

**Table 1**  
**THE PRESIDIO TRUST**  
**DETAIL BUDGETS - FISCAL YEARS 2008 Thru 2010**  
(Dollars in Thousands)

	FY2008	FY2009	FY2010				ACTUALS to FEB-28-10
	(2)	(5)	(8)	(10)	(11)	(12)	
	ACTUALS to SEP-30-08	ACTUALS to SEP-30-09	FY10 ORIGINAL BUDGET	APPROVED BUDGET APR-10	\$ Change to APR-10	% Change to APR-10	
<b>OPERATING INCOME</b>							
1 Residential - Gross (including 5% vacancy)	36,400	37,328	34,237	35,790	1,553	4.5%	14,907
2 Non-Residential - Gross (including 5% vacancy)	19,138	19,065	17,874	18,591	717	4.0%	8,167
3 Service District Charge	5,484	5,845	5,567	5,428	(139)	-2.5%	2,434
4 Other:							
5 Special Events & Venues	1,839	1,614	1,605	1,545	(60)	-3.7%	555
6 Reimbursable Contracts		144					
7 Parking	72	145	428	361	(67)	-15.7%	140
8 Utilities	2,809	3,858	3,749	3,749	0	0.0%	1,520
9 Miscellaneous	1,207	296	419	419	0	0.0%	196
10 Interest Revenue Earned on Investments	810	35	500	50	(450)	-90.0%	7
11 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017	0	0.0%	834
<b>12 Subtotal - Operating Income</b>	<b>69,776</b>	<b>70,348</b>	<b>66,397</b>	<b>67,951</b>	<b>1,554</b>	<b>2.3%</b>	<b>28,761</b>
<b>OPERATING EXPENSES</b>							
<b>Outside Operating Expenses</b>							
13 John Stewart - Residential Prop Mngt Direct Exp	2,093	2,407	2,250	2,290	40	1.8%	2,285
14 CBRE - Non-Residential Prop Mngt Direct Exp	466	615	613	613	0	0.0%	580
15 Leasing Commissions & Other Outside Exp		1,157	266	266	0	0.0%	33
16 Purchased Utilities	5,153	5,310	5,442	5,442	0	0.0%	1,946
17 Insurance Costs	1,000	890	1,200	1,200	0	0.0%	6
18 Public Safety	7,910	8,766	9,227	9,287	60	0.7%	4,389
<b>19 Subtotal - Outside Operating Expenses</b>	<b>16,622</b>	<b>19,145</b>	<b>18,998</b>	<b>19,098</b>	<b>100</b>	<b>0.5%</b>	<b>9,239</b>
<b>Operating Expenses</b>							
20 Executive Office	776	832	902	902	0	0.0%	282
21 Human Resources	1,060	1,054	1,050	1,050	0	0.0%	456
22 Operations	14,528	15,070	15,030	15,030	0	0.0%	7,054
23 Design & Construction Services/COO	1,130	1,254	1,195	1,195	0	0.0%	622
24 Planning, Transportation & Natural Resources	3,921	3,893	3,903	3,983	80	2.0%	2,097
25 Real Estate	1,726	1,577	1,747	1,747	0	0.0%	876
26 Finance, Business & Technology Management	5,570	5,543	5,731	5,731	0	0.0%	2,177
27 Public Affairs/Special Events	2,500	2,596	2,520	2,520	0	0.0%	1,082
28 Philanthropy	526	338	379	379	0	0.0%	4
29 General Counsel	2,452	2,006	1,970	1,970	0	0.0%	809
30 Discretionary Funds & Contingency			834	220	(614)	-73.6%	
<b>31 Subtotal - Operating Expenses</b>	<b>34,189</b>	<b>34,163</b>	<b>35,261</b>	<b>34,727</b>	<b>(534)</b>	<b>-1.5%</b>	<b>15,459</b>
32 Debt Service - Treasury	2,999	3,017	3,078	3,078	0	0.0%	1,245
33 RWTP - Net Financial Impact **							
<b>34 Subtotal - Debt Service/RWTP</b>	<b>2,999</b>	<b>3,017</b>	<b>3,078</b>	<b>3,078</b>	<b>0</b>	<b>0.0%</b>	<b>1,245</b>
<b>35 Subtotal - Operating Expense</b>	<b>53,810</b>	<b>56,325</b>	<b>57,337</b>	<b>56,903</b>	<b>(434)</b>	<b>-0.8%</b>	<b>25,942</b>
<b>36 NET OPERATING INCOME</b>	<b>15,966</b>	<b>14,023</b>	<b>9,060</b>	<b>11,048</b>	<b>1,988</b>	<b>21.9%</b>	<b>2,819</b>
<b>OTHER INCOME</b>							
37 Appropriation	22,051	17,450	17,230	23,200	5,970	34.6%	23,200
38 Recoveries of Prior Year's Obligations	3,156	3,219	300	1,113	813	271.0%	913
39 Carryforward - Programmed *	7,854	5,254		5,549	5,549		5,549
40 Carryforward - Unprogrammed	6,099	13,781	1,000	4,314	3,314	331.4%	4,314
41 Special Appropriation	906			5,000	5,000		
42 Appropriation Carryforward				5,212	5,212		4,500
43 ROW Payments				40,874	40,874		20,874
<b>44 Subtotal - Other Income</b>	<b>40,066</b>	<b>39,704</b>	<b>18,530</b>	<b>85,262</b>	<b>66,732</b>	<b>360.1%</b>	<b>59,350</b>
<b>45 Amt Avail for Capital Projects &amp; Contingency</b>	<b>56,032</b>	<b>53,726</b>	<b>27,590</b>	<b>96,309</b>	<b>68,719</b>	<b>249.1%</b>	<b>62,168</b>
<b>OTHER EXPENSES</b>							
46 Capital Projects - Infrastructure	5,828	4,176	2,551	3,548	997	39.1%	1,032
47 Capital Programs - Ongoing	9,302	11,564	7,491	8,024	532	7.1%	3,952
48 Capital Programs - Doyle Drive Requirements	0	210	0	4,566			1,711
49 Capital Projects - Discretionary	19,432	27,337	14,873	73,905	59,032	396.9%	5,163
<b>50 Subtotal - Capital Projects</b>	<b>34,561</b>	<b>43,287</b>	<b>24,915</b>	<b>90,043</b>	<b>65,128</b>	<b>261.4%</b>	<b>11,858</b>
51 Environmental Remediation Support	456	577	774	774	0	0.0%	144
52 Contingency	87		1,901	492	(1,409)	-74.1%	50,167
<b>53 Subtotal - Other Expenses</b>	<b>543</b>	<b>577</b>	<b>2,675</b>	<b>1,266</b>	<b>(1,409)</b>	<b>-52.7%</b>	<b>50,310</b>
<b>54 UNEXPENDED FUNDS</b>	<b>20,928</b>	<b>9,863</b>	<b>(1)</b>	<b>5,000</b>	<b>5,001</b>		<b>0</b>
<b>55 Environmental Remediation</b>	<b>17,388</b>	<b>8,902</b>	<b>14,851</b>	<b>14,851</b>	<b>0</b>	<b>0.0%</b>	<b>1,977</b>

\* \$5M Programmed Carryforward to FY 2011 is for the Heritage Center from the Dept of Defense FY 2010 appropriation

\*\* RWTP Net Financial Impact are projected costs savings

**Table 2**  
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**Five Year Construction Plan to FY2014**  
**Actuals As of Mar 29th, 2010**  
(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)	ESTIMATE OF OBLIGATIONS BY YEAR							(13)	(14)
				(5)	(7)	(8)	(9)	(10)	(11)	(12)		
	Total Project Budget to FY2014											
	Approved Budget Feb-10	Admin/Acct Changes	Approved Budget Apr-10	Prior to FY2010	YTD Actual	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	Stabilized Revenue	Cash on Cash Return
<b>2010 Version 5</b>												
<b>1 Buildings to Lease</b>												
2 Building 2 Renovation											400	4.4%
3 Bldg 682	9,058		9,058	7,769	332	1,289					456	5.0%
4 Bldg 50 (O Club)	15,402		15,402	402	122	1,500	11,500	2,000			400	2.6%
5 Heritage Center	4,000		4,000				500	3,500				
6 Bldg 640-641 (Japanese Heritage Cntr)	203		203	137	5	66						
7 Bldg 99 -- MD	906		906	67	3	116	626	98				
8 Montgomery Street Barracks (Bldg 100)	633		633	190	62	390	54				153	24.2%
9 Montgomery Street Barracks (Bldg 101)	13,322		13,322	72	1,529	11,050	2,200				961	7.2%
10 Montgomery Street Barracks (Bldg 103)	13,345		13,345	1,527	27	11,306	512				1,115	8.4%
11 Montgomery Street Barracks (Bldg 105)											1,183	6.7%
12 Lodge	370		370	370							TBD	TBD
13 Bldg 42 B&B	10,000		10,000		50	10,000					600	6.0%
14 Disney (Bldgs. 104, 108, 122)	711		711	706	1	5					309	43.4%
15 PHS 1808 (Nurse's Qtr)	7,733		7,733	7,148	232	585					713	9.2%
16 PHS 1801	5,095		5,095	4,248	112	847					416	8.2%
17 PHS Wyman housing 1809-1815	11,030		11,030	9,580	164	1,450					641	5.8%
18 PHS 1805	1,706		1,706	5					1702			
19 Thornburgh	4,871		4,871	729	10	272	154	805	2,411	500	300	6.2%
20 West Crissy 926	470		470	22	241	448					198	42.2%
21 West Crissy 933A, 924	1,640		1,640	1,640	2						430	26.2%
22 West Crissy 933B	800		800		0	800					80	10.0%
23 West Crissy 920	3,060		3,060	186	33	2,855	19				210	6.9%
24 West Crissy 934	1,426		1,426	82	11	1,343					72	5.0%
25 Bldg 1242	162		162		51	162						
26 Reclaimed Water Plant	17,627		17,627	329	93	139	15,403	1,757				
<b>27 Subtotal - Buildings to Lease</b>	<b>123,571</b>		<b>123,571</b>	<b>35,208</b>	<b>3,081</b>	<b>44,623</b>	<b>30,967</b>	<b>8,160</b>	<b>2,411</b>	<b>2,202</b>		
<b>28 Other Projects</b>												
29 Parking/Landscape - PHS 1805 & 1808	3,035	334	3,369	2,092	209	1,277						
30 West Crissy Streetscape/Parking	3,983		3,983	1,896	11	239	115	732	1,000			
31 Mid Crissy Streetscape	894		894				186	708				
32 Montgomery St. Landscape	3,475		3,475	196	25	414	780	1,492		594		
33 Non-Res Parking Program	1,859		1,859	458	4	56	448	448		448		
34 Stilwell Hall Paint Stabilization (Bldg 650)	504		504	338	38	166						
35 Bldg 1806/1807 Stabilization	380		380		15	380						
36 Fort Scott Building Preservation	3,000		3,000	1,978	202	1,022						
37 Fort Scott Planning	865		865	231	309	470	164					
38 Portola Residential Landscaping	1,000		1,000		5	1,000						
39 Infantry Terrace Landscaping	2,900		2,900		0	2,602	298					
40 Bldg 314	79		79		20	79						
41 Joint Visitor Center Study with NPS	200		200			200						
<b>42 Subtotal - Other Projects</b>	<b>22,175</b>	<b>334</b>	<b>22,509</b>	<b>7,189</b>	<b>839</b>	<b>7,906</b>	<b>1,992</b>	<b>3,379</b>	<b>1,000</b>	<b>1,042</b>		
<b>43 Park Projects (Excludes Gift Funded Share)</b>												
44 Marine Cemetery Commem.	382		382		0	55	327					
45 Trails/Overlooks/Crissy Overlk	1,575		1,575	684	122	511	127	127	127			
46 Dragonfly Creek Restoration	371		371	371	3							
47 Tennessee Hollow	1,288		1,288	977	55	174	136					
48 Playground Upgrades (safety)	1,207		1,207	251	33	126	428	107	294			
49 Landscape Restoration of Remediation Sites	4,513		4,513	236	304	961	897	523	1,387	509		
50 Presidio Wall Preservation	205	25	230	205	18	25						
51 El Presidio Landscape Improvements	277		277	2		14	261					
52 MPG Greening Project	10,872		10,872		340	10,497	375					
53 Rob Hill Campground	656		656	534	116	122						
<b>54 Subtotal - Park Projects</b>	<b>21,346</b>	<b>25</b>	<b>21,371</b>	<b>3,261</b>	<b>993</b>	<b>12,485</b>	<b>2,552</b>	<b>757</b>	<b>1,808</b>	<b>509</b>		
<b>55 Main Post Revitalization</b>												
56 Main Post Backbone & Electrical Reliability	2,679		2,679		38	2,679						
57 Building 93 - Reconfigure for Public Use	2,120		2,120			202	434	1,484				
58 Main Post Parking (Street)	829		829			10	819					
59 Bldgs 385-Demo (Herbst Hall)	171		171			8	163					
60 Parking Lot - Moraga - 230 Spaces	3,857		3,857		1	15	3,384	442	16			
61 Relocate Trust (to 220)												
62 Main Post Coordination	807		807	552	12	61	97	97				
63 Main Post SEIS	2,148		2,148	1,925	126	223						
64 Parking- Taylor St. 141 Spaces	2,447		2,447	254	73	693	1,500					
<b>65 Subtotal - Main Post Revitalization</b>	<b>15,058</b>		<b>15,058</b>	<b>2,731</b>	<b>250</b>	<b>3,891</b>	<b>6,397</b>	<b>2,023</b>	<b>16</b>			
<b>66 Doyle Drive Requirements</b>												
67 Main Bluff Parking - 228 Spaces	4,194		4,194	57	0	43			575	3,519		
68 Arch/Ed Center (Bldg 44, 47, 48, 49)	2,809		2,809	44	1,558	2,765						
69 Tenant Relocation	1,121	35	1,156	99	132	1,057						
70 Armistead Road	150		150		0	150						
71 Doyle Drive Project Support		360	360			360						
72 CNG Station/Bus Yard	1,000		1,000	10	21	190			800			
73 Doyle Drive Restoration	3,000		3,000						1,406	1,594		
<b>74 Subtotal - Doyle Drive Requirements</b>	<b>12,274</b>	<b>395</b>	<b>12,669</b>	<b>209</b>	<b>1,711</b>	<b>4,566</b>			<b>2,781</b>	<b>5,113</b>		
<b>75 Infrastructure</b>												
76 Infrastructure Pool (general)	13,874		13,874	3,105	804	2,582	1,957	2,016	2,076	2,138		
77 PHS Utility Backbone	2,259		2,259	2,259	(4)							
78 Thornburgh Util Backbone	3,390		3,390	94	2	206		3,090				
79 Data Center Virtualization	503		503	303		50	150					
80 Systems Integration	1,690		1,690	750	107	200	200	200	200	140		
81 Relocate Server Room from 34 to 67	67		67	17	19	50						
82 Technology Equipment Lifecycle Repl	1,200		1,200	130	104	210	260	200	200	200		
83 Microsoft Three Year License Renewals	500		500			250			250			
<b>84 Subtotal - Infrastructure</b>	<b>23,483</b>		<b>23,483</b>	<b>6,657</b>	<b>1,032</b>	<b>3,548</b>	<b>2,567</b>	<b>5,506</b>	<b>2,726</b>	<b>2,478</b>		
85 Baker Beach Housing Repairs	5,000		5,000			5,000						
86 Capital Programs - Ongoing	50,374	(141)	50,233	10,651	3,952	8,024	7,698	7,821	7,951	8,088		
<b>87 TOTAL</b>	<b>273,280</b>	<b>612</b>	<b>273,893</b>	<b>65,907</b>	<b>11,858</b>	<b>90,043</b>	<b>52,172</b>	<b>27,645</b>	<b>18,693</b>	<b>19,433</b>		

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	(1)	(2)	(3)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(14)	
2010 Version 5	Total Project Budget to FY2014 Approved Budget			ESTIMATE OF OBLIGATIONS BY YEAR								Stabilized Revenue	Cash on Cash Return
	Approved Budget Feb-10	Admin/Acct Changes	Approved Budget Apr-10	Prior to FY2010	YTD Actual	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014			
<b>88</b>	<b>OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding)</b>												
<b>89</b>	<b>Gifts - Campaign Funded</b>												
90	Main Parade/Pershing Square	30,726	30,726	3,124	29	41	1,730	588	24,632	611			
91	Rob Hill Campground	4,000	4,000	3,516	219	484							
92	Trails & Overlooks	9,481	9,481	2,790	1,470	5,712	323	655					
93	Tennessee Hollow - El Polin	2,875	2,875			1,330	636	567	171	171			
94	Tennessee Hollow - East Tributary	6,824	6,824					3,412	3,412				
95	Goldsworthy-S	10	10	10		1							
<b>96</b>	<b>Defense Appropriation Funded</b>												
98	Arch/Ed Center (Bldg 44, 47, 48, 49)	933	933	933									
99	Main Post Historical Waysides	257	257	7		250							
100	Bldg 640/641 - Japanese Heritage Ctr	3,289	3,289			3,289							
<b>101</b>	<b>Doyle Drive</b>												
103	Doyle Drive - MOA	11,643	11,643	470	889	4,349	3,599	3,225					
104	Wetlands Mitigation	958	958	57		322	76	276	76	151			
105	Dragonfly Creek Restoration	1,284	1,284			973	177	62	42	30			
<b>106</b>	<b>Doyle Drive Subtotal</b>	<b>13,884</b>	<b>13,884</b>	<b>527</b>	<b>889</b>	<b>5,644</b>	<b>3,852</b>	<b>3,563</b>	<b>118</b>	<b>181</b>			
<b>107</b>	<b>Other</b>												
108	Quartermaster Reach	5,411	5,411				29	230	4,752	400			
109	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	11,897	11,897			2,667	6,500	230	2,500				
<b>110</b>	<b>TOTALS</b>	<b>89,590</b>	<b>89,590</b>	<b>10,908</b>	<b>2,607</b>	<b>19,418</b>	<b>13,070</b>	<b>9,245</b>	<b>35,586</b>	<b>1,363</b>			
<b>111</b>	<b>MASTER DEVELOPER PROJECTS</b>												
112	Bldg 100	14,000	14,000										
113	PHSH 1801	104,000	104,000										
114	Thornburgh	50,000	50,000										
<b>115</b>	<b>TOTALS - MASTER DEVELOPER PROJECTS</b>	<b>168,000</b>	<b>168,000</b>										
<b>116</b>	<b>GRAND TOTAL Trust &amp; Outside Funded</b>												
<b>117</b>	<b>GRAND TOTAL Trust &amp; Outside Funded</b>	<b>530,870</b>	<b>612</b>	<b>531,482</b>	<b>76,815</b>	<b>14,465</b>	<b>109,461</b>	<b>65,242</b>	<b>36,890</b>	<b>54,278</b>	<b>20,796</b>		