

TABLE 1 THE PRESIDIO TRUST DETAILED BUDGETS - FISCAL YEARS 2017 Thru 2021  (Dollars in Thousands)		FY 2016	FY 2017			FY 2018		FY 2019		FY 2020		FY 2021		
		(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)	(13)
		ACTUALS to SEP-30-16	APPROVED NOV FY 2017	YTD ACTUALS FY 2017	APPROVED FEB FY 2017	BUDGET VARIANCE FY 2017	FORECAST FY 2018	YEAR OVER YEAR CHANGE	FORECAST FY 2019	YEAR OVER YEAR CHANGE	FORECAST FY 2020	YEAR OVER YEAR CHANGE	FORECAST FY 2021	YEAR OVER YEAR CHANGE
1	<b>Revenue</b>													
2	Residential	55,792	57,394	14,543	58,771	1,376	60,533	1,762	62,348	1,815	64,217	1,869	66,142	1,925
3	Non-Residential	26,020	26,133	6,919	27,368	1,235	27,621	254	29,521	1,899	31,508	1,987	33,385	1,877
4	SDC (Service District Charges)	7,629	7,819	1,922	7,703	(116)	8,085	382	8,593	507	8,995	402	9,353	358
5	<i>Total Real Estate Revenue</i>	<b>89,440</b>	<b>91,346</b>	<b>23,385</b>	<b>93,841</b>	<b>2,495</b>	<b>96,239</b>	<b>2,398</b>	<b>100,461</b>	<b>4,222</b>	<b>104,720</b>	<b>4,259</b>	<b>108,880</b>	<b>4,160</b>
6														
7	Hospitality	23,575	23,559	5,935	23,500	(59)	24,950	1,449	26,713	1,763	27,560	847	28,317	757
8	Municipal Services (Parking, Utilities)	10,993	11,819	2,709	11,819	-	13,013	1,195	13,420	407	14,314	894	14,677	363
9	Miscellaneous Programs	712	429	85	429	-	434	5	442	8	442	-	442	-
10	<b>Total Revenue</b>	<b>124,721</b>	<b>127,153</b>	<b>32,113</b>	<b>129,590</b>	<b>2,437</b>	<b>134,636</b>	<b>5,047</b>	<b>141,036</b>	<b>6,400</b>	<b>147,036</b>	<b>6,000</b>	<b>152,316</b>	<b>5,280</b>
11	<b>Expenses</b>													
12	Real Estate	(16,900)	(17,091)	(7,019)	(18,066)	(975)	(18,606)	(540)	(19,092)	(486)	(19,592)	(499)	(20,104)	(513)
13	Hospitality	(20,829)	(21,198)	(20,144)	(21,070)	127	(21,498)	(428)	(20,923)	575	(21,359)	(437)	(21,794)	(435)
14	Municipal Services	(27,844)	(30,380)	(5,966)	(30,419)	(38)	(30,407)	12	(32,320)	(1,914)	(32,998)	(678)	(33,868)	(870)
15	<i>Total Real Estate, Hospitality, Muni Svcs Expenses</i>	<b>(65,573)</b>	<b>(68,669)</b>	<b>(33,129)</b>	<b>(69,555)</b>	<b>(886)</b>	<b>(70,511)</b>	<b>(955)</b>	<b>(72,335)</b>	<b>(1,824)</b>	<b>(73,949)</b>	<b>(1,614)</b>	<b>(75,766)</b>	<b>(1,817)</b>
16														
17	Programs	(8,999)	(10,947)	(2,019)	(10,980)	(33)	(11,399)	(419)	(12,052)	(654)	(12,707)	(654)	(12,968)	(261)
18	Park Development & Operations	(1,827)	(2,181)	(422)	(2,140)	41	(1,875)	266	(1,915)	(40)	(1,947)	(33)	(1,991)	(44)
19	Operating Contingency	(131)	(933)	(74)	(1,312)	(379)	(1,473)	(161)	(990)	483	(1,005)	(15)	(1,020)	(15)
20	Overhead Allocated to Operating Activities	(8,470)	(8,967)	(3,816)	(9,585)	(618)	(9,539)	45	(9,758)	(219)	(9,991)	(233)	(10,231)	(239)
21	<b>Total Expense</b>	<b>(85,001)</b>	<b>(91,697)</b>	<b>(39,460)</b>	<b>(93,572)</b>	<b>(1,875)</b>	<b>(94,796)</b>	<b>(1,224)</b>	<b>(97,050)</b>	<b>(2,254)</b>	<b>(99,600)</b>	<b>(2,549)</b>	<b>(101,976)</b>	<b>(2,376)</b>
22	<b>Contribution to the Park (NOI)</b>	<b>39,720</b>	<b>35,455</b>	<b>(7,347)</b>	<b>36,017</b>	<b>562</b>	<b>39,840</b>	<b>3,823</b>	<b>43,986</b>	<b>4,146</b>	<b>47,436</b>	<b>3,450</b>	<b>50,340</b>	<b>2,904</b>
23	<b>Other Income &amp; Expense</b>													
24	Debt Service (Net)	(3,084)	(3,112)	(817)	(3,112)	-	(3,105)	7	(3,098)	7	(3,090)	8	(3,082)	8
25	Carryforward & Miscellaneous	35,414	42,786	42,311	42,786	-	2,075	(40,711)	2,764	689	5,229	2,465	1,196	(4,033)
26	Army/REEL Reimbursement	1,294	5,787	487	4,400	(1,387)	2,622	(1,778)	378	(2,244)	-	(378)	-	-
27	Doyle Drive Reimbursement	-	500	-	500	-	-	(500)	-	-	-	-	-	-
28	<i>Subtotal Other Income &amp; Expense &amp; Carryforward</i>	<b>33,625</b>	<b>45,962</b>	<b>41,981</b>	<b>44,575</b>	<b>(1,387)</b>	<b>1,592</b>	<b>(42,983)</b>	<b>44</b>	<b>(1,547)</b>	<b>2,138</b>	<b>2,094</b>	<b>(1,887)</b>	<b>(4,025)</b>
29														
30	<b>Operating Surplus Available for Capital Investments</b>	<b>73,345</b>	<b>81,417</b>	<b>34,634</b>	<b>80,592</b>	<b>(825)</b>	<b>41,431</b>	<b>(39,160)</b>	<b>44,030</b>	<b>2,599</b>	<b>49,575</b>	<b>5,545</b>	<b>48,453</b>	<b>(1,121)</b>
31	Overhead Allocated to Capital Investments	6,655	7,045	1,679	7,531	486	7,495	(36)	7,667	172	7,850	183	8,038	188
32	<b>Capital Projects (Table 2)</b>	<b>24,154</b>	<b>62,602</b>	<b>21,828</b>	<b>71,236</b>	<b>8,634</b>	<b>31,422</b>	<b>(39,814)</b>	<b>31,384</b>	<b>(39)</b>	<b>40,778</b>	<b>9,394</b>	<b>40,415</b>	<b>(363)</b>
33	<b>FORWARD YEAR PARK FUNDING</b>	<b>42,536</b>	<b>11,770</b>	<b>11,126</b>	<b>1,825</b>	<b>(9,945)</b>	<b>2,514</b>	<b>689</b>	<b>4,979</b>	<b>2,465</b>	<b>946</b>	<b>(4,033)</b>	<b>0</b>	<b>(946)</b>

**TABLE 2  
THE PRESIDIO TRUST  
FIVE YEAR CAPITAL PLAN Thru FY2021  
ACTUALS AS OF DECEMBER 31, 2016**

(Dollars in Thousands)

The Presidio Trust Five Year Capital 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)	(2a)	(2b)	(2c)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
	Approved NOV FY 2017	Admin Project Changes	Board Approved Changes	Closed Projects	Proposed Project Budget	Prior to FY 2017	YTD Actuals FY 2017	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
<b>2017 Feb Board Meeting</b>													
<b>1</b>	<b>Residential Real Estate Projects</b>												
2	Building Maintenance (OCC, Res Cyclic, ADA)	30,607		(755)	(3,855)	25,997	4,384	956	3,502	4,360	4,470	4,584	4,698
<b>3</b>	<b>Subtotal - Residential Real Estate Projects</b>	<b>30,607</b>	<b>-</b>	<b>(755)</b>	<b>(3,855)</b>	<b>25,997</b>	<b>4,384</b>	<b>956</b>	<b>3,502</b>	<b>4,360</b>	<b>4,470</b>	<b>4,584</b>	<b>4,698</b>
<b>4</b>	<b>Non-Residential Real Estate Projects</b>												
5	Girard Road Corridor	3,287				3,287	1,521	47	1,766				
6	Bldg Maintenance (OCC, NonRes Cyclic, ADA)	8,094			(1,009)	7,085	996		1,155	1,186	1,218	1,250	1,281
7	Mason Street Warehouse Site Utilities	2,113				2,113	2,003	103	111				
8	Presidio Theatre	1,234				1,234	2	4	1,232				
9	Relocate Leasing Offices	1,375			(1,275)	100			100				
10	First Republic Relocation - COMPLETED	311			(311)	-							
11	Preservation Maintenance	1,500				1,500	357		143		500	250	250
12	Post Office Relocation - COMPLETED	43			(43)	-							
13	Bowling Center Tenant Improvements	48				48			38	10			
14	Gorgas Warehouses	14,580				14,580			1,500	13,080			
15	Montgomery Street Barracks (Bldg 106)	756				756			706	50			
16	Bldg 935-937 Rehabilitation	350				350			175	175			
17	YMCA Expansion Support	50				50	2		48				
18	Montgomery Street Barracks (Bldg 102)	17,224				17,224	2,145			2,000	13,079		
19	Bldg 201 Tenant Improvements	462				462				372	90		
20	Thornburgh/West Letterman	1,051				1,051				274	172	388	217
21	East Mason Warehouses	16,301				16,301					2,000	14,301	
22	Halleck Street Buildings	14,916				14,916						2,891	12,026
23	Bldg 2 Rehabilitation	2,012				2,012							2,012
24	Bldg 644 Rehabilitation	433				433						191	242
<b>25</b>	<b>Subtotal - Non-Residential Real Estate Projects</b>	<b>86,140</b>	<b>-</b>	<b>-</b>	<b>(2,638)</b>	<b>83,502</b>	<b>7,026</b>	<b>165</b>	<b>6,973</b>	<b>17,147</b>	<b>17,058</b>	<b>19,270</b>	<b>16,028</b>
<b>26</b>	<b>Hospitality Management</b>												
27	Expansion of Historic Inn (Bldg 105)	25,038				25,038	2,855	19,103	22,183				
28	Restaurants Capital Contribution	4,300				4,300			4,300				
29	Design of Food Facilities at Tunnel Tops	-		200		200			200				
30	Golf Course Improvements	2,071			(1)	2,070	710	208	660	50	300	175	175
<b>31</b>	<b>Subtotal - Hospitality Management</b>	<b>31,409</b>	<b>-</b>	<b>200</b>	<b>(1)</b>	<b>31,608</b>	<b>3,565</b>	<b>19,311</b>	<b>27,344</b>	<b>50</b>	<b>300</b>	<b>175</b>	<b>175</b>
<b>32</b>	<b>Park Projects (Excludes Gift Funded Share)</b>												
33	Tunnel Tops	10,000				10,000	634	(70)	6,916	1,600	850		
34	Visitor Center	3,112				3,112	2,904	68	208				
35	Main Entrance Signage	200				200			200				
36	Main Post Welcoming (signage, benches, etc)	532		86	(103)	516	279	25	237				
37	Quartermaster Reach Culverts	2,511		254	(540)	2,225	1,866	(1)	358				
38	Korean War Memorial	278				278	258		20				
39	El Presidio	100				100						100	
40	Battery Bluffs Design	100				100			100				
41	Anza Esplanade	4,000				4,000	138	2	36		822	2,982	22
42	North Ft. Scott Residential Landscape	1,665				1,665	1,406	21	259				
43	Designed Landscapes	8,100		40	(154)	7,987	3,553	60	2,073	265	450	895	750
44	Design - Sponsored Projects	5,145			(1,551)	3,594	911	8	1,878	455	350		
45	Ball Fields (Pop Hicks, Paul Goode)	1,530		58		1,588	1,167	35	421				
46	Forestry	1,385				1,385	421	27	300	160	164	168	172
47	Ongoing Natural Resources	685			(489)	196	8		188				
48	Restoration of Remediation Sites	148			(23)	125	37		74	14			
<b>49</b>	<b>Subtotal - Park Projects</b>	<b>39,491</b>	<b>-</b>	<b>438</b>	<b>(2,860)</b>	<b>37,069</b>	<b>13,583</b>	<b>197</b>	<b>13,267</b>	<b>2,494</b>	<b>2,635</b>	<b>4,145</b>	<b>945</b>
<b>50</b>	<b>Municipal Services</b>												
51	Reclaimed Water Plant	350				350	2		348				
52	Parking Lot - Moraga Avenue	5,924				5,924						948	4,976
53	Officers' Club Parking	1,050				1,050						1,050	
54	Parking Lot - Cavalry Bowl	4,250				4,250					250	4,000	
55	Expansion of Transit Capacity	-		100		100			100				
56	CNG Station/Bus Yard	777				777			777				
57	Infrastructure Pool	16,237		210		16,447	2,473	622	2,538	2,436	3,000	3,000	3,000
58	Electrical Substation Upgrade (Bldg 107)	2,100				2,100	1,774	15	326				
59	Mountain Lake Overflow project	2,395				2,395	101	(1)	745	1,550			
60	Parking Meter Replacement	750				750			150	150	150	150	150
61	Shuttle Purchase	1,704				1,704	685		519			500	
62	Diesel Equipment Replacement	1,690				1,690	356	102	244	210	425	275	180
63	Capital Equipment Replacement	2,141				2,141	278		257	210	495	401	500
64	Bathroom Rehabilitation (Bldg 1351)	80				80			80				
65	Bldg 1450	-		80		80			80				
66	Remediation - Miscellaneous Sites	9,081		600	(16)	9,665	6,094	100	3,255	316			
<b>67</b>	<b>Subtotal - Municipal Services</b>	<b>48,529</b>	<b>-</b>	<b>990</b>	<b>(16)</b>	<b>49,503</b>	<b>11,763</b>	<b>838</b>	<b>9,418</b>	<b>4,871</b>	<b>4,320</b>	<b>10,324</b>	<b>8,806</b>
<b>68</b>	<b>Ft. Scott</b>												
69	Presidio Institute Bldg 1202 Rehabilitation - COMPLETE	542			(542)	-							
70	Ft. Scott Buildings	7,263				7,263							7,263
<b>71</b>	<b>Subtotal - Ft. Scott</b>	<b>7,804</b>	<b>-</b>	<b>-</b>	<b>(542)</b>	<b>7,263</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,263</b>
<b>72</b>	<b>Overhead</b>												
73	Cell & WiFi Coverage Improvement	1,968				1,968	964	61	204	200	200	200	200
74	Digital Strategy	2,278				2,278	776	75	302	300	300	300	300
75	Financial System Integration	800		250		1,050	393	144	457	200			
76	Software Infrastructure for Integration	1,980			(1,839)	141			141				
77	Bldg 103 - Build out office, exhibit space	1,086				1,086	688	81	399				
78	Seismic Strengthening (Bldg 67)	90				90			90				
79	IT Equipment	188				188			58		100	30	
<b>80</b>	<b>Subtotal - Overhead</b>	<b>8,390</b>	<b>-</b>	<b>250</b>	<b>(1,839)</b>	<b>6,801</b>	<b>2,821</b>	<b>361</b>	<b>1,650</b>	<b>700</b>	<b>600</b>	<b>530</b>	<b>500</b>
81	Capital Contingency	11,853	90	6,897	(2,201)	16,638	6		9,082	1,800	2,000	1,750	2,000
82	Carryforward	15,593			(15,593)	-							
<b>83</b>	<b>TOTAL TRUST FUNDED</b>	<b>279,817</b>	<b>90</b>	<b>8,020</b>	<b>(29,545)</b>	<b>258,382</b>	<b>43,146</b>	<b>21,828</b>	<b>71,236</b>	<b>31,422</b>	<b>31,384</b>	<b>40,778</b>	<b>40,415</b>

**TABLE 2  
THE PRESIDIO TRUST  
FIVE YEAR CAPITAL PLAN Thru FY2021  
ACTUALS AS OF DECEMBER 31, 2016**

(Dollars in Thousands)

The Presidio Trust Five Year Capital 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)	(2a)	(2b)	(2c)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	
	Approved NOV FY 2017	Admin Project Changes	Board Approved Changes	Closed Projects	Proposed Project Budget	Prior to FY 2017	YTD Actuals FY 2017	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	
<b>2017 Feb Board Meeting</b>													
84													
<b>85</b>	<b>OTHER KEY PROJECTS - MANAGED BY TRUST (Outside Funding) [Projects cannot commence until a funding source is secured.]</b>												
<b>86</b>	<b>Other</b>												
87	3,989				3,989	1,182	34	2,808					
88	6,761	2,068			8,829	6,669	1,290	2,160					
89	1,474				1,474	1,474							
90	2,987	(248)			2,739	2,503	109	236					
91	916	6			922	922	2						
92	1,806	(589)			1,217	1,199	3	18					
93	2,308	(97)		-	2,210	1,962	2	56	53	41	55	42	
<b>94</b>	<b>Total - Funding Source Secured</b>	<b>20,241</b>	<b>1,140</b>	<b>-</b>	<b>21,380</b>	<b>15,911</b>	<b>1,441</b>	<b>5,278</b>	<b>53</b>	<b>41</b>	<b>55</b>	<b>42</b>	
<b>95</b>	<b>Presidio Parkway</b>												
96	12,301	(196)		(69)	12,036	11,695	212	340					
97	1,720				1,720	1,309	183	411					
98	380				380	66		197	117				
99	240				240			100	50	45	45		
<b>100</b>	<b>Subtotal - Presidio Parkway</b>	<b>14,641</b>	<b>(196)</b>	<b>-</b>	<b>14,376</b>	<b>13,070</b>	<b>395</b>	<b>1,048</b>	<b>167</b>	<b>45</b>	<b>45</b>	<b>-</b>	
<b>101</b>	<b>Future Funding</b>												
102	82,072				82,072			78,379	3,692				
103	4,100				4,100						4,100		
104	6,100				6,100				6,100				
<b>105</b>	<b>Subtotal - Future Funding</b>	<b>92,272</b>	<b>-</b>	<b>-</b>	<b>92,272</b>	<b>-</b>	<b>-</b>	<b>78,379</b>	<b>9,792</b>	<b>-</b>	<b>4,100</b>	<b>-</b>	
<b>106</b>	<b>TOTAL - OUTSIDE FUNDED</b>	<b>127,153</b>	<b>943</b>	<b>-</b>	<b>128,027</b>	<b>28,981</b>	<b>1,836</b>	<b>84,706</b>	<b>10,013</b>	<b>86</b>	<b>4,200</b>	<b>42</b>	
107													
<b>108</b>	<b>GRAND TOTAL Trust &amp; Outside Funded</b>	<b>406,970</b>	<b>1,033</b>	<b>8,020</b>	<b>(29,615)</b>	<b>386,409</b>	<b>72,127</b>	<b>23,665</b>	<b>155,942</b>	<b>41,435</b>	<b>31,470</b>	<b>44,978</b>	<b>40,457</b>