5.8%
23	Thornburgh	4,137		4,137	54	1.3%	635	56	\$300	7.3%
24	West Crissy Development (Bldgs 920, 924, 926, 933, 934, 935, 937, 662, 663, 668)	4,436		4,436	3,243	73.1%	1,018	152	\$1,262	28.4%
25	Bldg 640/641 - Japanese Heritage Ctr Support	168		168	26	15.6%	65	36		
26	W. Crissy Parking	318		318						
27	Reclaimed Water Plant	10,270		10,270					\$1,066	10.4%
28	Other demand driven projects	20,759		20,759			1,500		\$1,885	9.1%
29	Other Projects Less Than \$100,000	84		84			84			
30	<b>Subtotal - Buildings to Lease</b>	<b>137,670</b>	<b>238</b>	<b>137,908</b>	<b>17,898</b>	<b>13.0%</b>	<b>19,947</b>	<b>6,840</b>	<b>\$14,657</b>	<b>10.6%</b>
31	<b>Other Building Projects</b>									
32	Parking/Landscape - PHSB	2,070		2,070	12	0.6%	422	18		
33	Streetscape improvements (W Crissy)	2,367		2,367	1,560	65.9%	260	125		
34	Mason Street Warehouses Stabilization	789		789	79	10.0%	721	9		
35	Stilwell Hall Paint Stabilization (Bldg 650)	515		515						
36	Fort Scott Building Preservation	3,091		3,091	203	6.6%	1,000	876		
37	Fort Scott Planning	920		920	16	1.8%	108	1		
38	Golf Course	888		888	600	67.6%	527	319		
39	Relocate Trust (to 220)	1,225		1,225	65	5.3%	1,007	49		
40	Doyle Dr	2,124		2,124	93	4.4%	400	143		
41	Non-Res Parking Program	1,326		1,326	5	0.4%	14	5		
42	Building Demolition	3,825		3,825	82	2.1%	112	120		
43	<b>Subtotal - Other Building Projects</b>	<b>19,139</b>		<b>19,139</b>	<b>2,715</b>	<b>14.2%</b>	<b>4,572</b>	<b>1,665</b>		
44	<b>Park Projects (Excludes Gift Funded Share)</b>									
45	Bldg 102 (MS Barracks)	670		670	5	0.7%				
46	Historic Buildings	80		80	39	48.5%	80	82		
47	Lovers Lane Paving	200		200	128	64.2%	77	8		
48	Marine Cemetery Commem.	382		382						
50	Trails/Overlooks/Crissy Overlk	207	100	307	162	52.9%	307	213		
51	Tennessee Hollow - East Trib	250		250	265	105.8%	250	121		
53	Nike Magazine Decommission	350		350	1	0.2%	50	11		
54	Dragonfly Creek Restoration	460		460	86	18.8%	319	143		
55	Playground Upgrades (safety)	856		856	3	0.3%	50	3		
56	Rob Hill Campground	262		262	210	80.0%	160	88		
57	Heritage Cntr	782		782						
59	Main Post Hist. Audio Tour	72		72	1	1.9%		1		
60	<b>Subtotal - Park Projects</b>	<b>4,572</b>	<b>100</b>	<b>4,672</b>	<b>900</b>	<b>373.3%</b>	<b>1,293</b>	<b>669</b>		
61	<b>Infrastructure</b>									
62	Infrastructure Pool (general)	18,503		18,503	689	3.7%	5,548	1,351		
63	Bldg 211 Solar Panels	380		380	7	1.7%	380	334		
64	Bldg 67 PBX Replacement	750		750	4	0.5%	570	527		
65	Data Center Virtualization	150		150	149	99.4%	150	149		
66	Systems Integration	511		511	88	17.1%	150	150		
67	Utility Billing Rollout	195		195	121	61.9%	195	183		
68	<b>Subtotal - Infrastructure</b>	<b>20,489</b>		<b>20,489</b>	<b>1,057</b>	<b>5.2%</b>	<b>6,993</b>	<b>2,695</b>		
69	Capital Programs - Ongoing	44,613		44,613	4,723	10.6%	9,400	6,621		
70	Carryforward and new Projects Less than \$70K	6,915		6,915	5,756	83.2%	584	372		
71	<b>TOTAL - TRUST FUNDED PROJECTS<sup>5</sup></b>	<b>233,398</b>	<b>338</b>	<b>233,736</b>	<b>33,048</b>	<b>14.2%</b>	<b>42,790</b>	<b>18,863</b>		

<sup>1</sup> Represents the ratio between Trust investment without land value and estimated stabilized revenue

<sup>2</sup> Residential rent includes SDC allocation

<sup>3</sup> Represents an average of usage of public on first floor and office on second and attic floors.

<sup>4</sup> Represents the most recent proposal, which requires a \$6.7M capital contribution from Trust.

<sup>5</sup> Total is \$4.255M less than report presented in Mar-08 due to Heritage Center and Waysides projects reclassified to sponsored project

<b>OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding)</b>						
72	Main Parade/Pershing Square		50,509	50,509		4,507 952
73	Heritage Cntr	Development of Concept Plan for new Presidio Heritage Center	4,600	4,600		600 40
74	Main Post Historical Waysides	Construction of waysides for Presidio Promenade and Main Post History Loop	255	255		255 7
75	Funston Historic Streetscape		2,109	2,109		
76	Archeo/Ed Center		3,590	3,590		500 200
77	Rob Hill Campground		4,000	4,000		
78	Presidio Trails		11,288	11,288		
79	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)		9,007	9,007		
80	Tennessee Hollow - El Polin		2,079	2,079		
81	Tennessee Hollow - East Tributary		5,562	5,562		
82	<b>TOTALS - MANAGED BY TRUST - OUTSIDE FUNDING</b>		<b>92,999</b>	<b>92,999</b>		<b>5,862 1,199</b>

<b>MASTER DEVELOPER PROJECTS</b>						
83	Bldg 100	Full rehabilitation of Building	16,000			
84	Disney (Bldgs. 104, 108, 122)	Full rehabilitation of Building	52,500			
85	CAMP Museum	Potential New Building for Museum	100,000			
86	PHSH 1801	Rehabilitation of PHSH building 1801	84,000			
87	West Crissy Development (Bldgs 924, 933, 934, 935, 937, 662, 663, 668)	Rehabilitation of Buildings	30,255			
88	Thornburgh	Redevelopment of twelve historic buildings	54,000			
89	Bldg 640/641 - Japanese Heritage Ctr	Building Rehab	3,500			
85	<b>TOTALS - MASTER DEVELOPER PROJECTS</b>		<b>340,255</b>			

90	<b>GRAND TOTALS</b>		<b>666,652</b>	<b>338</b>	<b>326,735</b>	<b>33,048 5.0% 48,652 20,062</b>
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**THE PRESIDIO TRUST 5 YEAR PLAN**

**PROPOSED BUDGET CHANGES**

(Dollars in Thousands)

July, 2008

<b>Major Projects - Additional Funding Needed</b>	<b>Revised Budget thru FY2012 Mar-08</b>	<b>Proposed Budget Change</b>	<b>Proposed Total Budget thru FY2012 Jul-08</b>
<i>Bldg 1808</i>	6,581	<b>1,300</b>	7,881
<i>PHSH Utilities (Included in Infrastructure Pool)</i>	1,905	<b>450</b>	2,355
<b>Total</b>	<b>8,486</b>	<b>1,750</b>	<b>10,236</b>

Note: Bldg 1808 includes \$387k from FY2007 for A&E