

Table 1
THE PRESIDIO TRUST
DETAIL BUDGETS - FISCAL YEARS 2009 Thru 2011
(Dollars in Thousands)

	FY2009	FY2010					FY 2011		
	(1)	(2)	(3)	(3a)	(3b)	(4)	(7)	(8)	(9)
	ACTUALS to SEP-30-09	FY10 ORIGINAL BUDGET	APPROVED BUDGET JUL-10	\$ CHANGE ORIGINAL to JUL-10	% CHANGE ORIGINAL to JUL-10	ACTUALS to MAY-31-10	APPROVED BUDGET FY 2011	\$ CHANGE FROM ORIGINAL BUDGET FY2010	% CHANGE
OPERATING INCOME									
1 Residential - Gross **	39,979	37,186	38,746	1,560	4.2%	25,821	39,319	2,132	5.7%
2 Non-Residential - Gross	19,065	17,874	18,591	717	4.0%	12,955	19,238	1,364	7.6%
3 Service District Charge	5,845	5,567	5,428	(139)	-2.5%	3,852	6,147	580	10.4%
4 Other:									
5 Special Events & Venues	1,614	1,605	1,448	(157)	-9.8%	946	1,151	(454)	-28.3%
6 Reimbursable Contracts	144								
7 Parking	145	428	361	(67)	-15.7%	192	698	270	62.9%
8 Utilities	3,858	3,749	3,835	86	2.3%	2,541	4,329	580	15.5%
9 Miscellaneous	296	419	419	0	0.0%	170	388	(32)	-7.5%
10 Interest Revenue Earned on Investments	35	500	50	(450)	-90.0%	27	50	(450)	-90.0%
11 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	0	0.0%	1,343	2,017		0.0%
12 Subtotal - Operating Income	72,999	69,346	70,895	1,550	2.2%	47,847	73,335	3,990	5.8%
OPERATING EXPENSES									
Outside Operating Expenses **									
13 John Stewart - Residential Prop Mngt Direct Exp	2,515	2,365	2,405	40	1.7%	2,356	2,460	95	4.0%
14 CBRE - Non-Residential Prop Mngt Direct Exp	615	613	613	0	0.0%	580	635	22	3.6%
15 Leasing Commissions & Other Outside Exp	1,440	549	549	0	0.0%	38	683	134	24.5%
16 Residential Housing Discounts	1,405	1,616	1,616	0	0.0%	1,084	1,665	48	3.0%
17 Purchased Utilities	5,310	5,442	5,898	456	8.4%	3,237	6,100	658	12.1%
18 Insurance Costs	890	1,200	1,200	0	0.0%	8	1,100	(100)	-8.3%
19 Public Safety	8,993	9,527	9,803	276	2.9%	4,547	9,700	173	1.8%
20 Subtotal - Outside Operating Expenses	21,168	21,312	22,084	772	3.6%	11,851	22,343	1,031	4.8%
Operating Expenses **									
21 Executive Office	994	1,066	1,066	0	0.0%	597	1,056	(10)	-0.9%
22 Human Resources	1,069	1,065	1,065	0	0.0%	700	1,155	90	8.4%
23 Operations	15,538	15,493	15,593	100	0.6%	11,340	15,669	177	1.1%
24 Design & Construction Services/COO	1,368	1,293	1,293	0	0.0%	980	1,301	9	0.7%
25 Planning, Transportation & Natural Resources	3,913	3,927	4,032	105	2.7%	2,966	4,195	269	6.8%
26 Real Estate	1,294	1,464	1,464	0	0.0%	1,208	1,435	(29)	-2.0%
27 Finance, Business & Technology Management	5,675	5,886	5,886	0	0.0%	3,908	5,812	(74)	-1.3%
28 Public Affairs/Special Events	2,596	2,520	2,540	20	0.8%	1,623	2,519	(1)	0.0%
29 Philanthropy	338	379	379	0	0.0%	295	527	148	39.1%
30 General Counsel	2,006	1,970	1,970	0	0.0%	1,212	1,936	(34)	-1.7%
31 Discretionary Funds & Contingency		834	75	(759)	-91.0%		598	(236)	-28.4%
32 Subtotal - Operating Expenses	34,791	35,896	35,362	(534)	-1.5%	24,829	36,204	308	0.9%
33 Debt Service - Treasury Interest	3,017	3,078	3,078	0	0.0%	2,003	3,078	0	0.0%
34 RWTP - Net Financial Impact *									
35 Subtotal - Debt Service/RWTP	3,017	3,078	3,078	0	0.0%	2,003	3,078	-	0.0%
36 Subtotal - Operating Expense	58,976	60,286	60,524	238	0.4%	38,683	61,624	1,338	2.2%
37 NET OPERATING INCOME	14,023	9,060	10,371	1,312	14.5%	9,164	11,711	2,651	29.3%
OTHER INCOME									
38 Appropriation	17,450	17,230	23,200	5,970	34.6%	23,200	17,500	270	1.6%
39 Recoveries of Prior Year's Obligations	3,219	300	1,867	1,567	522.3%	1,585	250	(50)	-16.7%
40 Carryforward - Programmed	5,254		5,549	5,549		5,549	6,045	6,045	100.0%
41 Carryforward - Unprogrammed	13,781	1,000	4,314	3,314	331.4%	4,314	2,000	1,000	100.0%
42 Special Appropriation			5,000	5,000					
43 Appropriation Carryforward			5,212	5,212		5,212			
44 ROW Payments			45,053	45,053		24,742	18,200	18,200	
45 Subtotal - Other Income	39,704	18,530	90,195	71,665	386.7%	64,602	43,995	25,465	137.4%
46 Amt Avail for Capital Projects & Contingency	53,726	27,590	100,566	72,976	264.5%	73,766	55,706	28,116	101.9%
CAPITAL EXPENSES									
47 Capital Projects - Infrastructure	4,176	2,551	3,357	806	31.6%	1,461	6,303	3,752	147.1%
48 Capital Programs - Ongoing	11,564	7,491	9,236	1,745	23.3%	7,514	7,753	262	3.5%
49 Capital Programs - Doyle Drive Requirements	210		4,638			1,727	115		
50 Capital Projects - Discretionary	27,337	14,873	76,432	61,560	413.9%	10,323	36,482	21,609	145.3%
51 Subtotal - Capital Projects	43,287	24,915	93,664	68,749	275.9%	21,025	50,653	25,623	102.8%
OTHER EXPENSES									
52 Environmental Remediation Support	577	774	774	0	0.0%	365	2,594	1,820	235.2%
53 Debt Service - Treasury Principal							530	530	
54 Ft. Scott Special Initiative									
55 Contingency		1,901	83	(1,818)	-95.6%	52,375	1,928	27	1.4%
56 Subtotal - Other Expenses	577	2,675	857	(1,818)	-68.0%	52,740	5,053	2,378	88.9%
57 UNEXPENDED FUNDS	9,863	(1)	6,045	6,046		0	0	115	
58 Environmental Remediation	8,902	14,851	20,601	5,750	0.0%	6,900	15,387	536	3.6%

* RWTP Net Financial Impact are projected costs savings

** Some amounts have been restated that affect presentation but does not change Net Operating Income (NOI)

Table 2
The Presidio Trust
Five Year Construction Plan to FY2015
Actuals As of May 31st, 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)	(2a)	(3)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(15)	(16)
		Total Project Budget to FY2015				ESTIMATE OF OBLIGATIONS BY YEAR							Stabilized Revenue	Land Burdened Cash on Cash Return	
		Approved Budget Jun-10	Admin/Acct Changes	BOD Proposed Changes	Approved Budget Jul-10	Prior to FY2010	YTD Actual	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014			FY 2015
	2010 Version 6														
1	Buildings to Lease														
2	Bldgs 340-342 - Infantry Terrace			2,000	2,000			556	1,444						
3	Building 2 Renovation														
4	Bldg 682 - Calvary Barracks	9,058			9,058	7,766	355	1,292						370	3.8%
5	Bldg 50 (O Club)	15,402			15,402	400	1,358	12,502	1,500	1,000				275	1.6%
6	Heritage Center	4,000			4,000				508	3,492					
7	Bldg 640-641 (Japanese Heritage Cntr)	203			203	137	13	66							
8	Bldg 99 - Presidio Theatre	906			906	67	3	5	345	392	98				
9	Montgomery Street Barracks (Bldg 100)	418			418	190	114	175	54					153	8.8%
10	Montgomery Street Barracks (Bldg 101)	13,322			13,322	72	1,823	10,871	2,379					961	6.4%
11	Montgomery Street Barracks (Bldg 102)			200	200					200					
12	Montgomery Street Barracks (Bldg 103)	13,345			13,345	1,496	65	9,915	1,934					1,115	7.4%
13	Montgomery Street Barracks (Bldg 105)													1,183	6.0%
14	Lodge in Main Post	370			370	370								TBD	TBD
15	Bldg 42 Presidio Guest House	10,000		1,506	11,506		979	10,000	1,506						
16	Disney (Bldgs. 104, 108, 122)	711			711	706	3	5						309	8.1%
17	PHSH 1808 (Nurse's Qtr)	7,733			7,733	7,123	254	611						702	8.1%
18	PHSH 1801	5,325			5,325	4,243	232	1,082						425	3.0%
19	PHSH Wyman housing 1809-1815	10,530		(330)	10,200	9,580	187	620						825	7.1%
20	PHSH 1805	1,706			1,706	5				1,702					
21	Thornburgh	4,871			4,871	729	12	272	166	3,705				300	2.7%
22	West Crissy 926	470	(83)		387	22	257	365						235	21.2%
23	West Crissy 933A, 924	1,642			1,642	1,640	2	2						430	14.8%
24	West Crissy 933B	800	454		1,254		99	1,254						83	6.0%
25	West Crissy 920	3,060	(552)		2,507	186	320	2,303	19					210	7.4%
26	West Crissy 934	1,426	(259)		1,167	82	118	1,084						84	6.5%
27	Bldg 1242	162			162		45	162							
28	Reclaimed Water Plant	17,627		(1,821)	15,806	323	101	195	8,497	6,792				1,040	6.1%
29	Subtotal - Buildings to Lease	123,088	(441)	1,555	124,202	35,136	6,339	53,335	18,551	15,381	98	1,702			
30	Other Projects														
31	Parking/Landscape - PHS 1805 & 1808	3,369	457	373	4,199	1,992	1,286	2,207							
32	West Crissy Streetscape/Parking	3,983			3,983	1,896	50	239		1,263	584				
33	Mid Crissy Streetscape	894			894		0			894					
34	Montgomery St. Landscape	3,475			3,475	196	109	400	1,361	925	594				
35	Non-Res Parking Program	1,859			1,859	458	11	57	448	448	448				
36	Stilwell Hall Paint Stabilization (Bldg 650)	504			504	338	62	166							
37	Bldg 1806/1807 Stabilization	380			380		305	380							
38	Fort Scott Building Preservation	3,000			3,000	1,974	796	1,026							
39	Fort Scott Bldg 1201 Design	300			300			300							
40	Fort Scott Planning	701	45		746	231	341	515							
41	Portola Residential Landscaping	1,000			1,000		46	1,000							
42	Infantry Terrace Landscaping	2,900			2,900		81	2,201	699						
43	Bldg 314 - Communication Tower	79			79		31	79							
44	Joint Visitor Center Study with NPS	200			200		0	200							
45	Subtotal - Other Projects	22,645	502	373	23,520	7,085	3,118	8,770	2,508	1,373	2,157	1,626			
46	Park Projects (Excludes Gift Funded Share)														
47	Marine Cemetery Commem.	382			382		0	55	327						
48	Trails/Overlooks/Crissy Overlk	1,575			1,575	684	165	511	127	127	127				
49	Dragonfly Creek Restoration	374			374	371	3	3							
50	Tennessee Hollow	1,647			1,647	977	154	533	136						
51	Playground Upgrades (safety)	1,207			1,207	251	35	126	428	107	294				
52	Landscape Restoration of Remediation Sites	4,494			4,494	236	455	961	878	523	1,387	509			
53	Presidio Wall Preservation	230			230	205	19	25							
54	El Presidio Landscape Improvements	277			277	2		17	258						
55	MPG Greening Project	10,872		(115)	10,757		433	7,899	2,684	175					
56	MPG Anza Esplanade			115	115				115						
57	Rob Hill Campground	726			726	534	167	192							
58	Subtotal - Park Projects	21,785		0	21,785	3,261	1,431	10,323	4,953	931	1,808	509			
59	Main Post Revitalization														
60	Main Post Backbone & Electrical Reliability	2,679			2,679		368	2,679							
61	Building 93 - Reconfigure for Public Use	2,120			2,120				50	200	1,870				
62	Main Post Parking (Street)	829			829				10	819					
63	Bldgs 385-Demo (Herbst Hall)	171			171			8	163						
64	Parking Lot - Moraga - 230 Spaces	3,857			3,857		2	15	3,384	442	16				
65	Relocate Trust (to 220)														
66	Main Post Coordination	807			807	552	24	61	97	97					
67	Main Post SEIS	2,148			2,148	1,897	223	251							
68	Parking- Taylor St. 141 Spaces	2,478			2,478	254	75	189	2,035						
69	Subtotal - Main Post Revitalization	15,089			15,089	2,703	691	3,214	6,548	739	1,885				
70	Doyle Drive Requirements														
71	Main Bluff Parking - 228 Spaces	4,194			4,194	56	0	44			575	1,886	1,633		
72	Arch/Ed Center (Bldg 44, 47, 48, 49)	2,809	37		2,846	44	1,607	2,802							
73	Tenant Relocation	1,156			1,156	90	192	1,067							
74	Armistead Road	150			150		1	150							
75	Doyle Drive Project Support	360			360		312	360							
76	Doyle Drive Unreimbursed Project Expenses			115	115				115						
77	CNG Station/Bus Yard	1,000			1,000	9	20	191			800				
78	Doyle Drive Restoration	3,000			3,000			25			250	2,725			
79	Subtotal -Doyle Drive Requirements	12,669	37	115	12,821	198	2,131	4,638	115		1,625	4,611	1,633		
80	Infrastructure														
81	Infrastructure Pool (general)	13,874		2,203	16,076	3,100	1,103	2,586	1,957	2,016	2,076	2,138	2,203		
82	PHSH Utility Backbone	2,259	(18)		2,241	2,241	(4)								
83	Thornburgh Util Backbone	3,390			3,390	94	2	10	3,286						
84	Public Website Improvements			450	450				450						
85	Data Center Virtualization	503			503	303	43	50	150						
86	Systems Integration	1,690		1,000	2,690	750	155	200	200	200	200	140	1,000		
87	Relocate Server Room from 34 to 67	67			67	17	43	50							
88	Technology Equipment Lifecycle Repl	1,200		200	1,400	130	119	210	260	200	200	200	200		
89	Microsoft Three Year License Renewals	500			500			250			250				
90	Subtotal - Infrastructure	23,483	(18)	3,853	27,318	6,635	1,461	3,357	6,303	2,416	2,726	2,478	3,403		
91	Baker Beach Housing Repairs	5,000		6,438	11,438										

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(Dollars in Thousands)

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	(1)	(2)	(2a)	(3)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)	(15)	(16)
	Total Project Budget to FY2015				ESTIMATE OF OBLIGATIONS BY YEAR									Land Burdened
	Approved Budget Jun-10	Admin/Acct Changes	BOD Proposed Changes	Approved Budget Jul-10	Prior to FY2010	YTD Actual	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Stabilized Revenue	Cash on Cash Return
2010 Version 6														
100 OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured and all compliance processes are complete.]														
101 Gifts - Campaign Funded														
102 Main Parade/Pershing Square	30,726			30,726	3,124	29	41	1,730	588	24,632	611			
103 Rob Hill Campground	4,000			4,000	3,514	313	487							
104 Trails & Overlooks	9,481		7,195	16,676	2,776	1,702	2,400	2,500	3,000	2,000	2,000	2,000		
105 Tennessee Hollow - El Polin	2,875			2,875				2,000	875					
106 Tennessee Hollow - East Tributary	6,824			6,824					3,412	3,412				
107 Goldsworthy-S	10			10	10									
108														
109 Defense Appropriation Funded														
110 Arch/Ed Center (Bldg 44, 47, 48, 49)	933	(37)		896	896									
111 Main Post Historical Waysides	257			257	7		250							
112 Bldg 640/641 - Japanese Heritage Ctr	3,289			3,289			3,289							
113														
114 Doyle Drive														
115 Doyle Drive - MOA	11,643			11,643	470	891	4,328	3,620	3,225					
116 Wetlands Mitigation	958			958	57		322	76	276	76	151			
117 Dragonfly Creek Restoration	1,284			1,284			973	177	62	42	30			
118 Doyle Drive Subtotal	13,884			13,884	527	891	5,623	3,873	3,563	118	181			
119 Other														
120 Ft. Scott Bldg 1201			3,000	3,000				3,000						
121 Quartermaster Reach	5,411		2,129	7,540				3,259	326	1,155	2,373	427		
122 Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	11,897		(2,397)	9,500				500	2,000	3,000	4,000			
123 TOTALS	89,590	(37)	9,927	99,480	10,854	2,935	12,090	16,862	13,764	34,317	9,165	2,427		
124 MASTER DEVELOPER PROJECTS														
125 Bldg 100	14,000			14,000										
126 PHS 1801	104,000			104,000										
127 Thornburgh	50,000			50,000										
128 TOTALS - MASTER DEVELOPER PROJECTS	168,000			168,000										
129														
130 GRAND TOTAL Trust & Outside Funded	532,030	44	28,452	560,525	76,524	23,960	105,753	67,515	41,591	51,813	29,004	20,324		