

**Table 1**  
**THE PRESIDIO TRUST**  
**DETAIL BUDGET - FISCAL YEAR 2011**  
(Dollars in Thousands)

	FY2009	FY2010	FY2011					ACTUAL VARIANCE	
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
	ACTUALS to SEP-30-09	ACTUALS to SEP-30-10	APPROVED BUDGET DEC-10	APPROVED BUDGET FEB-11	CURRENT FORECAST MAR-11	ACTUALS to JAN-31-11	FROM PRORATED APPROVED BUDGET DEC-10	%	
<b>OPERATING INCOME</b>									
1 Residential - Gross	39,979	38,456	39,319	39,319	39,319	12,844	(262)	-2.0%	
2 Non-Residential - Gross	19,065	19,289	19,238	19,238	19,238	6,655	243	3.8%	
3 Service District Charge	5,845	5,864	6,147	6,147	6,147	2,034	(15)	-0.7%	
4 Other:									
5 Special Events & Venues	1,614	1,450	1,151	1,151	1,151	510	126	32.9%	
6 Reimbursable Contracts	144				334				
7 Parking	145	308	698	698	698	122	(111)	-47.6%	
8 Utilities	3,858	4,045	4,329	4,329	4,329	1,357	(86)	-5.9%	
9 Miscellaneous	296	284	388	388	388	505	376	290.8%	
10 Interest Revenue Earned on Investments	35	50	50	50	50	21	4	26.0%	
11 Interest Revenue Earned on Treasury Debt Notes	2,017	2,017	2,017	2,017	2,017	680	8	1.1%	
<b>12 Subtotal - Operating Income</b>	<b>72,999</b>	<b>71,763</b>	<b>73,335</b>	<b>73,335</b>	<b>73,977</b>	<b>24,728</b>	<b>283</b>	<b>0.4%</b>	
<b>OPERATING EXPENSES</b>									
<b>Outside Operating Expenses **</b>									
13 John Stewart - Residential Prop Mngt Direct Exp	2,515	2,285	2,460	2,460	2,460	2,234	1,413	172.4%	
14 CBRE - Non-Residential Prop Mngt Direct Exp	615	580	635	635	635	596	384	181.6%	
15 Leasing Commissions & Other Outside Exp	1,440	338	683	683	683	463	235	103.4%	
16 Residential Housing Discounts	1,405	1,611	1,665	1,665	1,665	537	(17)	-3.1%	
17 Purchased Utilities	5,310	5,709	6,100	6,100	6,100	1,874	(159)	-7.8%	
18 Insurance Costs	890	944	1,100	1,100	1,100	1,100	(367)	-100.0%	
19 Public Safety	8,993	9,191	9,540	9,540	9,540	2,907	(273)	-8.6%	
<b>20 Subtotal - Outside Operating Expenses</b>	<b>21,168</b>	<b>20,658</b>	<b>22,183</b>	<b>22,183</b>	<b>22,183</b>	<b>8,611</b>	<b>1,217</b>	<b>5.5%</b>	
<b>Operating Expenses</b>									
21 Executive Office	994	908	1,022	1,022	1,022	346	5	1.6%	
22 Human Resources	1,069	1,007	1,116	1,116	1,093	392	20	5.4%	
23 Operations	15,538	16,009	15,669	15,719	15,692	6,073	850	16.3%	
24 Design & Construction Services/COO	1,368	1,383	1,514	1,571	1,543	670	165	32.8%	
25 Planning, Transportation & Natural Resources	3,913	4,048	4,198	4,198	4,131	2,016	617	44.1%	
26 Real Estate	1,294	1,376	1,419	1,334	1,306	439	(34)	-7.2%	
27 Finance, Business & Technology Management	5,675	5,826	5,775	5,697	5,585	1,957	32	1.7%	
28 Public Affairs/Special Events	2,596	2,508	2,540	2,529	2,475	904	57	2.3%	
29 Philanthropy	338	374	527	527	527	527	(176)	-33.3%	
30 General Counsel	2,006	1,875	1,957	1,991	2,025	778	126	6.4%	
31 Discretionary Funds & Contingency	-	-	627	658	964		(209)	-33.3%	
<b>32 Subtotal - Operating Expenses</b>	<b>34,791</b>	<b>35,314</b>	<b>36,364</b>	<b>36,364</b>	<b>36,364</b>	<b>13,575</b>	<b>1,454</b>	<b>4.0%</b>	
33 Debt Service - Treasury Interest	3,017	3,007	3,078	3,078	3,078	1,016	(10)	-1.0%	
<b>34 Subtotal - Debt Service/RWTP</b>	<b>3,017</b>	<b>3,007</b>	<b>3,078</b>	<b>3,078</b>	<b>3,078</b>	<b>1,016</b>	<b>(10)</b>	<b>-0.3%</b>	
<b>35 Subtotal - Operating Expense</b>	<b>58,976</b>	<b>58,979</b>	<b>61,624</b>	<b>61,624</b>	<b>61,624</b>	<b>23,202</b>	<b>2,661</b>	<b>4.3%</b>	
<b>36 NET OPERATING INCOME</b>	<b>14,023</b>	<b>12,784</b>	<b>11,711</b>	<b>11,711</b>	<b>12,353</b>	<b>1,526</b>	<b>(2,378)</b>	<b>-20.3%</b>	
<b>OTHER INCOME</b>									
37 Appropriation	17,450	23,200	17,500	17,500	17,500		(5,833)	-100.0%	
38 Recoveries of Prior Year's Obligations	3,219	2,806	250	250	250	230	147	176.0%	
39 Carryforward - Programmed	5,254	5,549	1,742	1,742	1,742	1,742	1,161	200.1%	
40 Carryforward - Unprogrammed	13,781	4,314	902	902	902	902	601	200.0%	
41 Special Appropriation		5,300							
42 Appropriation Carryforward		6,487	1,013	1,013	1,013	1,013	676	200.1%	
43 ROW Payments		24,742	38,511	38,511	38,511	20,000	7,163	55.8%	
<b>44 Subtotal - Other Income</b>	<b>39,704</b>	<b>72,398</b>	<b>59,917</b>	<b>59,917</b>	<b>59,917</b>	<b>23,887</b>	<b>3,915</b>	<b>6.5%</b>	
<b>45 Amt Avail for Capital Projects &amp; Contingency</b>	<b>53,726</b>	<b>85,182</b>	<b>71,628</b>	<b>71,628</b>	<b>72,270</b>	<b>25,413</b>	<b>1,537</b>	<b>2.1%</b>	
<b>CAPITAL EXPENSES</b>									
46 Capital Projects - Infrastructure	4,176	3,068	6,118	6,118	6,118	634	(1,405)	-68.9%	
47 Capital Programs - Ongoing	11,564	9,069	8,246	8,446	9,343	2,590	(159)	-5.8%	
48 Capital Programs - Presidio Parkway Requirements	210	2,978	2,101	2,101	2,518	(642)	(1,342)	-191.6%	
49 Capital Projects - Discretionary	27,337	65,819	48,785	45,850	47,819	4,486	(11,776)	-72.4%	
<b>50 Subtotal - Capital Projects</b>	<b>43,287</b>	<b>80,934</b>	<b>65,250</b>	<b>62,516</b>	<b>65,799</b>	<b>7,068</b>	<b>(14,682)</b>	<b>-22.5%</b>	
<b>OTHER EXPENSES</b>									
51 Environmental Remediation Support	577	594	2,844	2,844	2,844	277	(671)	-70.8%	
52 Debt Service - Treasury Principal									
53 Ft. Scott Special Initiative			579	579	579	122	(71)	-36.8%	
54 Extraordinary One Time Costs			473	473	473	126	(32)	-20.1%	
55 Contingency		(2)	1,468	4,203	1,563	(189)	(678)	-138.6%	
56 Appropriation Carryforward Contingency			1,013	1,013	1,013	1,013	676	200.1%	
<b>57 Subtotal - Other Expenses</b>	<b>577</b>	<b>592</b>	<b>6,378</b>	<b>9,112</b>	<b>6,471</b>	<b>1,349</b>	<b>(1,452)</b>	<b>-22.8%</b>	
<b>58 UNEXPENDED FUNDS</b>	<b>9,863</b>	<b>3,656</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>	<b>16,996</b>	<b>17,671</b>	<b>0</b>	
<b>59 Environmental Remediation</b>	<b>8,902</b>	<b>18,641</b>	<b>10,382</b>	<b>10,382</b>	<b>10,382</b>	<b>1,483</b>	<b>(1,978)</b>	<b>-57.1%</b>	

**Table 2**  
**The Presidio Trust**  
**Five Year Construction Plan to FY2015**  
**Actuals As of Jan 31, 2011**  
(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

	Total Project Budget to FY2015						ESTIMATE OF OBLIGATIONS BY YEAR							Land Burdened	
	(1) Approved Budget Feb-11	(2) Administrative Project Changes	(2a) BOD Proposed Changes	(3) Revised Mar-11	(4) Proprietary ITD Actual	(5) % of Actual to Revised Budget	(6) Prior to FY2011	(7) YTD Actual	(8) FY 2011	(9) FY 2012	(10) FY 2013	(11) FY 2014	(12) FY 2015	(14) Stabilized Revenue	(15) Cash on Cash Return
<b>2011 Version 4</b>															
<b>1 Buildings to Lease</b>															
2 Bldgs 340-342 - Infantry Terrace	2,000	(74)		1,926	490	25.4%	551	216	1,375						
3 Building 2 Renovation															
4 Bldg 3 Rehabilitation	908	100		1,008	15	1.5%		38	1,008						
5 Bldg 682 - Cavalry Barracks	9,058			9,058	7,877	87.0%	8,123	11	935					370	3.8%
6 Bldg 50 (O Club) & Heritage Center	19,376			19,376	1,578	8.1%	14,508	334	876	3,992				275	1.3%
7 Bldg 640-641 (Japanese Heritage Cntr)	203	56		258	156	60.3%	150	14	74	35				-	
8 Bldg 99 - Presidio Theatre	906			906	70	7.7%	70	0	346	392	98			-	
9 Montgomery Street Barracks (Bldg 100)	418			418	330	78.8%	303	31	115					153	8.8%
10 Montgomery Street Barracks (Bldg 101)	13,247			13,247	6,246	47.1%	10,849	97	2,398					961	6.4%
11 Montgomery Street Barracks (Bldg 102)	200			200	25	12.4%	14	28	186						
12 Montgomery Street Barracks (Bldg 103)	13,270			13,270	5,873	44.3%	11,107	99	2,163					1,115	7.4%
13 Montgomery Street Barracks (Bldg 105)														1,183	6.0%
14 Bldg 42 Presidio Guest House	11,442			11,442	1,090	9.5%	8,583	189	2,859					-	
15 PHS 1808 (Nurse's Qtr)	7,733			7,733	7,213	93.3%	7,407	26	326					702	8.1%
16 PHS 1801	5,305			5,305	5,174	97.5%	5,150	106	155					425	3.0%
17 PHS Wyman housing 1809-1815	10,132			10,132	10,027	99.0%	10,100	31	32					825	7.2%
18 PHS 1805	1,706			1,706	5	0.3%	5				1,702				
19 Thornburgh	4,871			4,871	612	12.6%	744	1	422	3,705				300	2.7%
20 West Crissy 926	387	(40)		347	323	93.2%	319	5	27					235	22.0%
21 West Crissy 933B	1,254			1,254	277	22.1%	898	19	356					83	6.0%
22 West Crissy 920	2,507	(50)		2,457	1,985	80.8%	2,378	29	79					210	7.5%
23 West Crissy 934	1,007	(30)		977	496	50.7%	884	33	92					84	7.7%
24 Fort Scott Bldg 1201 Rehabilitation	300		3,100	3,400	47	1.4%	275	35	3,125						
25 Fort Scott Bldg Design			2,000	2,000					1,000	1,000					
26 Bldg 1242	162			162	37	22.7%	46	2	116						
27 Reclaimed Water Plant	6,400			6,400	319	5.0%	529	69	300				5,571	1,040	13.8%
<b>28 Subtotal - Buildings to Lease</b>	<b>112,792</b>	<b>(38)</b>	<b>5,100</b>	<b>117,854</b>	<b>50,265</b>	<b>42.6%</b>	<b>82,992</b>	<b>1,412</b>	<b>18,368</b>	<b>9,124</b>	<b>98</b>	<b>1,702</b>	<b>5,571</b>		
<b>29 Other Projects</b>															
30 Parking/Landscape - PHS 1805 & 1808	4,353	(130)		4,223	3,898	92.3%	3,951	210	272						
31 West Crissy Streetscape/Parking	3,983			3,983	2,084	52.3%	2,096	1	40		1,263	584			
32 Mid Crissy Streetscape	894			894	1	0.1%	0	0		894					
33 Montgomery St. Landscape	3,456			3,456	255	7.4%	312	19	1,625	925		594			
34 Non-Res Parking Program	1,859			1,859	312	16.8%	499	19	464	448		448			
35 Portola Residential Landscaping	1,250	100		1,350	712	52.7%	1,074	124	276						
36 Infantry Terrace Landscaping	2,930			2,930	204	7.0%	1,375	720	1,555						
37 MacArthur Hardscaping		249		249					249						
38 Bldg 314 - Communication Tower	110			110	53	48.2%	46	6	63						
39 Joint Visitor Center Study with NPS	200			200	66	32.8%	15	76	185						
<b>40 Subtotal - Other Projects</b>	<b>19,035</b>	<b>219</b>		<b>19,254</b>	<b>7,585</b>	<b>39.4%</b>	<b>9,369</b>	<b>1,175</b>	<b>4,729</b>	<b>1,373</b>	<b>2,157</b>	<b>1,626</b>			
<b>41 Park Projects (Excludes Gift Funded Share)</b>															
42 Marine Cemetery Commem.	382			382	16	4.1%	0	300	382						
43 Trails/Overlooks/Crissy Overlk	1,575			1,575	1,007	63.9%	938	79	384	127	127				
44 Dragonfly Creek Restoration	374			374	323	86.3%	374								
45 Tennessee Hollow	2,131			2,131	1,253	58.8%	1,610	86	442	79					
46 Playground Upgrades (safety)	1,057			1,057	288	27.3%	287	1	368	107	294				
47 Landscape Restoration of Remediation Sites	4,453			4,453	807	18.1%	851	153	1,183	523	1,387	509			
48 Presidio Wall Preservation	230			230	221	95.7%	224	6	6						
49 El Presidio Landscape Improvements	277			277	3	1.0%	2	0	275						
50 MPG Greening Project	10,770	(2,390)		8,380	713	8.5%	3,425	435	4,781	175					
51 MPG Anza Espianade	115			115					115						
52 Presidio Standard Site Signage		250		250					250						
53 Rob Hill Campground	649			649	639	98.5%	635	5	14						
<b>54 Subtotal - Park Projects</b>	<b>22,013</b>	<b>(2,140)</b>		<b>19,873</b>	<b>5,269</b>	<b>42.0%</b>	<b>8,347</b>	<b>1,065</b>	<b>8,200</b>	<b>1,010</b>	<b>1,808</b>	<b>509</b>			
<b>55 Main Post Revitalization</b>															
56 Main Post Backbone & Electrical Reliability	2,164			2,164	1,348	62.3%	1,550	237	613						
57 Building 93 - Reconfigure for Public Use	2,120			2,120					50	87	378	1,605			
58 Main Post Parking (Street)	829	(400)		429	6	1.3%		6	429						
59 Bldgs 385-Demo (Herbst Hall)	171			171	23	13.5%	16	35	155						
60 Parking Lot - Moraga - 230 Spaces	3,836			3,836	37	1.0%	32	5	3,346	442	16				
61 Relocate Trust (to 220)															
62 Main Post Coordination	1,245			1,245	723	58.1%	637	187	511	97					
63 Main Post SEIS	2,403			2,403	2,240	93.2%	2,196	195	207						
64 Parking- Taylor St. 141 Spaces	2,464			2,464	352	14.3%	345	161	2,120						
<b>65 Subtotal - Main Post Revitalization</b>	<b>15,232</b>	<b>(400)</b>		<b>14,832</b>	<b>4,728</b>	<b>31.9%</b>	<b>4,776</b>	<b>825</b>	<b>7,432</b>	<b>626</b>	<b>394</b>	<b>1,605</b>			
<b>66 Presidio Parkway Requirements</b>															
67 Main Bluff Parking - 228 Spaces	4,194			4,194	56	1.3%	56				619	1,886	1,633		
68 Arch/Ed Center (Bldg 44, 47, 48, 49)	2,846		408	3,254	1,435	44.1%	1,655	1	1,599						
69 Tenant Relocation	1,154	(44)		1,110	206	18.6%	926	(665)	184						
70 Armistead Road	150			150	1	0.4%	1		149						
71 Presidio Parkway Project Support	304			304	304	100.0%	304								
72 Presidio Parkway Unreimbursed Project Expenses	197	8		205	106	51.6%	132		73						
73 Gorgas Warehouses ADA	345	44		389	46	11.9%	44	22	345						
74 CNG Station/Bus Yard	1,000			1,000	32	3.2%	32		168		371	429			

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	Total Project Budget to FY2015						ESTIMATE OF OBLIGATIONS BY YEAR								
	(1)	(2)	(2a)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(14)	(15)
	Approved Budget Feb-11	Administrative Project Changes	BOD Proposed Changes	Revised Mar-11	Proprietary ITD Actual	% of Actual to Revised Budget	Prior to FY2011	YTD Actual	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	Stabilized Revenue	Cash on Cash Return
75	Presidio Parkway Restoration	3,000		3,000	25	0.8%	25	(0)			250	233	2,492		
76	Subtotal -Presidio Parkway Requirements	13,190	8	408	13,607	2,212	16.3%	3,177	(642)	2,518		1,239	2,548	4,125	
77	Infrastructure														
78	Infrastructure Pool (general)	11,630			11,630	771	6.6%	1,059	330	2,137	2,016	2,076	2,138	2,203	
79	Thornburgh Util Backbone	2,990			2,990	58	1.9%	96	1	2,894					
80	Public Website Improvements	450			450	130	28.9%		130	450					
81	Data Center Virtualization	503			503	360	71.4%	353	6	150					
82	Systems Integration	2,690			2,690	922	34.3%	952	152	198	200	200	140	1,000	
83	Technology Equipment Lifecycle Repl	1,360			1,360	282	20.7%	271	15	289	200	200	200	200	
84	Microsoft Three Year License Renewals	540			540	97	17.9%	290			250				
85	Subtotal - Infrastructure	20,163			20,163	2,618	13.0%	3,021	634	6,118	2,416	2,726	2,478	3,403	
86	Baker Beach Housing Repairs & Habitat Restoration	11,438			11,438	764	6.7%	793	8	9,090	1,555				
87	Capital Programs - Park	10,593			10,593	3,076	29.0%	3,134	677	1,638	1,392	1,433	1,476	1,521	
88	Capital Programs - Operations	11,371		435	11,806	3,129	26.5%	2,794	641	2,643	1,522	1,568	1,615	1,663	
89	Capital Programs - Preventative & Cyclic Maint.	16,538	(111)		16,427	3,917	23.8%	3,671	545	2,742	2,394	2,465	2,539	2,615	
90	Capital Programs - Residential Housing Turns	12,935	75	412	13,422	4,638	34.6%	4,072	727	2,320	1,680	1,731	1,783	1,836	
91	Subtotal - Cap Prgms & Baker Beach Housing	62,875	(36)	847	63,686	15,524	24.4%	14,464	2,598	18,433	8,543	7,197	7,413	7,636	
92	TOTAL	265,301	(2,387)	6,355	269,269	88,201	32.8%	126,145	7,068	65,799	23,090	15,619	17,881	20,735	
93	OTHER KEY PROJETS - MANAGED BY TRUST (Outside Funding) [Projects can not commence until a funding source is secured.]														
94	Gifts - Campaign Funded														
95	Main Parade/Pershing Square	30,726			30,726	661	2.1%	3,166		1,730	588	24,632	611		
96	Rob Hill Campground	3,994			3,994	3,837	96.1%	3,836	6	158					
97	Trails & Overlooks	16,972			16,972	4,650	27.4%	4,576	474	3,395	3,000	2,000	2,000	2,000	
98	Tennessee Hollow - El Polin	2,875			2,875					2,000	875				
99	Tennessee Hollow - East Tributary	6,824			6,824						3,412	3,412			
100															
101	Defense Appropriation Funded														
102	Main Post Historical Waysides	257			257	9	2.8%	7	113	250					
103	Bldg 640/641 - Japanese Heritage Ctr	3,289			3,289					3,289					
104															
105	Presidio Parkway														
106	Presidio Parkway - MOA	8,525			8,525		15.5%	1,325		2,400	2,400	2,400			
107	Wetlands Mitigation	958			958	43	4.9%	47		408	276	76	151		
108	Dragonfly Creek Restoration	1,284			1,284					1,150	62	42	30		
109	Subtotal - Presidio Parkway	10,766			10,766	43	12.7%	1,372		3,958	2,738	2,518	181		
110	Other														
111	Ft. Scott Bldg 1201	3,000	(3,000)												
112	Quartermaster Reach	7,540			7,540	217				3,259	326	1,155	2,373	427	
113	Playing Field upgrades (Fort Scott, JK, Pop Hicks, Paul Goode)	9,500			9,500					500	2,000	3,000	4,000		
114	TOTALS	95,744	(3,000)		92,744	9,417	14.0%	12,957	593	18,539	12,939	36,717	9,165	24,227	
115	MASTER DEVELOPER PROJECTS														
116	Bldg 100	14,000			14,000										
117	Thornburgh	50,000			50,000										
118	TOTALS - MASTER DEVELOPER PROJECTS	64,000			64,000										
119															
120	GRAND TOTAL Trust & Outside Funded	425,044	(5,387)	6,355	426,012	97,617	32.7%	139,101	7,661	84,338	36,029	52,336	27,046	23,162	