

Table 1
THE PRESIDIO TRUST
DETAIL BUDGETS
FISCAL YEARS 2007, 2008 and 2009
(Dollars in Thousands)

	FY2007	FY2008							FY2009			
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
	ACTUALS to SEP-30-07	ORIGINAL FY08 BUDGET	APPROVED FY08 BUDGET	JUL-08 AUG-08	DIFFERENCE FROM JUL-08 APPROVED BUDGET \$ %		ACTUALS to JUL-31-08	VARIANCE FROM PRORATED BUD OF AUG-08 \$ %		PROPOSED BUDGET FY-09	GROWTH FROM ORIGINAL FY08 BUDGET \$ %	
OPERATING INCOME												
1 Residential - Gross (including 5% vacancy)	33,940	35,232	36,220	36,220	0	0.0%	30,307	123	0.34%	37,909	2,677	7.6%
2 Non-Residential - Gross (including 5% vacancy)	17,227	16,878	16,549	17,549	1,000	6.0%	15,901	1,277	7.28%	17,817	939	5.6%
3 Service District Charge	5,533	5,231	5,306	5,306	0	0.0%	4,555	133	2.51%	5,407	175	3.4%
4 Other:												
5 Special Events & Venues	1,625	1,558	1,558	1,558	0	0.0%	1,488	190	12.17%	1,558	0	0.0%
6 Reimbursable Contracts	256				0		524	524			0	
7 Parking	23	86	86	86	0	0.0%	50	(22)	-25.40%	215	129	149.1%
8 Utilities	1,846	2,059	2,059	2,059		0.0%	1,470	(246)	-11.94%	2,936	877	42.6%
10 Miscellaneous	244	125	125	125	0	0.0%	76	(28)	-22.70%	407	282	224.7%
11 Interest Revenue Earned on Investments	1,365	944	944	944	0	0.0%	717	(70)	-7.39%	1,033	89	9.4%
12 Subtotal - Operating Income	62,059	62,114	62,848	63,848	1,000	1.6%	55,088	1,881	2.9%	67,281	5,167	8.3%
OPERATING EXPENSES												
Outside Operating Expenses												
13 John Stewart - Residential Prop Mngt Direct Exp	2,037	2,324	2,324	2,324	0	0.0%	1,749	(188)	-8.09%	2,408	84	3.6%
14 CBRE - Non-Residential Prop Mngt Direct Exp	469	578	578	578	0	0.0%	392	(90)	-15.55%	615	37	6.3%
15 Leasing Commissions										258	258	
16 Purchased Utilities	4,796	5,342	5,342	5,342	0	0.0%	3,522	(930)	-17.40%	5,661	319	6.0%
17 Insurance Costs	1,075	1,600	1,600	1,400	(200)	-12.5%	1,000	(167)	-11.90%	1,165	(435)	-27.2%
18 Public Safety	7,496	7,825	7,825	7,910	85	1.1%	7,910	1,318	16.67%	8,914	1,089	13.9%
19 Subtotal - Outside Operating Expenses	15,873	17,670	17,670	17,555	(115)	-0.7%	14,573	(56)	-0.3%	19,021	1,351	7.6%
Operating Expenses												
20 Executive Office	792	912	907	907	0	0.0%	669	(87)	-9.57%	985	73	8.0%
21 Human Resources	950	958	980	995	15	1.6%	877	48	4.81%	1,002	44	4.6%
22 Operations	14,331	14,415	14,337	14,208	(129)	-0.9%	12,047	207	1.46%	14,705	290	2.0%
23 Design & Construction Services/COO	983	876	976	1,142	166	17.0%	925	(27)	-2.34%	1,148	272	31.1%
24 Planning, Transportation & Natural Resources	3,270	3,910	3,902	3,822	(80)	-2.0%	2,976	(209)	-5.47%	4,026	116	3.0%
25 Real Estate	1,431	2,173	1,891	1,828	(63)	-3.4%	1,424	(99)	-5.43%	1,937	(236)	-10.9%
26 Finance, Business & Technology Management	5,600	5,548	5,653	5,706	53	0.9%	4,562	(193)	-3.38%	5,812	264	4.8%
27 Public Affairs/Special Events	2,201	2,516	2,532	2,532	0	0.0%	1,929	(181)	-7.14%	2,560	44	1.7%
28 Philanthropy	216	413	408	399	(9)	-2.2%	137	(196)	-49.00%	399	(14)	-3.4%
29 General Counsel	2,007	2,291	2,591	2,475	(116)	-4.5%	2,030	(33)	-1.31%	2,371	80	3.5%
30 Discretionary Funds & Contingency		377	199	147	(52)	-26.3%		(123)	-83.33%	461	84	22.3%
31 Subtotal - Operating Expenses	31,781	34,389	34,376	34,161	(215)	-0.6%	27,576	(891)	-2.6%	35,406	1,017	3.0%
32 Debt Service - Treasury	989	1,629	1,629	1,000	(629)	-38.6%	785	(48)	-4.83%	1,000	(629)	-38.6%
33 Debt Service - Financed Lease Transaction										812	812	
34 Debt Service - Reclaimed Water Treatment Plant										394	394	
35 Subtotal - Debt Service	989	1,629	1,629	1,000	(629)	-38.6%	785	(48)	-4.8%	2,206	577	35.4%
36 Subtotal - Operating Expense	48,643	53,688	53,674	52,716	(959)	-1.8%	42,934	(996)	81.4%	56,633	2,945	5.5%
37 NET OPERATING INCOME	13,416	8,427	9,174	11,133	1,959	21.4%	12,154	2,877	109.2%	10,648	2,221	26.4%
OTHER INCOME												
38 Appropriation	19,860	18,450	22,051	22,051	0	0.0%	22,051		0.00%	21,000	2,550	13.8%
39 Recoveries of Prior Year's Obligations	11,816		2,195	2,747	552	25.2%	2,747		0.00%		0	
40 Carryforward - Programmed	3,045		7,854	7,854	0	0.0%	7,854		0.00%		0	
41 Carryforward - Unprogrammed			6,099	6,099	0	0.0%	6,099		0.00%	4,000	4,000	
42 Grant		906	906	906	0	0.0%	906		0.00%		(906)	-100.0%
43 Proceeds-Financed Lease Transaction		44,000								25,000	(19,000)	-43.2%
44 Proceeds-Financing Reclaimed Water Trtmt Plant										11,250	11,250	
45 Subtotal - Other Income	34,721	63,356	39,104	39,656	552	1.4%	39,657	0	0.0%	61,250	(2,106)	-3.3%
46 Amt Avail for Capital Projects & Contingency	48,137	71,783	48,278	50,789	2,511	5.2%	51,811	2,877	5.7%	71,898	115	0.2%
OTHER EXPENSES												
47 Capital Projects - Infrastructure	4,098	5,050	7,443	7,252	(191)	-2.6%	5,183	(860)	-11.86%	6,720	1,670	33.1%
48 Capital Programs - Ongoing	7,172	8,275	9,400	10,297	897	9.5%	7,702	(879)	-8.53%	8,652	377	4.6%
49 Capital Projects - Discretionary	22,881	38,755	26,521	28,515	1,994	7.5%	17,064	(6,699)	-23.49%	53,304	14,549	37.5%
50 Subtotal - Capital Projects	34,151	52,080	43,364	46,064	2,700	6.2%	29,949	(8,438)	-18.3%	68,676	16,596	31.9%
51 Environmental Remediation		431	431	431	0	0.0%	393	34	7.84%	610	179	41.5%
52 Contingency	34	2,000	4,483	4,294	(189)	-4.2%	17	(3,562)	-82.94%	2,612	612	30.6%
53 Subtotal - Other Expenses	34	2,431	4,914	4,725	(189)	-3.8%	410	(3,528)	-74.7%	3,222	791	32.5%
54 NET	13,952	17,271	0	0	0	0.0%	21,452	14,842		0	(17,271)	-100.0%
57 Environmental Remediation	14,678	17,486	17,486	17,486	0	0.0%	15,904	1,332	7.6%	13,944	(3,542)	-20.3%

Table 2A
The Presidio Trust
Five Year Construction Plan to FY2013

(Dollars in Thousands)

	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
	Revised Budget thru FY12 Aug-08	Proposed Budget Changes thru FY2013	Revised Budget thru FY2013	Project Costs Prior to FY08	FY2008 Planned Obligations	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014 or Later	Stabilized Revenue	Cash on Cash Return ⁽¹⁾
Ver 13													
87	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding)												
88	Gifts - Campaign Funded												
89	Main Parade/Pershing Square	50,509	4,439	54,948		1,300	11,800	35,088	4,640	2,120			
90	Rob Hill Campground	4,000		4,000		1,575	2,425						
91	Trails & Overlooks	11,288	(1,277)	10,011		4,500	2,328	3,183					
92	Tennessee Hollow - El Polin	2,079	646	2,725			1,362	1,363	-	-			
93	Tennessee Hollow - East Tributary	5,562	1,262	6,824					3,412	3,412			
94	Bldg 50 (Heritage Cntr & Arch Lab)	5,382	4,098	9,480		994	4,356	3,700	210	220			
95	Goldsworthy-S		353	353		353							
96													
97	Defense Appropriation Funded												
98	Archeo/Ed Center (Bldg 44, 47, 48, 49)	3,590	204	3,794		500	3,294						
99	Main Post Historical Waysides	255		255		255		-	-	-			
100	Bldg 640/641 - Japanese Heritage Ctr	168	147	315		90	225	-	-	-			
101	Main Post Hist. Audio Tour	72		72		72		-	-	-			
102													
103	Doyle Drive												
104	Doyle Dr Project Management	2,124	388	2,512		400	412	425	425	425	425		
105	Wetlands Mitigation		1,100	1,100				200	400	300	200		
106	Dragonfly Creek Restoration	460	357	817	39	319	459	-	-	-			
107													
108	Other												
109	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	9,007	3,890	12,897		50	950	2,667	6,500	230	2,500		
110	Funston Streetscape	2,109	(2,109)										
111	TOTALS	96,605	13,498	110,103	39	8,989	24,674	47,282	19,077	6,697	3,345		
112													
113	MASTER DEVELOPER PROJECTS												
114	Bldg 100	16,000		16,000									
115	Disney (Bldgs. 104, 108, 122)	52,500		52,500									
116	CAMP Museum	100,000		100,000									
117	PHSH 1801	84,000		84,000									
118	West Crissy Development (Bldgs 924, 933, 934, 935, 937, 662, 663, 668)	30,255		30,255									
119	Thornburgh	54,000		54,000									
120	Bldg 640/641 - Japanese Heritage Ctr	3,500		3,500									
121	TOTALS - MASTER DEVELOPER	340,255		340,255									
122													
123	GRAND TOTAL Trust Funded & C	671,189	69,084	740,274	30,095	54,244	93,350	87,450	66,206	38,332	30,342		

TABLE 2B
Presidio Trust Budget
Capital Projects - Ongoing Allocation
Fiscal Year 2009
(Dollars in Thousands)

PROJECT NAME	PROJECT DESCRIPTION	FY09 Proposed Budget
1 Reforestation Projects	Various reforestation projects in various stages of the reforestation cycle - removal, planting or tree establishment.	313
2 COMPOSTING	Composting to support Reforestation.	30
3 Tree Hazard Mitigation	Address and mitigate all trees rated as "9" or above in the Presidio's Tree Hazard Assessment.	325
4 Forestry Total		\$ 668
5 Preservation Maintenance	Building assessment and preservation stabilization of historic structures and features prior to rehabilitation.	232
6 Archaeology	Ongoing archaeological investigations of key historic sites, including el Presidio and the Tennessee Hollow watershed. Currently this program comprises the continued investigation of el Presidio and the Presidio Fellow Program.	180
7 Native Plant Nursery	Propagation of up to 80,000 plants to support the restoration of remediation sites, reforestation of the Presidio forest, landscaping for residential areas, and native plant community restoration sites and stewardship.	258
8 Native Plant Community Restoration	Ongoing restoration, and vegetation establishment of sites within the Presidio VMP Native Plant Community.	503
9 Natural Resources Monitoring	Monitoring of wildlife, water quality, and native plant community dynamics on the Presidio.	195
10 Natural/Cultural Resources Total		\$ 1,368
11 ADA	Address barriers in entrances, passageways and bathrooms in various public buildings.	335
12 Non-Residential Cyclic Maintenance	Approximately 10 non-residential buildings - roof, exterior paint and repairs.	602
13 Preventative Maintenance	Initiate program to maintain building systems: e.g. heating, roofs, gutters.	440
14 Lead Based Paint	Year two of the Lead Based Paint Program - contingent on tenant move-outs, no individual neighborhood will be targeted. The second year the focus will be on actual repairs and scheduled maintenance.	337
15 Life Safety	Installation and upgrades to buildings with deficient life safety systems.	123
16 Real Estate - Non-Residential Total		\$ 1,837
17 Presidi-Go Shuttle Capital Replacement	Ongoing capital upgrades and equipment purchases to maintain the Presidi-Go Shuttle Fleet.	290
18 Residential Landscape Improvements	Annual program to fund various residential landscape improvements around the park.	125
19 Camping at the Presidio	The Trust has committed to support this program with \$300K a year for 3 years as a condition on a gift.	300
20 Planning/Transportation Total		\$ 715
21 Abatement	Abatement for the Turns - one time encapsulation or removal of asbestos, lead based paint and/or mold.	216
22 Capital Turns	Upgrades to residential units, contingent on tenant move-outs. Total renovations: anticipate 2 historic units, 2 non-historic units. Partial renovations: anticipate 2 historic, 5 non-historic units.	807
23 Kitchen & Bath Upgrades	Upgrades to kitchens and bathrooms, contingent on tenant move-outs. Units for upgrades will be determined based on the IRR.	733
24 BLDG 1299	Log Replacement on exterior walls.	60
25 Residential Cyclic Maintenance	Roofs and exterior paint and extensive repairs for the Baker Beach area, and other neighborhoods.	1,772
26 Real Estate - Residential Total		\$ 3,588
27 Project Management Services	Project Management staff time to be allocated to various projects as they are implemented.	476
29	CAPITAL PROJECTS - ONGOING ALLOCATIONS GRAND TOTAL	8,652

**Table 2B
Presidio Trust Budget
Infrastructure
Fiscal Year 2009
(Dollars in Thousands)**

Project Name	Project Description	FY 09 Proposed Budget
1 PROGRAM BUDGETS		
2 Valve Replacement	Continued cyclical/use replacement of valves at the water treatment plant due to continuous use/age	75
3 Meter Installation	Requires purchasing, testing, replacing and installing of water meters as we move forward for accurate billing	40
4 Water Total		\$ 115
5 Manhole Rehabilitation	On-going continued inspection and maintenance of existing manholes.	70
6 Sewer Laterals	On-going continued inspection, replacement and improvements of aging lateral system.	240
7 Clean & Inspect	Main line, lateral connections and continued cyclical waste line repair as identified.	140
8 Sewer Total		\$ 450
9 Manhole Rehabilitation	Upgrades to identified manhole problems to the storm water system only. This includes catch basins, etc.	70
10 Storm Total		\$ 70
11 Upgrade Relays	Provide calibration, coordination and installation of protection relays used in substations.	150
12 Fault Indicators	Install overhead and underground fault indicators to improve reliability to circuits.	60
13 Sub 107 - Resolve Overload & Reconfigure Circuit	Remove overloaded transformer & reconfigure circuit	93
14 Meter Test & Install	Purchase, test, replace electric meters to provide accurate reading for future billing needs.	60
15 PHSB Bldg 1801 - Electrical Meters	Installation of sub-electrical meters @ Bldg 1801	78
16 Electric Total		\$ 440
17 CAPITAL RENEWAL BUDGETS		
18 Water		
19 Replace Raw Water Metering	On-going identification of water bibs that are not yet metered to determine actual Trust consumption.	10
20 Sewer		
21 Replace Control Systems at Lift Stations	Provide tele-metered SCADA ability at remaining lift stations. Alarms can then be monitored via Blackberry phone lines to avert major wastewater spills.	75
22 Roads, Sidewalks, Parking, Traffic Calming		
	On-going capital improvements to roadways, sidewalks, parking and traffic calming	460
23 Capital Renewal Budgets Total		\$ 545
24 NEW PROJECTS/DEVELOPMENT		
25 Substation Tie Line	Main Post utility tie line between substations 568 and 107.	300
26 IJKL Outfall	Analysis & Design.	105
27 E.Crissy Field Utilities	East Crissy Utility Backbone.	425
28 Main Post Utility (Design)	Design.	350
29 New Projects/Development Total		\$ 1,180
30		
31 INFRASTRUCTURE GRAND TOTAL		\$ 2,800

**Table 2C
 Presidio Trust Budget
 Environmental Remediation
 Fiscal Year 2009
 (Dollars in Thousands)**

	PROJECT NAME	FY09 Proposed Budget
1	CERCLA Program	8,701
2	Petroleum Program	3,327
3	Lead-Based Paint in Soil Program	1,175
4	Non-Project Specific Administrative Costs	742
5	Environmental Remediation Projects Army Fund Total	\$ 13,944
6	Total Operating Fund - Trust Contribution	610
7	ENVIRONMENTAL REMEDIATION GRAND TOTAL	\$ 14,555