

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION

Board of Directors Meeting

Thursday, December 11th, 2025 at 10:00am

Makerspace Room @ United Way Monterey County

232 Monterey St, Salinas, CA 93901

Agenda

Call to Order/Roll Call

Public Comment (2 Minutes)

Consent Agenda—General Business

- I. Minutes November 2025
 - II. Financial Report November 2025
- Public Comment
 - Board Questions/Discussion/
Deliberation
 - Action by Board

Presentations/Updates

- I. Report from the President
 - II. Report from the Treasurer
 - III. Report from District Coordinator
- Public Comment
 - Board Questions/Discussion

Updates from Ad-Hoc Committees

- I. District Identity and Streetscape Improvements (DISI)
 - II. Sidewalk Operation and Beatification & Order (SOBO)
 - III. Land Use Committee (LUC)
- Public Comment
 - Board Questions/Discussion

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Board Member Questions and Referrals

Action Items

- I. Consideration for adoption of FY Dec2025/Nov2026 Ad-Hoc Committee Work Plans
- II. Amend Budget FY Dec2025/Nov2026 to reflect actual year end financials
 - Public Comment
 - Board Questions/Discussion/Deliberation
 - Action by Board

Adjournment

The next Regular Meeting of the Board of Directors is scheduled for Thursday, January 8th 2026, at 10am at Makerspace Room @ United Way Monterey County, 232 Monterey Street, Salinas, California 93901.

Notes: Requests for a disability related modification or accommodation, including auxiliary aids or services, in order to attend or participate in a meeting should be made to the District Administrator during regular business hours at (831) 877-0997. Notification received 48 hours before the meeting will enable the District to make reasonable accommodations.

The complete Board packet including subsequently distributed materials and presentations is available at the Association Office, 10b Midtown Ln, Salinas, CA 93901. All items appearing on the agenda are subject to action by the Board. Staff and Committee recommendations are subject to change by the Board.

Reference Items

[SCCIA Bylaws](#)

[SCCIA Management District Agreement](#)

[Salinas Downtown Vibrancy Plan](#)

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION

Board of Directors Minutes

Thursday, November 13th, 2025 at 10:00am

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Minutes

Board President	Audrey Wardwell	
Board Vice President	Amy Salmina	P
Board Treasurer	Greg Piini	P
Board Secretary	Katy Castagna	P
Board Member	Frank Saunders	P
Board Member	Jay DeSerpa	
Board Member	Ruth Rodriguez	
Board Member	Steve Ish	P
Board Member	Jason Retterer	
Board Member	Larry Bussard	
Board Member	Peter Kasavan	P
Board Member	Tom Bennett	P
Board Member	Willette Jones	P
District Coordinator	Greg Hamer	P
Legal Counsel	Matt Ottone	

Discussion	Action
Call to Order - 10:10	
Public Comment	None
Consent Agenda	Minutes October 2025, Financial Report August, September, October 2025 Motion Tom Bennett (M) Steve Ish (S) No Public Comment All Aye 0 Nay Motion Passes
Reports I. Report from President - II. Report from Treasurer - Closed CD. Moved funds back to Comerica. Collected some delinquent funds. SOBO is under budget. III. Report from District Coordinator - A. Attended Housing Meeting	None

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<ul style="list-style-type: none"> B. Attended Main Street Conference in SLO C. First Friday Salinas was huge success D. Main Street Trick or Treat was huge success E. Continuing to engage city staff for various issues F. Collaborating with UCMerced SBDC 	
<p>Updates from Ad-Hoc Committees</p> <ul style="list-style-type: none"> I. DISI <ul style="list-style-type: none"> A. Salinas Legends B. Mural Update C. 201 Main D. Website ADA progress E. Holiday <ul style="list-style-type: none"> 1. Shop Small 2. Decor <ul style="list-style-type: none"> a) 11/20 Tree b) 11/19 Decor c) 11/20 Banners II. SOBO - Maint Crew is doing a good job. The security team is being responsive to needs. Steinbeck Library is very messy due to transients. Farmers Market is blocking drains. To be removed. Working on Block Captains to be part of the SOBO committee. III. LUC - Parking Discussion 	None
<p>Action Item</p> <ul style="list-style-type: none"> I. Election of Directors <ul style="list-style-type: none"> A. Report by Peter Kasavan, Chair of the Nominations Committee. Slate consists of Amy Salmina, Katy Castagna, Frank Saunders, Jay DeSerpa, Ruth Rodriguez, and Steve Ish. B. Roll Call Vote II. Election of Officers <ul style="list-style-type: none"> A. Report by Board President – Bylaws require us to elect Officers for the next one (1) year period at the same meeting as we elect our Directors B. Ask for Nomination for Board President <ul style="list-style-type: none"> 1. PK Motion to elect Audrey Wardwell /Seconded by AS 2. Roll Call Vote C. Ask for Nomination for Board Vice-President <ul style="list-style-type: none"> 1. PK Motion to elect Amy Salima/Seconded by SI 2. Discussion/Deliberation on Motion 3. Roll Call Vote D. Ask for Nomination for Board Secretary 	<p>I B. Motion to adopt Slate by Peter Kasavan. Second by Tom Bennett. Roll Call Vote GP - Yes SI - Yes WJ - Yes KC - Yes TB - Yes FS - Yes AS - Yes PK - Yes Motion Passes</p> <p>II B. Roll Call Vote GP - Yes SI - Yes WJ - Yes KC - Yes TB - Yes FS - Yes</p>

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1. PK Motion to elect Katy Castagna/Seconded by SI	AS - Yes PK - Yes Motion Passes
2. Roll Call Vote	II C.
E. Ask for Nomination for Board Treasurer	Roll Call Vote
1. PK Motion to elect Tom Bennett/Seconded by GP	GP - Yes
2. Roll Call Vote	SI - Yes
III. Consideration for adoption of FY Dec2025/Nov2026 Budget	WJ - Yes
A. Public Comment	KC - Yes
B. Board Questions/Discussion/Deliberation	TB - Yes
C. Action by Board	FS - Yes
IV. Consideration for adoption of FY Dec2025/Nov2026 Ad-Hoc Committee Work Plans	AS - Yes
A. Public Comment	PK - Yes
B. Board Questions/Discussion/Deliberation	Motion Passes
C. Action by Board	II D.
	Roll Call Vote
	GP - Yes
	SI - Yes
	WJ - Yes
	KC - Yes
	TB - Yes
	FS - Yes
	AS - Yes
	PK - Yes
	Motion Passes
	II E.
	Roll Call Vote
	GP - Yes
	SI - Yes
	WJ - Yes
	KC - Yes
	TB - Yes
	FS - Yes
	AS - Yes
	PK - Yes
	Motion Passes
	III.
	Motion to Adopt Budget
	Tom Bennett (M), Peter Kasavan (S)
	7 Aye
	0 Nay
	Motion Passes
	IV. Tabled
Meeting Adjourned at 11:20AM	



Steinbruner ♦ Hill
Certified Public Accountants

ACCOUNTANTS' COMPILATION REPORT

To The Board of Directors
Salinas City Center Improvement Association
Salinas, California

Management is responsible for the accompanying financial statements of Salinas City Center Improvement Association (a nonprofit organization), which comprise a statement of assets, liabilities and fund balance – cash basis as of November 30, 2025, and the related statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis for the twelve months then ended, in accordance with the cash basis of accounting, and for determining that the cash basis of accounting is an acceptable financial reporting framework. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on the statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis.

The financial statement is prepared in accordance with the cash basis of accounting, which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The supplementary budget information contained in the statement of revenues and expenses – actual vs. budget – fiscal year 2024-2025 – cash basis is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management. The supplementary budget information was subject to our compilation engagement. We have not audited or reviewed the supplementary budget information and do not express an opinion, a conclusion, nor provide any assurance on such information.

Management has elected to omit substantially all the disclosures ordinarily included in financial statements prepared in accordance with the cash basis of accounting. If the omitted disclosures were included in the financial statement, they might influence the user's conclusions about the Company's assets, liabilities, fund balance, revenues and expenses. Accordingly, the financial statement is not designed for those who are not informed about such matters.

We are not independent with respect to Salinas City Center Improvement Association.

Steinbruner Hill CPAs

Steinbruner Hill CPAs
Carmel, California
December 7, 2025

Steinbruner Hill, Inc.

3771 Rio Rd. Ste. 103A ♦ Carmel, CA 93923

928 E. Blanco Rd. Ste. 200 ♦ Salinas, CA 93901

Ph (831) 222-6111 ♦ Fx (831) 222-5464 ♦ www.steinhill.com

Salinas City Center Improvement Association

Statement of Assets, Liabilities and Fund Balance - Cash Basis

As of November 30, 2025

ASSETS

Current Assets		
Bank Accounts		
Checking - Operating Acct	\$	193,092.55
Checking - Grants Acct		75,278.36
Total Bank Accounts		<u>268,370.91</u>
Total Current Assets		<u>268,370.91</u>
Fixed Assets		
Vehicle		18,000.61
Accumulated Depreciation		<u>(11,619.00)</u>
Total Fixed Assets		6,381.61
Other Assets		
Organizational Costs		50,000.00
Accumulated Intangible Assets		<u>(42,917.00)</u>
Total Other Assets		<u>7,083.00</u>
TOTAL ASSETS	\$	<u><u>281,835.52</u></u>

LIABILITIES AND FUND BALANCE

Liabilities		
Debt	\$	5,000.00
Total Liabilities		<u>5,000.00</u>
Fund Balance		
Fund Balance - SOBO		78,845.40
Fund Balance - DISI		60,158.33
Fund Balance - Admin		21,337.69
Fund Balance - Conting/Reserves		32,751.13
Fund Balance - Grants		<u>75,278.36</u>
Subtotal - Cash Fund Balance		268,370.91
Fund Balance - Other		<u>8,464.61</u>
Total Fund Balance		<u>276,835.52</u>
TOTAL LIABILITIES AND FUND BALANCE	\$	<u><u>281,835.52</u></u>

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2024-2025 - Cash Basis
For the Twelve Months Ended November 30, 2025

	SOBO				DISI				Administration			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income												
Assessments	\$ 303,589.74	\$ 296,907.00	\$ (6,682.74)		\$ 111,316.24	\$ 108,866.00	\$ (2,450.24)		\$ 70,837.61	\$ 69,278.00	\$ (1,559.61)	
Grants	-	-	-		-	-	-		-	-	-	
Interest Earned	-	-	-		-	-	-		-	-	-	
Total Income	\$ 303,589.74	\$ 296,907.00	\$ (6,682.74)		\$ 111,316.24	\$ 108,866.00	\$ (2,450.24)		\$ 70,837.61	\$ 69,278.00	\$ (1,559.61)	
Expenses												
Bank Service Charges	-	-	-		-	-	-		66.00	200.00	134.00	67%
Formation Costs Payback	-	-	-		-	-	-		-	-	-	
Insurance	-	-	-		-	-	-		2,184.62	2,500.00	315.38	13%
Professional Services	-	-	-		-	-	-		-	-	-	
Accounting	-	-	-		-	-	-		20,490.00	15,200.00	(5,290.00)	-35%
Legal	-	-	-		-	-	-		8,545.00	6,000.00	(2,545.00)	-42%
Other	-	-	-		-	-	-		5,425.92	12,000.00	6,574.08	55%
Total Professional Services	-	-	-		-	-	-		34,460.92	33,200.00	(1,260.92)	-4%
Office	-	-	-		-	-	-		-	-	-	
Rent/CAM/Utilities	-	-	-		-	-	-		10,269.43	10,000.00	(269.43)	-3%
Office Annual Cleaning	-	-	-		-	-	-		116.89	600.00	483.11	81%
Office Furnishings/Paint	-	-	-		-	-	-		709.68	1,500.00	790.32	53%
Computer / Internet	-	-	-		-	-	-		3,013.30	2,500.00	(513.30)	-21%
Total Office	-	-	-		-	-	-		14,109.30	14,600.00	490.70	3%
Staff	-	-	-		-	-	-		-	-	-	
Payroll - Wages & Taxes	94,084.39	104,000.00	9,915.61	10%	20,837.19	21,900.00	1,062.81	5%	41,674.17	44,400.00	2,725.83	6%
Workers Comp Insurance	2,059.94	3,500.00	1,440.06	41%	480.67	600.00	119.33	20%	892.61	600.00	(292.61)	-49%
Total Staff	96,144.33	107,500.00	11,355.67	11%	21,317.86	22,500.00	1,182.14	5%	42,566.78	45,000.00	2,433.22	5%
SOBO			-				-				-	
Sidewalk Ops (Maintenance)	106,204.50	125,920.00	19,715.50	16%	-	-	-		-	-	-	
Beautification/Order(Security)	104,779.82	100,598.00	(4,181.82)	-4%	-	-	-		-	-	-	
Total SOBO	210,984.32	226,518.00	15,533.68	7%	-	-	-		-	-	-	
DISI			-				-				-	
District Identity	-	-	-		90,644.96	93,500.00	2,855.04	3%	-	-	-	
Streetscape Improvements	-	-	-		13,795.61	13,000.00	(795.61)	-6%	-	-	-	
Total DISI	-	-	-		104,440.57	106,500.00	2,059.43	2%	-	-	-	
Extra Budget Expenses												
Collection Loss	-	-	-		-	-	-		-	-	-	
Taxes	-	-	-		-	-	-		-	250.00	250.00	100%
Total Expenses	307,128.65	334,018.00	26,889.35	8%	125,758.43	129,000.00	3,241.57	3%	93,387.62	95,750.00	2,362.38	2%
Net Income	(3,538.91)	(37,111.00)			(14,442.19)	(20,134.00)			(22,550.01)	(26,472.00)		

Cash Flow

Beg Balance FY 2023-24 Carryover	77,384.31	74,600.52	18,887.70
Reallocation of 2023-24 Carryover	5,000.00	-	25,000.00
Net Income FY 2024-25	(3,538.91)	(14,442.19)	(22,550.01)
Ending Cash Balance at 11/30/2025	\$ 78,845.40	\$ 60,158.33	\$ 21,337.69

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2024-2025 - Cash Basis
For the Twelve Months Ended November 30, 2025

	Contingency/Reserves				SUBTOTAL SOBO, DISI, ADMIN, & CONTIGENCY			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income								
Assessments	\$ 20,239.31	\$ 19,794.00	\$ (445.31)		\$ 505,982.90	\$ 494,845.00	\$ (11,137.90)	
Grants	-	-	-		\$ -	-	-	
Interest Earned	4,147.06	-	(4,147.06)		4,147.06	-	(4,147.06)	
Total Income	\$ 24,386.37	\$ 19,794.00	\$ (4,592.37)		\$ 510,129.96	\$ 494,845.00	\$ (15,284.96)	
Expenses								
Bank Service Charges		-	-		66.00	200.00	134.00	67%
Formation Costs Payback	5,103.50	5,000.00	(103.50)	-2%	5,103.50	5,000.00	(103.50)	-2%
Insurance			-		2,184.62	2,500.00	315.38	13%
Professional Services			-		-	-	-	
Accounting			-		20,490.00	15,200.00	(5,290.00)	-35%
Legal			-		8,545.00	6,000.00	(2,545.00)	-42%
Other			-		5,425.92	12,000.00	6,574.08	55%
Total Professional Services	-	-	-		34,460.92	33,200.00	(1,260.92)	-4%
Office			-		-	-	-	
Rent/CAM/Utilities			-		10,269.43	10,000.00	(269.43)	-3%
Office Annual Cleaning			-		116.89	600.00	483.11	81%
Office Furnishings/Paint			-		709.68	1,500.00	790.32	53%
Computer / Internet			-		3,013.30	2,500.00	(513.30)	-21%
Total Office	-	-	-		14,109.30	14,600.00	490.70	3%
Staff			-		-	-	-	
Payroll - Wages & Taxes					156,595.75	170,300.00	13,704.25	8%
Workers Comp Insurance					3,433.22	4,700.00	1,266.78	27%
Total Staff	-	-	-		160,028.97	175,000.00	14,971.03	9%
SOBO			-		-	-	-	
Sidewalk Ops (Maintenance)			-		106,204.50	125,920.00	19,715.50	16%
Beautification/Order(Security)			-		104,779.82	100,598.00	(4,181.82)	-4%
Total SOBO	-	-	-		210,984.32	226,518.00	15,533.68	7%
DISI			-		-	-	-	
District Identity			-		90,644.96	93,500.00	2,855.04	3%
Streetscape Improvements			-		13,795.61	13,000.00	(795.61)	-6%
Total DISI	-	-	-		104,440.57	106,500.00	2,059.43	2%
Extra Budget Expenses								
Collection Loss	-	9,897.00	9,897.00	100%	-	9,897.00	9,897.00	100%
Taxes					-	250.00	250.00	100%
Total Expenses	5,103.50	14,897.00	9,793.50	66%	531,378.20	573,665.00	42,286.80	7%
Net Income	19,282.87	4,897.00			(21,248.24)	(78,820.00)		

Cash Flow

Beg Balance FY 2023-24 Carryover	43,468.26	214,340.79
Reallocation of 2023-24 Carryover	(30,000.00)	-
Net Income FY 2024-25	19,282.87	(21,248.24)
Ending Cash Balance at 11/30/2025	\$ 32,751.13	\$ 193,092.55

(See accompanying accountants' report)

Salinas City Center Improvement Association
Comerica Bank - Operating Account
November 30, 2024 - November 30, 2025

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
Beginning Balance						214,340.79
12/01/2024	Check	2985	Miguel Gutierrez	December '24 Rent	-720.00	213,620.79
12/02/2024	Check	2988	Smith & Enright Landscaping Inc	Inv# 45099	-7,670.00	205,950.79
12/02/2024	Check	2986	Monterey Signs	Inv#25687	-4,990.00	200,960.79
12/02/2024	Check	2989	Allied Universal Security Services	Inv#16432994	-2,285.04	198,675.75
12/02/2024	Check	2987	Kap-Stone, Inc.	Inv#6752	-2,000.00	196,675.75
12/02/2024	Expense		AT&T		-132.10	196,543.65
12/03/2024	Expense		Go Daddy		-47.99	196,495.66
12/05/2024	Payroll Check	DD	Gregor Hamer	Pay Period: 11/16/2024-11/30/2024	-2,635.84	193,859.82
12/05/2024	Payroll Check	DD	Kevin A. Hayes	Pay Period: 11/16/2024-11/30/2024	-1,296.29	192,563.53
12/05/2024	Tax Payment		QuickBooks Payroll	Tax Payment	-1,158.82	191,404.71
12/06/2024	Expense		Verizon Wireless		-200.00	191,204.71
12/18/2024	Expense		Go Daddy		-22.17	191,182.54
12/19/2024	Check	2990	Kelly Productions	Inv#88719,88720	-1,425.00	189,757.54
12/19/2024	Check	2994	Jenna Hanson	Inv: Oct, Nov & Dec-24	-8,766.75	180,990.79
12/19/2024	Check	2991	Allied Universal Security Services	Inv#16432994	-8,633.12	172,357.67
12/19/2024	Check	2993	Smith & Enright Landscaping Inc	Inv# 325,327	-7,585.01	164,772.66
12/19/2024	Check	2992	Ottone & Leach LLP	Inv#1059	-540.00	164,232.66
12/20/2024	Payroll Check	DD	Gregor Hamer	Pay Period: 12/01/2024-12/15/2024	-2,602.40	161,630.26
12/20/2024	Payroll Check	DD	Kevin A. Hayes	Pay Period: 12/01/2024-12/15/2024	-1,105.49	160,524.77
12/20/2024	Tax Payment		QuickBooks Payroll	Tax Payment	-1,096.82	159,427.95
12/20/2024	Expense		Go Daddy		-35.88	159,392.07
12/30/2024	Expense		AT&T		-132.10	159,259.97
12/31/2024	Check		Comerica Credit Card		-1,406.28	157,853.69
01/01/2025	Check	2995	Miguel Gutierrez	January '25 Rent	-720.00	157,133.69
01/03/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 12/16/2024-12/31/2024	-2,615.15	154,518.54
01/03/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 12/16/2024-12/31/2024	-1,439.22	153,079.32
01/03/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 12/16/2024-12/31/2024	-1,059.45	152,019.87
01/03/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,669.31	150,350.56
01/07/2025	Check	2997	Steinbruner Hill CPAs	Inv#13680	-3,700.00	146,650.56
01/07/2025	Check	2998	Allied Universal Security Services	Inv#16519423,16583851	-2,950.56	143,700.00
01/07/2025	Check	2996	Steinbruner Hill CPAs	Inv#13785	-2,200.00	141,500.00
01/07/2025	Check	2999	Kap-Stone, Inc.	Inv#6763	-2,000.00	139,500.00
01/07/2025	Check	3002	Laura Harris Consulting	Inv #SaliC20241205	-500.00	139,000.00
01/07/2025	Check	3003	Laura Harris Consulting	Inv #SaliC20250105	-500.00	138,500.00
01/07/2025	Expense		Verizon Wireless	pay off cell phone	-168.35	138,331.65
01/08/2025	Check	3004	The Christmas Light Pros	Invoice Date 12.18.2024	-24,300.00	114,031.65
01/13/2025	Journal Entry	SH_013125		Assessments transferred from City of Salinas	376,369.97	490,401.62
01/21/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 01/01/2025-01/15/2025	-2,615.14	487,786.48
01/21/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 01/01/2025-01/15/2025	-1,205.44	486,581.04
01/21/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 01/01/2025-01/15/2025	-1,170.28	485,410.76
01/21/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,617.81	483,792.95
01/27/2025	Check	3005	Allied Universal Security Services	Inv#16607388,16626360,16646867	-5,245.44	478,547.51
01/27/2025	Check	3007	Steinbruner Hill CPAs	Inv#13833	-1,100.00	477,447.51
01/27/2025	Check	3006	Smith & Enright Landscaping Inc	Inv# 599	-337.50	477,110.01
01/28/2025	Expense		AT&T		-132.10	476,977.91
01/31/2025	Check		Comerica Credit Card		-1,259.58	475,718.33
02/01/2025	Check	3008	Miguel Gutierrez	February '25 Rent	-720.00	474,998.33
02/01/2025	Journal Entry	SH_020125		credit card software subscription credit	100.00	475,098.33
02/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 01/16/2025-01/31/2025	-2,615.14	472,483.19

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
02/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 01/16/2025-01/31/2025	-1,377.76	471,105.43
02/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 01/16/2025-01/31/2025	-1,318.53	469,786.90
02/05/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,694.84	468,092.06
02/06/2025	Expense		Verizon Wireless	cell phone	-295.29	467,796.77
02/13/2025	Expense		Comerica	service charge	-22.00	467,774.77
02/19/2025	Check	3010	Edible Monterey Bay	Inv 4886	-13,475.00	454,299.77
02/19/2025	Check	3009	Monterey County Weekly	Account Key#CSALC Statement 12.31.24	-7,563.48	446,736.29
02/19/2025	Check	3011	Allied Universal Security Services	Inv#16676741,16712899,16731376	-5,563.44	441,172.85
02/19/2025	Check	3013	Monterey Signs	Inv#25888	-4,990.00	436,182.85
02/19/2025	Check	3015	Steinbruner Hill CPAs	Inv#13895,13894	-1,390.00	434,792.85
02/19/2025	Check	3012	Ottone & Leach LLP	Inv#1365	-220.00	434,572.85
02/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 02/01/2025-02/15/2025	-2,615.15	431,957.70
02/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 02/01/2025-02/15/2025	-1,362.31	430,595.39
02/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 02/01/2025-02/15/2025	-1,116.11	429,479.28
02/20/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,577.03	427,902.25
02/28/2025	Check	eft	Comerica Credit Card		-1,356.71	426,545.54
03/01/2025	Check	3014	Miguel Gutierrez	March '25 Rent	-720.00	425,825.54
03/03/2025	Expense		AT&T		-132.10	425,693.44
03/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 02/16/2025-02/28/2025	-2,615.15	423,078.29
03/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 02/16/2025-02/28/2025	-1,138.53	421,939.76
03/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 02/16/2025-02/28/2025	-1,016.01	420,923.75
03/05/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,421.61	419,502.14
03/06/2025	Expense		Verizon Wireless	pay off cell phone	-168.11	419,334.03
03/10/2025	Check	3017	McMurray Electric	Inv#5507	-11,834.32	407,499.71
03/10/2025	Check	3020	Smith & Enright Landscaping Inc	Inv# 562,779,780.	-11,670.00	395,829.71
03/10/2025	Check	3018	Allied Universal Security Services	Inv#16753280,16782907,16823721	-5,672.72	390,156.99
03/10/2025	Check	3021	Jenna Hanson	Inv: Jan/Feb 2025	-4,680.00	385,476.99
03/10/2025	Check	3022	Laura Harris Consulting	Inv #SaliC20250305	-2,000.00	383,476.99
03/10/2025	Check	3016	Ottone & Leach LLP	Inv#1393	-480.00	382,996.99
03/10/2025	Check	3019	Monterey Signs	Inv#26092	-136.56	382,860.43
03/12/2025	Transfer			transfer from general acct to CD	-175,000.00	207,860.43
03/12/2025	Deposit			from Salinas Valley Health for banner	2,000.00	209,860.43
03/14/2025	Check	3024	Allied Universal Security Services	Inv#16553088	-2,196.25	207,664.18
03/14/2025	Check	3023	Salinas Valley Chamber of Commerce	Inv#18774	-450.00	207,214.18
03/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 03/01/2025-03/15/2025	-2,615.14	204,599.04
03/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 03/01/2025-03/15/2025	-1,362.31	203,236.73
03/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 03/01/2025-03/15/2025	-1,118.71	202,118.02
03/20/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,504.82	200,613.20
03/31/2025	Check	3029	Steinbruner Hill CPAs	Inv#13955	-1,100.00	199,513.20
03/31/2025	Expense		Comerica Credit Card		-706.40	198,806.80
03/31/2025	Expense		AT&T		-132.10	198,674.70
04/01/2025	Check	3027	The Christmas Light Pros	Invoice Date 03.21.2025	-4,800.00	193,874.70
04/01/2025	Check	3028	Smith & Enright Landscaping Inc	Inv# 561,1026,1027.	-11,610.00	182,264.70
04/01/2025	Check	3026	Allied Universal Security Services	Inv#16553088,16841440,16860326,16890214	-7,759.69	174,505.01
04/01/2025	Check	3025	Miguel Gutierrez	April '25 Rent	-720.00	173,785.01
04/04/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 03/16/2025-03/31/2025	-2,615.15	171,169.86
04/04/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 03/16/2025-03/31/2025	-1,321.15	169,848.71
04/04/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 03/16/2025-03/31/2025	-1,215.35	168,633.36
04/04/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,510.03	167,123.33
04/07/2025	Expense		Verizon Wireless		-174.50	166,948.83
04/18/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 04/01/2025-04/15/2025	-2,615.14	164,333.69
04/18/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 04/01/2025-04/15/2025	-1,484.40	162,849.29
04/18/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 04/01/2025-04/15/2025	-1,213.70	161,635.59
04/18/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,588.34	160,047.25

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
04/29/2025	Check	3030	Allied Universal Security Services	Inv#16967079, 16997116,16945056,16934059	-7,311.92	152,735.33
04/29/2025	Check	3032	Edible Monterey Bay	Inv 5016	-2,450.00	150,285.33
04/29/2025	Check	3033	Jenna Hanson	Inv: Mar-25	-2,000.00	148,285.33
04/29/2025	Check	3035	Steinbruner Hill CPAs	Inv#14049	-1,100.00	147,185.33
04/29/2025	Check	3034	Monterey Signs	Inv#26274	-795.00	146,390.33
04/29/2025	Check	3031	Salinas Valley Chamber of Commerce	Inv#18923	-250.00	146,140.33
04/29/2025	Expense		AT&T		-132.05	146,008.28
04/30/2025	Expense		Comerica Credit Card		-703.92	145,304.36
05/01/2025	Check	3036	Miguel Gutierrez	May '25 Rent	-720.00	144,584.36
05/02/2025	Check	3037	Ottone & Leach LLP	Inv#1708	-50.00	144,534.36
05/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 04/16/2025-04/30/2025	-2,615.15	141,919.21
05/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 04/16/2025-04/30/2025	-1,362.31	140,556.90
05/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 04/16/2025-04/30/2025	-1,104.18	139,452.72
05/05/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,493.63	137,959.09
05/06/2025	Expense		Verizon Wireless		-174.48	137,784.61
05/09/2025	Journal Entry	SH_053025		Assessments transferred from City of Salinas	125,723.12	263,507.73
05/15/2025	Expense		State Compensation Insurance Fund	workers comp insurance	-621.30	262,886.43
05/19/2025	Check	3042	Allied Universal Security Services	Inv#17035208,17054586,17077459	-5,245.44	257,640.99
05/19/2025	Check	3039	Monterey Signs	Inv#26513	-3,290.00	254,350.99
05/19/2025	Check	3041	Smith & Enright Landscaping Inc	Inv# 1402	-1,890.00	252,460.99
05/19/2025	Check	3038	Steinbruner Hill CPAs	Inv#14096	-1,100.00	251,360.99
05/19/2025	Check	3040	Laura Harris Consulting	Inv #SaliC20250505	-750.00	250,610.99
05/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 05/01/2025-05/15/2025	-2,615.14	247,995.85
05/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 05/01/2025-05/15/2025	-1,377.76	246,618.09
05/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 05/01/2025-05/15/2025	-1,214.27	245,403.82
05/20/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,547.78	243,856.04
05/23/2025	Check	3044	Kap-Stone, Inc.	Inv#6794	-290.00	243,566.04
05/27/2025	Expense		Go Daddy		-99.99	243,466.05
05/28/2025	Expense		AT&T		-132.05	243,334.00
05/30/2025	Transfer			Transfer from grants account	42,850.00	286,184.00
05/31/2025	Journal Entry	SH_053125		to clear out old uncashed ck #2951 to Coastline Mar	200.00	286,384.00
05/31/2025	Journal Entry	SH_053125		to clear out old uncashed ck #2965 to Salinas Valley	450.00	286,834.00
05/31/2025	Expense		Comerica Credit Card		-843.32	285,990.68
06/01/2025	Check	3043	Miguel Gutierrez	June '25 Rent	-720.00	285,270.68
06/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 05/16/2025-05/31/2025	-2,615.15	282,655.53
06/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 05/16/2025-05/31/2025	-1,346.86	281,308.67
06/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 05/16/2025-05/31/2025	-1,221.32	280,087.35
06/05/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,539.62	278,547.73
06/06/2025	Check	3047	Smith & Enright Landscaping Inc	Inv# 1260,1263,1547,1550,1683,1684.	-22,175.00	256,372.73
06/06/2025	Check	3046	Jenna Hanson	Inv: April, May-25	-4,000.00	252,372.73
06/06/2025	Check	3045	Allied Universal Security Services	Inv#17094809,17138635	-3,924.24	248,448.49
06/06/2025	Check	3048	Laura Harris Consulting	Inv #SaliC20250605	-1,500.00	246,948.49
06/06/2025	Check	3049	Steinbruner Hill CPAs	Inv#14192	-1,100.00	245,848.49
06/06/2025	Expense		Verizon Wireless		-174.04	245,674.45
06/09/2025	Expense		State Compensation Insurance Fund	workers comp insurance	-402.83	245,271.62
06/12/2025	Expense		Comerica	service charge	-22.00	245,249.62
06/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 06/01/2025-06/15/2025	-2,615.15	242,634.47
06/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 06/01/2025-06/15/2025	-1,344.97	241,289.50
06/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 06/01/2025-06/15/2025	-1,114.90	240,174.60
06/20/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,473.60	238,701.00
06/25/2025	Check	3051	Allied Universal Security Services	Inv#17171403,17186718	-3,496.96	235,204.04
06/25/2025	Check	3050	Audrey Wardwell	Reimbursement	-167.04	235,037.00
06/30/2025	Expense		Comerica Credit Card		-1,373.20	233,663.80
07/01/2025	Check	3052	Miguel Gutierrez	July '25 Rent	-720.00	232,943.80

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
07/01/2025	Expense		AT&T		-132.05	232,811.75
07/01/2025	Expense		Comerica Credit Card		-0.30	232,811.45
07/03/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 06/16/2025-06/30/2025	-2,615.15	230,196.30
07/03/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 06/16/2025-06/30/2025	-1,454.28	228,742.02
07/03/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 06/16/2025-06/30/2025	-1,220.11	227,521.91
07/03/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,579.13	225,942.78
07/07/2025	Expense		Verizon Wireless		-174.04	225,768.74
07/09/2025	Check	3060	Kelly Productions	Inv#90918	-1,500.00	224,268.74
07/09/2025	Check	3055	McMurray Electric	Inv#5590	-1,455.00	222,813.74
07/09/2025	Check	3054	Smith & Enright Landscaping Inc	Inv# 1827,1828,1953	-8,735.00	214,078.74
07/09/2025	Check	3058	City of Salinas	Acct No 518/Inv#2025-00000087	-5,103.50	208,975.24
07/09/2025	Check	3056	Allied Universal Security Services	Inv#17204054,17238805	-4,013.36	204,961.88
07/09/2025	Check	3057	Ottone & Leach LLP	Inv#1999	-3,280.00	201,681.88
07/09/2025	Check	3059	Jenna Hanson	Inv: June-25	-2,956.25	198,725.63
07/09/2025	Check	3053	Steinbruner Hill CPAs	Inv#14204	-1,100.00	197,625.63
07/09/2025	Check	3061	Monterey Signs	Inv#26782	-350.00	197,275.63
07/18/2025	Journal Entry	SH_073125		Assessments transferred from City of Salinas	3,889.81	201,165.44
07/18/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 07/01/2025-07/15/2025	-2,615.13	198,550.31
07/18/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 07/01/2025-07/15/2025	-1,344.96	197,205.35
07/18/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 07/01/2025-07/15/2025	-1,219.05	195,986.30
07/18/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,519.46	194,466.84
07/24/2025	Expense		Go Daddy		-119.88	194,346.96
07/25/2025	Expense	EFT	State Compensation Insurance Fund	workers comp insurance	-402.83	193,944.13
07/29/2025	Expense		AT&T		-144.53	193,799.60
07/31/2025	Check	3063	Allied Universal Security Services	Inv#17313263,17334607	-3,926.32	189,873.28
07/31/2025	Check	3062	Edible Monterey Bay	Inv 5232	-2,450.00	187,423.28
07/31/2025	Expense		Comerica Credit Card		-1,882.74	185,540.54
08/01/2025	Check	3064	Miguel Gutierrez	August '25 Rent	-720.00	184,820.54
08/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 07/16/2025-07/31/2025	-2,615.15	182,205.39
08/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 07/16/2025-07/31/2025	-1,393.21	180,812.18
08/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 07/16/2025-07/31/2025	-1,309.64	179,502.54
08/05/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,595.34	177,907.20
08/06/2025	Expense		Verizon Wireless		-174.00	177,733.20
08/13/2025	Expense		Comerica	service charge	-22.00	177,711.20
08/19/2025	Check	3068	The Christmas Light Pros	Invoice Date 08.07.2025	-10,700.00	167,011.20
08/19/2025	Check	3067	Allied Universal Security Services	Inv#17376911,17421014	-4,013.36	162,997.84
08/19/2025	Check	3066	Monterey County Weekly	Account Key#CSALC Statement 07.31.25	-2,290.00	160,707.84
08/19/2025	Check	3069	Jenna Hanson	Inv: Jul-25	-2,127.50	158,580.34
08/19/2025	Check	3071	Certified Folder Display	Inv INV40-004842	-370.68	158,209.66
08/19/2025	Expense	EFT	State Compensation Insurance Fund	workers comp insurance	-402.83	157,806.83
08/20/2025	Check	3073	Smith & Enright Landscaping Inc	Inv# 2419,2424	-7,760.00	150,046.83
08/20/2025	Check	3074	Steinbruner Hill CPAs	Inv#14297	-1,100.00	148,946.83
08/20/2025	Check	3072	Ottone & Leach LLP	Inv#2157	-1,095.00	147,851.83
08/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 08/01/2025-08/15/2025	-2,615.15	145,236.68
08/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 08/01/2025-08/15/2025	-1,377.77	143,858.91
08/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 08/01/2025-08/15/2025	-1,227.23	142,631.68
08/20/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,553.45	141,078.23
08/25/2025	Transfer			for Grant expenses paid from Operating account	16,185.00	157,263.23
08/28/2025	Expense		AT&T		-142.75	157,120.48
08/31/2025	Expense		Comerica Credit Card		-1,240.75	155,879.73
09/01/2025	Check	3070	Miguel Gutierrez	September '25 Rent	-720.00	155,159.73
09/04/2025	Expense		Go Daddy		-95.88	155,063.85
09/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 08/16/2025-08/31/2025	-2,615.15	152,448.70
09/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 08/16/2025-08/31/2025	-1,329.09	151,119.61

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
09/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 08/16/2025-08/31/2025	-1,122.22	149,997.39
09/05/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,471.60	148,525.79
09/08/2025	Expense		Verizon Wireless		-174.00	148,351.79
09/09/2025	Transfer			transfer from Grants account	411.60	148,763.39
09/09/2025	Transfer			transfer from Grants account	1,950.00	150,713.39
09/10/2025	Expense		Go Daddy		-239.88	150,473.51
09/11/2025	Expense		Go Daddy		-191.76	150,281.75
09/12/2025	Expense	EFT	State Compensation Insurance Fund	workers comp insurance	-402.83	149,878.92
09/17/2025	Check	3077	Allied Universal Security Services	Inv#17294393,17454769,17471937,17507574,17531	-9,830.55	140,048.37
09/17/2025	Check	3080	Kap-Stone, Inc.	Inv#6815	-5,000.00	135,048.37
09/17/2025	Check	3078	Jenna Hanson	Inv: Aug-25	-2,000.00	133,048.37
09/17/2025	Check	3079	Ottone & Leach LLP	Inv#2411	-1,500.00	131,548.37
09/17/2025	Check	3075	Steinbruner Hill CPAs	Inv#14324	-1,100.00	130,448.37
09/17/2025	Check	3076	McMurray Electric	Inv#5600	-609.32	129,839.05
09/19/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 09/01/2025-09/15/2025	-2,615.14	127,223.91
09/19/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 09/01/2025-09/15/2025	-1,362.32	125,861.59
09/19/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 09/01/2025-09/15/2025	-1,218.78	124,642.81
09/19/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,544.12	123,098.69
09/22/2025	Expense		Comerica Credit Card		-0.45	123,098.24
09/29/2025	Expense		AT&T		-142.75	122,955.49
09/30/2025	Deposit			from Oldtown Salinas Foundation's for pressure was	1,000.00	123,955.49
09/30/2025	Expense		Comerica Credit Card		-4,782.36	119,173.13
10/01/2025	Check	3081	Miguel Gutierrez	October '25 Rent	-720.00	118,453.13
10/02/2025	Check	3083	Allied Universal Security Services	Inv#17271564,17401658,17561827,17594063	-7,560.32	110,892.81
10/02/2025	Check	3084	Ottone & Leach LLP	Inv#2469	-1,380.00	109,512.81
10/02/2025	Check	3085	Signs by Van	Inv 1921	-475.00	109,037.81
10/03/2025	Check	3086	Smith & Enright Landscaping Inc	Inv# 2698,2695,2563,2102,2103	-15,662.50	93,375.31
10/03/2025	Check	3087	The Christmas Light Pros	Invoice Date 10.02.2025	-2,400.00	90,975.31
10/03/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 09/16/2025-09/30/2025	-2,615.14	88,360.17
10/03/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 09/16/2025-09/30/2025	-1,339.14	87,021.03
10/03/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 09/16/2025-09/30/2025	-1,219.94	85,801.09
10/03/2025	Tax Payment		QuickBooks Payroll	Tax Payment	-1,536.21	84,264.88
10/06/2025	Expense		Verizon Wireless		-176.24	84,088.64
10/07/2025	Check	3088	Allied Universal Security Services	Inv#17638229	-1,847.68	82,240.96
10/07/2025	Check	3089	Steinbruner Hill CPAs	Inv#14376	-1,100.00	81,140.96
10/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 10/01/2025-10/15/2025	-2,615.15	78,525.81
10/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 10/01/2025-10/15/2025	-1,297.33	77,228.48
10/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 10/01/2025-10/15/2025	-1,204.81	76,023.67
10/20/2025	Tax Payment		QuickBooks Payroll	Tax withdrawal	-1,497.59	74,526.08
10/21/2025	Check	3090	Smith & Enright Landscaping Inc	Inv# 3000 and 3003	-8,485.00	66,041.08
10/21/2025	Check	3093	Allied Universal Security Services	Inv#17670760, 17648065	-3,695.36	62,345.72
10/21/2025	Check	3091	Jenna Hanson	Inv Sep-25	-2,000.00	60,345.72
10/21/2025	Check	3092	Monterey Signs	Inv#27327 - banner swap	-1,995.00	58,350.72
10/28/2025	Expense		AT&T		-142.75	58,207.97
10/30/2025	Transfer			Close CD and transfer funds to operating acct	179,147.06	237,355.03
10/31/2025	Expense		Comerica Credit Card		-2,678.26	234,676.77
11/01/2025	Check	3094	Miguel Gutierrez	November '25 Rent	-720.00	233,956.77
11/01/2025	Transfer			Oct credit card charges for Grants - transfer to pay c	1,039.93	234,996.70
11/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 10/16/2025-10/31/2025	-2,615.15	232,381.55
11/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 10/16/2025-10/31/2025	-1,344.96	231,036.59
11/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 10/16/2025-10/31/2025	-1,295.03	229,741.56
11/05/2025	Tax Payment		QuickBooks Payroll	Tax withdrawal	-1,552.88	228,188.68
11/06/2025	Expense		Verizon Wireless		-176.30	228,012.38
11/20/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 11/01/2025-11/15/2025	-2,615.14	225,397.24
11/20/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 11/01/2025-11/15/2025	-1,217.92	224,179.32

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
11/20/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 11/01/2025-11/15/2025	-1,088.08	223,091.24
11/20/2025	Tax Payment		QuickBooks Payroll	Tax withdrawal	-1,420.43	221,670.81
11/25/2025	Check	3100	Allied Universal Security Services		-9,570.62	212,100.19
11/25/2025	Check	3098	Kap-Stone, Inc.	Inv 6830 - sidewalk cleaning & seal heavy traffic area	-6,000.00	206,100.19
11/25/2025	Check	3099	Monterey Signs	Inv#27555 - change pole banners	-5,740.00	200,360.19
11/25/2025	Check	3096	Steinbruner Hill CPAs	Inv#14476 and 14477	-3,300.00	197,060.19
11/25/2025	Check	3097	Jenna Hanson	Inv Oct-25	-2,276.25	194,783.94
11/25/2025	Check	3095	State Compensation Insurance Fund	policy 9287059 (10/30/2025 - 10/30/2026)	-785.68	193,998.26
11/30/2025	Transfer			Nov credit card charges for Grants - transfer to pay c	1,994.61	195,992.87
11/30/2025	Expense		Comerica Credit Card		-2,900.32	193,092.55
Total for 1000 Checking - Operating Acct					-\$ 21,248.24	\$ 193,092.55

Salinas City Center Improvement Association
Comerica Bank - Grants Account
November 30, 2024 - November 30, 2025

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
Beginning Balance						148,098.01
12/19/2024	Check	1027	Quinn Company	Inv#FINA384406	-36.42	148,061.59
1/27/2025	Check	1028	United Way Monterey County	Mural sponsorship	-10,000.00	138,061.59
4/28/2025	Deposit		Harden Foundation	grant from Harden Foundation	25,000.00	163,061.59
5/2/2025	Check	1029	Valley Trophies & Detectors	Inv 87694 - plaques for mural	-1,415.82	161,645.77
5/23/2025	Check	1030	Mag One Media	Inv 2034	-7,150.00	154,495.77
5/30/2025	Transfer			Transfer to operating acct for exp cover	-42,850.00	111,645.77
7/31/2025	Check	1031	Monterey Signs	Inv #26889	-8,982.95	102,662.82
08/25/2025	Transfer			for Grant expenses paid from Operating	-16,185.00	86,477.82
09/09/2025	Transfer			for Grant expenses paid from Operating	-1,950.00	84,527.82
09/09/2025	Transfer			for Grant expenses paid from Operating	-411.60	84,116.22
09/17/2025	Check	1032	Valley Trophies & Detectors	Inv 88032 - Plaques & Logo	-1,420.82	82,695.40
09/17/2025	Check	1033	Yard Peepz	Inv#000060	-300.00	82,395.40
10/03/2025	Check	1035	Hanif Wondir INC. LLC.	Mural	-9,300.00	73,095.40
10/03/2025	Check	1034	Smith & Enright Landscaping Inc	Inv# 2698,2497,2222	-7,332.50	65,762.90
10/21/2025	Check	1036	Redtail Tattoo Studio	Mural	-35,000.00	30,762.90
10/31/2025	Deposit			grant from Monterey Peninsula Foundat	50,000.00	80,762.90
11/01/2025	Transfer			Oct credit card charges for Grants - tran	-1,039.93	79,722.97
11/25/2025	Check	1038	Edible Monterey Bay	Inv 5506 full page print ad	-2,450.00	77,272.97
11/30/2025	Transfer			Nov credit card charges for Grants - trar	-1,994.61	75,278.36
Total for 1050 Checking - Grants					-\$ 72,819.65	\$ 75,278.36

Draft Work Plan DISI 2025-2026

District Identity and Streetscape Improvements (DISI)

Accomplishments FY Dec 24/25

- Solicited multiple grant funds to be used in 2024/2025
- Enhanced communication and visibility with Downtown merchants by way of new District Coordinator to work on development of a Downtown merchant group
- Mural program for Downtown Salinas
 - Approved and installed one mural installation
 - Finalizing the second mural design.
- Partnerships with major Downtown stakeholders: One Main Street, Downtown Rotary, Alvarado on Main, Taylor Farms, Artist Ink, Arts Council etc.
- Increased participation in grass roots events such as Trick or Treat and First Friday Salinas.
- Send District Coordinator to California Main Street Conference in San Luis Obispo
- Edible Monterey Bay Dining Ad Campaign
 - 4 - full page ads in their quarterly publication
 - Hosted the summer issue launch party with Heirloom Pizza
 - Included a writeup from the publisher and email blasts
 - Created and distributed 20K Dining Guides through their Winter issue and around Monterey County at various locations including:
 - Monterey Airport
 - Salinas Airport
 - See Monterey
 - Chamber Offices
 - Salinas Visitor Center
 - Salinas Train Station
 - Monterey Zoo
- MC Weekly Holiday Ad Campaign: TBD
 - Promoted Shop Small Saturday, the Tree For Peace Lighting Ceremony, and supporting local during the holidays
 - Five (5) 1/2 page color print ads
 - Twelve (12) MCNOW email newsletter ads
- MC Weekly Visitors Guide:
 - Full page print ad
- MC Weekly Best Of...
 - SSC was nominated for Best Shopping District/Center and we ran an ad in the polls
- KSBW Holiday Campaign: TBD

- Promote Shop Small Saturday and the Tree For Peace Lighting Ceremony with a 30 second spot
- Created a Youtube channel
 - Produce video media promoting downtown.
 - Shop, Dine, Live, Work, Play in Salinas City Center
- Google Ads Campaign
 - Shop, Dine, Live, Work, Play in Salinas City Center
- Continue to amplify Downtown Salinas businesses posts on social media as well as create original content promoting downtown
- New and improved website that will serve as a destination for people to stay in the know of what's happening in Downtown Salinas
- Downtown BINGO
- Welcome Bags for new merchants with information about SCCIA and how we can work together
- Press Releases:
 - Habitats Mural Unveiling
 - Salinas Legends (ready to send when you are)
 - Holiday Happenings (coming soon to promote Shop Small and Tree Lighting)
 - Should we put one out about First Fridays?
- Banners
 - Updated the design of the large rectangle banners
 - Implemented updated banner design and installation in parking lots 1, 2, 3, 5, and 8.
 - Grew the banner program supporting local groups and their initiatives
 - Hometown Heroes
 - Relay For Life
- Expanded the Tree Lighting Ceremony by partnering with One Main Street and The Salinas Chamber in 2025
 - Holiday décor and festivities including tree lighting and moved Holiday tree lighting to occur with Shop Small Saturday for a larger impact.
 - Participants and entertainment: Salinas Fire, Monterey County Arts Council, Santa, face painting, balloon artist, magical elf, Salinas School of Dance, Salinas High School Folkloric Club, and hot chocolate and sweet treats
- Email Campaigns:
 - With the new and improved website we are starting monthly newsletters back-up for the community
- Blog Posts:
 - [Discover Downtown Salinas](#)
 - With the new website and picking up monthly newsletters there will be more blog posts like these to come

Goals FY Dec 24/25

- Print Ads

- MC Weekly Visitors Guide:
 - Full page print ad
- Continue to grow our Youtube channel:
 - Shop, Dine, Live, Work, Play in Salinas City Center
- Continue our Google Ads Campaign
 - Shop, Dine, Live, Work, Play in Salinas City Center
- Continue to amplify Downtown Salinas businesses posts on social media as well as create original content promoting downtown and create more reels.
- Continue to promote the new website solidifying it as the go-to website for Downtown Salinas happenings
- Continue handing out Welcome Bags for new merchants with information about SCCIA and how we can work together
- Continue to send relevant press releases:
 - Possible examples are:
 - Art Unveilings
 - First Fridays
 - Holiday Happenings
- Continue to grow the Banner Program
 - Add more organizations to the banner program including local schools
- Hopefully grow the Tree Lighting Ceremony by partnering with One Main Street and The Salinas Chamber again
- Email Campaigns:
 - Monthly newsletters to the community
- More Blog Posts
- Continue to strengthen our relationships and communications with the downtown merchants
- Continue to participate in community grass roots events.
- Increase website visibility and drive traffic.
- Add 1 mural to downtown.
- Add 1 sculpture to downtown.
- Continue to track area visitation and event attendance.
- Explore Main Street America membership opportunities.
- Continue to partner with major downtown stakeholders including the Salinas Valley Chamber of Commerce.

Draft Work Plan LUC 2025-2026

Land Use Committee

Accomplishments FY Dec 24/25

Housing

To the extent possible, monitored the status of proposed new transit-oriented density housing on city parking lots in Downtown Salinas and the exclusive negotiating agreement toward approval of those parcels.

Highlighted how the City of Salinas has advanced towards its Regional Housing Needs Allocation (RHNA) goals through adaptive reuse development in the Downtown.

Downtown Parking Facility

Continued interaction with County of Monterey and City of Salinas officials in the planning stages for a potential Downtown Parking Facility adjacent to the County Government Center, as indicated in the Downtown Vibrancy Plan.

Parking Management District

Collected records from dozens of other California cities related to their Downtown Parking management programs and discussed the possible approach and timing for a parking study with City planning staff.

Intermodal Transportation Center

Continued to track the status of the Salinas Kick-Start Project Phases 2 and 3, as well as the initiation of planning for the Parajo station, toward the ultimate goal of commuter trains between Salinas and the South Bay (and beyond). Participate in the MST Alisal BRT TAC (Monterey Salinas Transit Alisal Bus Rapid Transit Technical Advisory Committee.)

Permit Reform

Worked in a coalition with other business organizations to monitor the city's permit process and provide input for improvements through a Business Development Committee.

Accurate Assessment of Vacancies

Directed the SCCIA district coordinator to create and maintain an accurate record of who owns properties and operates businesses within the Salinas Community Benefit District, in order to identify vacancies and consider a plan to get those vacancies filled.

Traffic Issues

Maintained communication with the Public Works Department on evaluation of the diagonal “scramble” crosswalks and how they affect traffic flow and pedestrian behavior.

Outdoor Dining

Monitored the city’s development and promotion of a permit program and financial assistance for outdoor dining.

Salinas Arch Maintenance

Continued cooperation with SCCIA and Salinas Rotary to maintain the Salinas Rotary Arch and implement a plan for quick removal of graffiti using appropriate methods, and other maintenance issues.

Economic Development Element

Continued to participate and monitor the EDE and General Plan Update.

Goals FY Dec 25/26

1. Support and Advocate for Continued Implementation of the Downtown Vibrancy Plan – maintain a list of what in the Downtown Vibrancy Plan has been completed, what is in the process of being done, and what still remains to be done. Continue to highlight the relationship of the Downtown Vibrancy Plan to other plans, such as the Economic Development Element of the General Plan, the Alisal Vibrancy Plan, the Chinatown Revitalization Plan, and others.
2. Achieve a Revenue-Neutral, Vibrancy-Oriented, Publicly-Accountable Parking Management Program – develop and implement a comprehensive plan for a public-private Downtown Parking Management District, for the purpose of reducing parking frustrations for customers, merchants, employees, and other businesses while generating revenue that pays expenditures for adequate, quality operations and maintenance in the District.
3. Pursue Public and Private Policies that Promote and Highlight Historical, Cultural, and Aesthetic Aspects of Downtown Salinas – emphasize the distinctive buildings, facades, and cultural and historical elements of Downtown through initiatives including a Vintage Sign Ordinance and a facade illumination program, so residents of the region, visitors from outside the region, and business owners choose Downtown as a destination. Work with the California Welcome Center, the First Mayor’s House, the Heritage Park organization, the UC Valleys of Anza project, the Historic Resources Board, and other groups dedicated to historic preservation and promotion.
4. Improve the Permit Process to Encourage Commercial and Residential Development – continue active participation in a coalition of business groups currently known as the Business Development Committee to review and recommend improvement to the permit process, including proper assessment of traffic impact fees and reasonable review of planning, building and sign applications within SCCIA Boundaries.

5. Prevent Property Neglect and Blight – monitor and report dilapidated vacant buildings for potential City enforcement action, track short-term commercial vacancies, and encourage building owners to activate long-term commercial vacancies.
6. Monitor:
 1. Operations of Downtown Events and recommend policies and changes as necessary to relevant parties.
 2. Diagonal scramble crosswalks at the intersection of Main Street and Alisal Street and work with the City of Salinas for solutions to traffic backups that occur there at certain times.
 3. Others as needed may develop.
7. Seek Grants to Provide Expertise or Resources to the Land Use Committee in Advancing the Downtown Vibrancy Plan:
 1. Expand the vision of Downtown by obtaining advice, studies and models from outside experts and by seeking analysis of projects and programs that increase vibrancy in other downtown districts in California and elsewhere.
 2. Study Downtown streets to reduce speeds, improve circulation and pedestrian safety, and broaden parking options.
 3. Others as needed may develop.

Draft Work Plan SOBO 2025-2026

Sidewalk Operations, Beautification, and Order (SOBO)

The Sidewalk Operations, Beautification, and Order Committee (SOBO) is charged with making the Salinas City Center District (District) a safe and inviting place by overseeing private security, coordinating security needs with the City of Salinas Police Department, maintaining the sidewalks and landscaping, and beautifying the District for the enjoyment of the public, merchants, property owners, and employees.

Committee Background

The SOBO Committee was established as an ad-hoc committee in 2016. The Committee is run by a volunteer group that addresses security and sidewalk maintenance.

In previous years, SOBO's services were performed through contracts with independent contractors and one employee.

SOBO staff and day-to-day operations are led by Greg Hamer, SCCIA District Coordinator, with oversight from the Committee.

Current Landscaping and Maintenance – Zones 1 & 2

Smith & Enright currently provides maintenance to the entire District. Additional services are projected for aphid control, plant/tree replacement and tree pruning during FY Dec 25/26. These items will be considered on a case-by-case basis. Some of these costs are included in the proposed budget, while some are intended to be funded from grant funds.

Sidewalk Pressure Washing

SOBO anticipates continuing to provide scheduled treatments in FY Dec 25/26 of the Main Street sidewalks. Continued participation with the Farmer's Market (300 Block) and Taylor Farms (west side 100 Block) will continue to be explored.

Accomplishments FY Dec 24/25

- Continued to contract with Allied Security for security services throughout our District. To improve security, Allied provides foot patrol six days a week; interacts with the local homeless population; responds to calls from local merchants, businesses and property owners; and coordinates with the police department.
- Continued to contract with Smith & Enright for landscaping and sidewalk maintenance services to the entire District. Smith & Enright's services cover the entire District and include trimming, weeding, sweeping, blowing, and picking up debris twice a week.

- Added regular pressure washing service to the new Main Street Project Sidewalks to address the staining that was occurring on the new concrete.
- Supervised the work efforts of Kevin Hayes in his Streetscape Maintenance position. Kevin provides valuable maintenance throughout the District as needed, with positive feedback from the business community. His electric utility vehicle helps him efficiently manage our District.
- Added a second full-time streetscape maintenance position to better serve our District.
- Secured pricing quotes for refurbishment of tree wells in zone 2 and planter boxes in zone 1 that need attention.
- Replaced all tree well electrical outlets on the 200 and 300 block with outlets mounted 15ft high in the trees to deter stealing of electricity.
- Replaced electrical outlets on theme posts with blank covers to deter loitering and property destruction
- Added 8 trees, with collaboration from the City of Salinas, in zone 2. Maintenance is funded through grants.

Goals FY Dec 24/25

- Continue to provide maintenance, beautification and security to our District in a manner that is in line with our budget.
- Continue to evaluate the effectiveness of the current pressure washing program. If effective, study budget or grant opportunities to modify the pressure washing program as funds become available.
- Work with SCCIA's District Coordinator, including supervising maintenance staff, overseeing payroll, communicating with SCCIA constituents, and purchasing supplies, as needed.
- Pursue grant and funding opportunities to supplement SOBO revenue to not only assist with cost increases but to enable additional services throughout the District.
- Collaborate with the city of Salinas to fill empty tree wells with either trees, or facilitate fixing sidewalks to enhance the pedestrian experience.
- Staff development in the form of classes and educational seminars.
- Continue using Allied Security Services until at least June 2026 (due to potential rate increase)
- RFP for landscaping services to include annual tree trimming, aphid control, debris/leaf blowing, watering, and weed control.
- Incorporate Block Captain program into SOBO Committee and create meeting schedule.

Conclusion

SOBO operations have matured and are continuous with little variation. However, we have been able to expand our staffing to better serve the needs of the District. As SCCIA is a volunteer organization, the added staffing was only made possible by the addition of the SCCIA District Coordinator position. With two maintenance employees starting off in the previous fiscal year we look forward to continuing to improve our overall level of service.

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2024-2025 - Cash Basis
For the Twelve Months Ended November 30, 2025

	Grants Funds				GRAND TOTAL			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income								
Assessments	\$ -	\$ -	\$ -		\$ 505,982.90	\$ 494,845.00	\$ (11,137.90)	
Grants	75,000.00	-	(75,000.00)		\$ 75,000.00	-	(75,000.00)	
Interest Earned	-	-	-		4,147.06	-	(4,147.06)	
Total Income	\$ 75,000.00	\$ -	\$ -		\$ 585,129.96	\$ 494,845.00	\$ (90,284.96)	
Expenses								
Bank Service Charges	-		-		66.00	200.00	134.00	67%
Formation Costs Payback			-		5,103.50	5,000.00	(103.50)	-2%
Insurance			-		2,184.62	2,500.00	315.38	13%
Professional Services			-		-	-	-	
Accounting			-		20,490.00	15,200.00	(5,290.00)	-35%
Legal			-		8,545.00	6,000.00	(2,545.00)	-42%
Other			-		5,425.92	12,000.00	6,574.08	55%
Total Professional Services	-	-	-		34,460.92	33,200.00	(1,260.92)	-4%
Office			-		-	-	-	
Rent/CAM/Utilities			-		10,269.43	10,000.00	(269.43)	-3%
Office Annual Cleaning			-		116.89	600.00	483.11	81%
Office Furnishings/Paint	-		-		709.68	1,500.00	790.32	53%
Computer / Internet			-		3,013.30	2,500.00	(513.30)	-21%
Total Office	-	-	-		14,109.30	14,600.00	490.70	3%
Staff			-		-	-	-	
Payroll - Wages & Taxes			-		156,595.75	170,300.00	13,704.25	8%
Workers Comp Insurance			-		3,433.22	4,700.00	1,266.78	27%
Total Staff	-	-	-		160,028.97	175,000.00	14,971.03	9%
SOBO			-		-	-	-	
Sidewalk Ops (Maintenance)	24,225.80		-		130,430.30	125,920.00	(4,510.30)	-4%
Beautification/Order(Security)	-		-		104,779.82	100,598.00	(4,181.82)	-4%
Total SOBO	24,225.80	-	-		235,210.12	226,518.00	(8,692.12)	-4%
DISI			-		-	-	-	
District Identity	56,635.16		-		147,280.12	93,500.00	(53,780.12)	-58%
Streetscape Improvements	66,958.69		-		80,754.30	13,000.00	(67,754.30)	-521%
Total DISI	123,593.85	-	-		228,034.42	106,500.00	(121,534.42)	-114%
Extra Budget Expenses								
Collection Loss			-		-	9,897.00	9,897.00	100%
Taxes			-		-	250.00	250.00	100%
Total Expenses	147,819.65	-	-		679,197.85	573,665.00	(105,532.85)	-18%
Net Income	(72,819.65)	-			(94,067.89)	(78,820.00)		

Cash Flow

Beg Balance FY 2023-24 Carryover	148,098.01	362,438.80
Reallocation of 2023-24 Carryover	-	-
Net Income FY 2024-25	(72,819.65)	(94,067.89)
Ending Cash Balance at 11/30/2025	\$ 75,278.36	\$ 268,370.91

(See accompanying accountants' report)

Salinas City Center Improvement Association
Final Operating Budget - Fiscal Year 2025-2026

Monday, December 8, 2025

	SOBO	DISI	Administration	Contingency/Reserve	Total
	60.0%	22.0%	14.0%	4.0%	100.0%
Gross Income					
2025-2026 Assessments	\$305,813	\$112,131	\$71,356	\$20,388	\$509,688
Gifts & Donations	\$0	\$0	\$0	\$0	\$0
Total gross income	\$305,813	\$112,131	\$71,356	\$20,388	\$509,688
Less: Collection loss	\$0	\$0	\$0	\$10,194	\$10,194
Effective income	\$305,813	\$112,131	\$71,356	\$10,194	\$499,494
Expenses					
Bank Service Charges			\$200		\$200
Formation Costs Payback				\$5,000	\$5,000
Insurance			\$2,500		\$2,500
Professional Services					
Accounting			\$19,000		\$19,000
Legal			\$8,500		\$8,500
Other (HR & Grant Writing)			\$6,000		\$6,000
Total Professional Services			\$33,500		\$33,500
Office					
Rent/CAM/Utilities			\$10,500		\$10,500
Office Cleaning			\$600		\$600
Office Furniture/Supplies			\$800		\$800
Computer/Internet/Telephone			\$6,500		\$6,500
Total Office			\$18,400		\$18,400
Staff	\$107,500	\$22,500	\$45,000		\$175,000
SOBO					
Maintenance	\$128,918				\$128,918
Beautification / Order (Security)	\$108,000				\$108,000
Total SOBO	\$236,918				\$236,918
DISI					
District Identity		\$96,000			\$96,000
Streetscape Improvements		\$5,000			\$5,000
Total DISI		\$101,000			\$101,000
Subtotal	\$344,418	\$123,500	\$99,600	\$5,000	\$572,518
Extra Budget Expense					
Taxes	\$0	\$0	\$250	\$0	\$250
Total Extra Budget Expense	\$0	\$0	\$250	\$0	\$250
Total Expenses	\$344,418	\$123,500	\$99,850	\$5,000	\$572,768
Total Income	-\$38,605	-\$11,369	-\$28,494	\$5,194	-\$73,274
Cash Flow					
Beginning balance (Actual 2024-2025 Carryover)	\$78,845	\$60,158	\$21,338	\$32,751	\$193,093
Reallocation of 2024-2025 carryover	\$0	\$0	\$20,000	-\$20,000	\$0
Net operating income	-\$38,605	-\$11,369	-\$28,494	\$5,194	-\$73,274
Projected ending balance at FYE 11/30/2026	\$40,240	\$48,790	\$12,844	\$17,945	\$119,819