

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION

Board of Directors Meeting

Thursday, February 12th, 2026 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 December 2025
 - II. Financial Report December 2025
 - III. Financial Report January 2025
- Public Comment
 - Board Questions/Discussion/Deliberation
 - Action by Board

Presentations/Updates

- I. Presentation from MST
 - II. Presentation from Luis Alejo (Postponed)
 - III. Report from the President
 - IV. Report from the Treasurer
 - V. 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

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- Board Questions/Discussion

Board Member Questions and Referrals

Action Items

- Public Comment
- Board Questions/Discussion/Deliberation
- Action by Board

Adjournment

The next Regular Meeting of the Board of Directors is scheduled for Thursday, March 12th 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, December 11th, 2025 at 10:00am

Makerspace Room @ United Way Monterey County

232 Monterey St, Salinas, CA 93901

Minutes

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

Discussion	Action
<p>Call to Order - 10:10</p> <p>Due to the absence of Chair and Vice Chair, the Secretary called the meeting to order.</p> <p>Motion to elect Secretary as Chair Pro Tempore for the duration of Board Meeting.</p>	<p>Motion</p> <p>Frank Saunders (M)</p> <p>Jason Retterer (S)</p> <p>7 Aye</p> <p>0 Nay</p> <p>Motion Passes</p>
<p>Public Comment</p>	<p>None</p>
<p>Consent Agenda</p>	<p>Minutes November 2025, Financial Report November 2025</p> <p>Motion</p> <p>Greg Piini (M)</p> <p>Steve Ish (S)</p> <p>No Public Comment</p> <p>6 Aye</p> <p>1 Abstain</p> <p>0 Nay</p> <p>Motion Passes</p>

SALINAS CITY CENTER IMPROVEMENT ASSOCIATION

Board of Directors Minutes

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

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<p>Reports</p> <ul style="list-style-type: none"> I. Report from President - N/A II. Report from Treasurer - N/A III. Report from District Coordinator - Tree Lighting and Shop Small update. Continue to guide the Business Committee. 	<p>None</p>
<p>Updates from Ad-Hoc Committees</p> <ul style="list-style-type: none"> I. DISI <ul style="list-style-type: none"> A. Decor update and removal timeline B. Next events are Valentine's and St Patrick's Day. II. SOBO - N/A III. LUC - No Past meetings, will reconvene in January. Housing Update EDE Update SCCIA policy/position? Send to LUC to discuss. 	<p>None</p>
<p>Action Item</p> <ul style="list-style-type: none"> 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 	<p>Motion to adopt FY Dec2025/Nov2026 Ad-Hoc Committee Work Plans Greg Piini (M) Jay DeSerpa (S) 7 Aye 0 Nay Motion Passes</p> <p>Motion to Amend Budget FY Dec2025/Nov2026 Jason Retterer (M) Peter Kasavan (S) 7 Aye 0 Nay Motion Passes</p>
<p>Meeting Adjourned at 10:57am</p>	



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 December 31, 2025, and the related statement of revenues and expenses – actual vs. budget – fiscal year 2025-2026 – cash basis for the month 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 2025-2026 – 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 2025-2026 – 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 2025-2026 – 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
February 10, 2026

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 December 31, 2025

ASSETS

Current Assets	
Bank Accounts	
Checking - Operating Acct	\$ 126,827.78
Checking - Grants Acct	71,382.54
Total Bank Accounts	198,210.32
Total Current Assets	198,210.32
Fixed Assets	
Vehicle	18,000.61
Accumulated Depreciation	(11,619.00)
Total Fixed Assets	6,381.61
Other Assets	
Organizational Costs	50,000.00
Accumulated Intangible Assets	(42,917.00)
Total Other Assets	7,083.00
TOTAL ASSETS	\$ 211,674.93

LIABILITIES AND FUND BALANCE

Liabilities	
Debt	\$ 5,000.00
Total Liabilities	5,000.00
Fund Balance	
Fund Balance - SOBO	52,788.15
Fund Balance - DISI	26,524.43
Fund Balance - Admin	34,764.07
Fund Balance - Conting/Reserves	12,751.13
Fund Balance - Grants	71,382.54
Subtotal - Cash Fund Balance	198,210.32
Fund Balance - Other	8,464.61
Total Fund Balance	206,674.93
TOTAL LIABILITIES AND FUND BALANCE	\$ 211,674.93

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2025-2026 - Cash Basis
For the Month Ended December 31, 2025

	SOBO				DISI				Administration			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income												
Assessments	\$ -	\$ 305,813.00	\$ 305,813.00		\$ -	\$ 112,131.00	\$ 112,131.00		\$ -	\$ 71,356.00	\$ 71,356.00	
Grants	-	-	-		-	-	-		-	-	-	
Interest Earned	-	-	-		-	-	-		-	-	-	
Total Income	\$ -	\$ 305,813.00	\$ 305,813.00		\$ -	\$ 112,131.00	\$ 112,131.00		\$ -	\$ 71,356.00	\$ 71,356.00	
Expenses												
Bank Service Charges	-	-	-		-	-	-		-	200.00	200.00	100%
Formation Costs Payback	-	-	-		-	-	-		-	-	-	
Insurance	-	-	-		-	-	-		-	2,500.00	2,500.00	100%
Professional Services												
Accounting	-	-	-		-	-	-		1,100.00	19,000.00	17,900.00	94%
Legal	-	-	-		-	-	-		300.00	8,500.00	8,200.00	96%
Other	-	-	-		-	-	-		137.75	6,000.00	5,862.25	98%
Total Professional Services	-	-	-		-	-	-		1,537.75	33,500.00	31,962.25	95%
Office												
Rent/CAM/Utilities	-	-	-		-	-	-		1,002.58	10,500.00	9,497.42	90%
Office Cleaning	-	-	-		-	-	-		168.00	600.00	432.00	72%
Office Furnishings/Supplies	-	-	-		-	-	-		-	800.00	800.00	100%
Computer/Internet/Telephone	-	-	-		-	-	-		366.44	6,500.00	6,133.56	94%
Total Office	-	-	-		-	-	-		1,537.02	18,400.00	16,862.98	92%
Staff												
Payroll - Wages & Taxes	9,347.13	104,000.00	94,652.87	91%	1,732.49	21,900.00	20,167.51	92%	3,464.98	44,400.00	40,935.02	92%
Workers Comp Insurance	78.16	3,500.00	3,421.84	98%	18.24	600.00	581.76	97%	33.87	600.00	566.13	94%
Total Staff	9,425.29	107,500.00	98,074.71	91%	1,750.73	22,500.00	20,749.27	92%	3,498.85	45,000.00	41,501.15	92%
SOBO												
Sidewalk Ops (Maintenance)	4,766.12	128,918.00	124,151.88	96%	-	-	-		-	-	-	
Beautification/Order(Security)	11,865.84	108,000.00	96,134.16	89%	-	-	-		-	-	-	
Total SOBO	16,631.96	236,918.00	220,286.04	93%	-	-	-		-	-	-	
DISI												
District Identity	-	-	-		32,668.85	96,000.00	63,331.15	66%	-	-	-	
Streetscape Improvements	-	-	-		-	5,000.00	5,000.00	100%	-	-	-	
Total DISI	-	-	-		32,668.85	101,000.00	68,331.15	68%	-	-	-	
Extra Budget Expenses												
Collection Loss	-	-	-		-	-	-		-	-	-	
Taxes	-	-	-		-	-	-		-	250.00	250.00	100%
Total Expenses	26,057.25	344,418.00	318,360.75	92%	34,419.58	123,500.00	89,080.42	72%	6,573.62	99,850.00	93,276.38	93%
Net Income	(26,057.25)	(38,605.00)			(34,419.58)	(11,369.00)			(6,573.62)	(28,494.00)		

Cash Flow												
Beg Balance FY 2024-25 Carryover	78,845.40				60,944.01				21,337.69			
Reallocation of 2024-25 Carryover	-				-				20,000.00			
Net Income FY 2025-26	(26,057.25)				(34,419.58)				(6,573.62)			
Ending Cash Balance at 12/31/2025	\$ 52,788.15				\$ 26,524.43				\$ 34,764.07			

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2025-2026 - Cash Basis
For the Month Ended December 31, 2025

	Contingency/Reserves				SUBTOTAL SOBO, DISI, ADMIN, & CONTIGENCY			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income								
Assessments	\$ -	\$ 20,388.00	\$ 20,388.00		\$ -	\$ 509,688.00	\$ 509,688.00	
Grants	-	-	-		-	-	-	
Interest Earned	-	-	-		-	-	-	
Total Income	\$ -	\$ 20,388.00	\$ 20,388.00		\$ -	\$ 509,688.00	\$ 509,688.00	
Expenses								
Bank Service Charges		-	-		-	200.00	200.00	100%
Formation Costs Payback	-	5,000.00	5,000.00	100%	-	5,000.00	5,000.00	100%
Insurance			-		-	2,500.00	2,500.00	100%
Professional Services			-		-	-	-	
Accounting			-		1,100.00	19,000.00	17,900.00	94%
Legal			-		300.00	8,500.00	8,200.00	96%
Other			-		137.75	6,000.00	5,862.25	98%
Total Professional Services	-	-	-		1,537.75	33,500.00	31,962.25	95%
Office			-		-	-	-	
Rent/CAM/Utilities			-		1,002.58	10,500.00	9,497.42	90%
Office Cleaning			-		168.00	600.00	432.00	72%
Office Furnishings/Supplies			-		-	800.00	800.00	100%
Computer/Internet/Telephone			-		366.44	6,500.00	6,133.56	94%
Total Office	-	-	-		1,537.02	18,400.00	16,862.98	92%
Staff			-		-	-	-	
Payroll - Wages & Taxes			-		14,544.60	170,300.00	155,755.40	91%
Workers Comp Insurance			-		130.27	4,700.00	4,569.73	97%
Total Staff	-	-	-		14,674.87	175,000.00	160,325.13	92%
SOBO			-		-	-	-	
Sidewalk Ops (Maintenance)			-		4,766.12	128,918.00	124,151.88	96%
Beautification/Order(Security)			-		11,865.84	108,000.00	96,134.16	89%
Total SOBO	-	-	-		16,631.96	236,918.00	220,286.04	93%
DISI			-		-	-	-	
District Identity			-		32,668.85	96,000.00	63,331.15	66%
Streetscape Improvements			-		-	5,000.00	5,000.00	100%
Total DISI	-	-	-		32,668.85	101,000.00	68,331.15	68%
Extra Budget Expenses			-		-	-	-	
Collection Loss	-	10,194.00	10,194.00	100%	-	10,194.00	10,194.00	100%
Taxes			-		-	250.00	250.00	100%
Total Expenses	-	15,194.00	15,194.00	100%	67,050.45	582,962.00	515,911.55	88%
Net Income	-	5,194.00			(67,050.45)	(73,274.00)		

Cash Flow

Beg Balance FY 2024-25 Carryover	32,751.13	193,878.23
Reallocation of 2024-25 Carryover	(20,000.00)	-
Net Income FY 2025-26	-	(67,050.45)
Ending Cash Balance at 12/31/2025	\$ 12,751.13	\$ 126,827.78

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2025-2026 - Cash Basis
For the Month Ended December 31, 2025

	Grants Funds				GRAND TOTAL			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income								
Assessments	\$ -	\$ -	\$ -		\$ -	\$ 509,688.00	\$ 509,688.00	
Grants	-				-			
Interest Earned	-				-			
Total Income	\$ -	\$ -	\$ -		\$ -	\$ 509,688.00	\$ 509,688.00	
Expenses								
Bank Service Charges	-				-	200.00	200.00	100%
Formation Costs Payback					-	5,000.00	5,000.00	100%
Insurance					-	2,500.00	2,500.00	100%
Professional Services					-			
Accounting					1,100.00	19,000.00	17,900.00	94%
Legal					300.00	8,500.00	8,200.00	96%
Other					137.75	6,000.00	5,862.25	98%
Total Professional Services	-	-	-		1,537.75	33,500.00	31,962.25	95%
Office					-			
Rent/CAM/Utilities					1,002.58	10,500.00	9,497.42	90%
Office Cleaning					168.00	600.00	432.00	72%
Office Furnishings/Supplies	-				-	800.00	800.00	100%
Computer/Internet/Telephone					366.44	6,500.00	6,133.56	94%
Total Office	-	-	-		1,537.02	18,400.00	16,862.98	92%
Staff					-			
Payroll - Wages & Taxes					14,544.60	170,300.00	155,755.40	91%
Workers Comp Insurance					130.27	4,700.00	4,569.73	97%
Total Staff	-	-	-		14,674.87	175,000.00	160,325.13	92%
SOBO					-			
Sidewalk Ops (Maintenance)	-				4,766.12	128,918.00	124,151.88	96%
Beautification/Order(Security)	-				11,865.84	108,000.00	96,134.16	89%
Total SOBO	-	-	-		16,631.96	236,918.00	220,286.04	93%
DISI					-			
District Identity	3,895.82				36,564.67	96,000.00	59,435.33	62%
Streetscape Improvements	-				-	5,000.00	5,000.00	100%
Total DISI	3,895.82	-	-		36,564.67	101,000.00	64,435.33	64%
Extra Budget Expenses								
Collection Loss					-	10,194.00	10,194.00	100%
Taxes					-	250.00	250.00	100%
Total Expenses	3,895.82	-	-		70,946.27	582,962.00	512,015.73	88%
Net Income	(3,895.82)	-	-		(70,946.27)	(73,274.00)		

Cash Flow

Beg Balance FY 2024-25 Carryover	75,278.36	269,156.59
Reallocation of 2024-25 Carryover	-	-
Net Income FY 2025-26	(3,895.82)	(70,946.27)
Ending Cash Balance at 12/31/2025	\$ 71,382.54	\$ 198,210.32

(See accompanying accountants' report)



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 January 31, 2026, and the related statement of revenues and expenses – actual vs. budget – fiscal year 2025-2026 – cash basis for the two 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 2025-2026 – 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 2025-2026 – 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 2025-2026 – 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
February 10, 2026

Steinbruner Hill, Inc.

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

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

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Salinas City Center Improvement Association
Statement of Assets, Liabilities and Fund Balance - Cash Basis
As of January 31, 2026

ASSETS

Current Assets	
Bank Accounts	
Checking - Operating Acct	\$ 97,876.01
Checking - Grants Acct	70,670.56
Total Bank Accounts	168,546.57
Total Current Assets	168,546.57
Fixed Assets	
Vehicle	18,000.61
Accumulated Depreciation	(11,619.00)
Total Fixed Assets	6,381.61
Other Assets	
Organizational Costs	50,000.00
Accumulated Intangible Assets	(42,917.00)
Total Other Assets	7,083.00
TOTAL ASSETS	\$ 182,011.18

LIABILITIES AND FUND BALANCE

Liabilities	
Debt	\$ 5,000.00
Total Liabilities	5,000.00
Fund Balance	
Fund Balance - SOBO	45,329.66
Fund Balance - DISI	11,184.54
Fund Balance - Admin	28,610.68
Fund Balance - Conting/Reserves	12,751.13
Fund Balance - Grants	70,670.56
Subtotal - Cash Fund Balance	168,546.57
Fund Balance - Other	8,464.61
Total Fund Balance	177,011.18
TOTAL LIABILITIES AND FUND BALANCE	\$ 182,011.18

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2025-2026 - Cash Basis
For the Two Months Ended January 31, 2026

	SOBO				DISI				Administration			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income												
Assessments	\$ -	\$ 305,813.00	\$ 305,813.00		\$ -	\$ 112,131.00	\$ 112,131.00		\$ -	\$ 71,356.00	\$ 71,356.00	
Grants	-	-	-		-	-	-		-	-	-	
Interest Earned	-	-	-		-	-	-		-	-	-	
Total Income	\$ -	\$ 305,813.00	\$ 305,813.00		\$ -	\$ 112,131.00	\$ 112,131.00		\$ -	\$ 71,356.00	\$ 71,356.00	
Expenses												
Bank Service Charges	-	-	-		-	-	-		-	200.00	200.00	100%
Formation Costs Payback	-	-	-		-	-	-		-	-	-	
Insurance	-	-	-		-	-	-		1,090.77	2,500.00	1,409.23	56%
Professional Services												
Accounting	-	-	-		-	-	-		1,100.00	19,000.00	17,900.00	94%
Legal	-	-	-		-	-	-		560.00	8,500.00	7,940.00	93%
Other	-	-	-		-	-	-		137.75	6,000.00	5,862.25	98%
Total Professional Services	-	-	-		-	-	-		1,797.75	33,500.00	31,702.25	95%
Office												
Rent/CAM/Utilities	-	-	-		-	-	-		1,862.41	10,500.00	8,637.59	82%
Office Cleaning	-	-	-		-	-	-		168.00	600.00	432.00	72%
Office Furnishings/Supplies	-	-	-		-	-	-		-	800.00	800.00	100%
Computer/Internet/Telephone	-	-	-		-	-	-		702.63	6,500.00	5,797.37	89%
Total Office	-	-	-		-	-	-		2,733.04	18,400.00	15,666.96	85%
Staff												
Payroll - Wages & Taxes	14,599.08	104,000.00	89,400.92	86%	3,535.80	21,900.00	18,364.20	84%	7,071.58	44,400.00	37,328.42	84%
Workers Comp Insurance	78.16	3,500.00	3,421.84	98%	18.24	600.00	581.76	97%	33.87	600.00	566.13	94%
Total Staff	14,677.24	107,500.00	92,822.76	86%	3,554.04	22,500.00	18,945.96	84%	7,105.45	45,000.00	37,894.55	84%
SOBO												
Sidewalk Ops (Maintenance)	4,984.10	128,918.00	123,933.90	96%	-	-	-		-	-	-	
Beautification/Order(Security)	13,854.40	108,000.00	94,145.60	87%	-	-	-		-	-	-	
Total SOBO	18,838.50	236,918.00	218,079.50	92%	-	-	-		-	-	-	
DISI												
District Identity	-	-	-		42,683.87	96,000.00	53,316.13	56%	-	-	-	
Streetscape Improvements	-	-	-		3,521.56	5,000.00	1,478.44	30%	-	-	-	
Total DISI	-	-	-		46,205.43	101,000.00	54,794.57	54%	-	-	-	
Extra Budget Expenses												
Collection Loss	-	-	-		-	-	-		-	-	-	
Taxes	-	-	-		-	-	-		-	250.00	250.00	100%
Total Expenses	33,515.74	344,418.00	310,902.26	90%	49,759.47	123,500.00	73,740.53	60%	12,727.01	99,850.00	87,122.99	87%
Net Income	(33,515.74)	(38,605.00)			(49,759.47)	(11,369.00)			(12,727.01)	(28,494.00)		

Cash Flow												
Beg Balance FY 2024-25 Carryover	78,845.40				60,944.01				21,337.69			
Reallocation of 2024-25 Carryover	-				-				20,000.00			
Net Income FY 2025-26	(33,515.74)				(49,759.47)				(12,727.01)			
Ending Cash Balance at 01/31/2026	\$ 45,329.66				\$ 11,184.54				\$ 28,610.68			

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2025-2026 - Cash Basis
For the Two Months Ended January 31, 2026

	Contingency/Reserves				SUBTOTAL SOBO, DISI, ADMIN, & CONTIGENCY			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income								
Assessments	\$ -	\$ 20,388.00	\$ 20,388.00		\$ -	\$ 509,688.00	\$ 509,688.00	
Grants	-	-	-		-	-	-	
Interest Earned	-	-	-		-	-	-	
Total Income	\$ -	\$ 20,388.00	\$ 20,388.00		\$ -	\$ 509,688.00	\$ 509,688.00	
Expenses								
Bank Service Charges		-	-		-	200.00	200.00	100%
Formation Costs Payback	-	5,000.00	5,000.00	100%	-	5,000.00	5,000.00	100%
Insurance			-		1,090.77	2,500.00	1,409.23	56%
Professional Services			-		-	-	-	
Accounting			-		1,100.00	19,000.00	17,900.00	94%
Legal			-		560.00	8,500.00	7,940.00	93%
Other			-		137.75	6,000.00	5,862.25	98%
Total Professional Services	-	-	-		1,797.75	33,500.00	31,702.25	95%
Office			-		-	-	-	
Rent/CAM/Utilities			-		1,862.41	10,500.00	8,637.59	82%
Office Cleaning			-		168.00	600.00	432.00	72%
Office Furnishings/Supplies			-		-	800.00	800.00	100%
Computer/Internet/Telephone			-		702.63	6,500.00	5,797.37	89%
Total Office	-	-	-		2,733.04	18,400.00	15,666.96	85%
Staff			-		-	-	-	
Payroll - Wages & Taxes			-		25,206.46	170,300.00	145,093.54	85%
Workers Comp Insurance			-		130.27	4,700.00	4,569.73	97%
Total Staff	-	-	-		25,336.73	175,000.00	149,663.27	86%
SOBO			-		-	-	-	
Sidewalk Ops (Maintenance)			-		4,984.10	128,918.00	123,933.90	96%
Beautification/Order(Security)			-		13,854.40	108,000.00	94,145.60	87%
Total SOBO	-	-	-		18,838.50	236,918.00	218,079.50	92%
DISI			-		-	-	-	
District Identity			-		42,683.87	96,000.00	53,316.13	56%
Streetscape Improvements			-		3,521.56	5,000.00	1,478.44	30%
Total DISI	-	-	-		46,205.43	101,000.00	54,794.57	54%
Extra Budget Expenses			-		-	-	-	
Collection Loss	-	10,194.00	10,194.00	100%	-	10,194.00	10,194.00	100%
Taxes			-		-	250.00	250.00	100%
Total Expenses	-	15,194.00	15,194.00	100%	96,002.22	582,962.00	486,959.78	84%
Net Income	-	5,194.00			(96,002.22)	(73,274.00)		

Cash Flow

Beg Balance FY 2024-25 Carryover	32,751.13	193,878.23
Reallocation of 2024-25 Carryover	(20,000.00)	-
Net Income FY 2025-26	-	(96,002.22)
Ending Cash Balance at 01/31/2026	\$ 12,751.13	\$ 97,876.01

(See accompanying accountants' report)

Salinas City Center Improvement Association
Statement of Revenues and Expenses - Actual vs. Budget - Fiscal Year 2025-2026 - Cash Basis
For the Two Months Ended January 31, 2026

	Grants Funds				GRAND TOTAL			
	Actual	Budget	Remaining	% Remaining	Actual	Budget	Remaining	% Remaining
Income								
Assessments	\$ -	\$ -	\$ -		\$ -	\$ 509,688.00	\$ 509,688.00	
Grants	-	-	-		-	-	-	
Interest Earned	-	-	-		-	-	-	
Total Income	\$ -	\$ -	\$ -		\$ -	\$ 509,688.00	\$ 509,688.00	
Expenses								
Bank Service Charges	-		-		-	200.00	200.00	100%
Formation Costs Payback			-		-	5,000.00	5,000.00	100%
Insurance			-		1,090.77	2,500.00	1,409.23	56%
Professional Services			-		-	-	-	
Accounting			-		1,100.00	19,000.00	17,900.00	94%
Legal			-		560.00	8,500.00	7,940.00	93%
Other			-		137.75	6,000.00	5,862.25	98%
Total Professional Services	-		-		1,797.75	33,500.00	31,702.25	95%
Office			-		-	-	-	
Rent/CAM/Utilities			-		1,862.41	10,500.00	8,637.59	82%
Office Cleaning			-		168.00	600.00	432.00	72%
Office Furnishings/Supplies	-		-		-	800.00	800.00	100%
Computer/Internet/Telephone			-		702.63	6,500.00	5,797.37	89%
Total Office	-		-		2,733.04	18,400.00	15,666.96	85%
Staff			-		-	-	-	
Payroll - Wages & Taxes			-		25,206.46	170,300.00	145,093.54	85%
Workers Comp Insurance			-		130.27	4,700.00	4,569.73	97%
Total Staff	-		-		25,336.73	175,000.00	149,663.27	86%
SOBO			-		-	-	-	
Sidewalk Ops (Maintenance)	-		-		4,984.10	128,918.00	123,933.90	96%
Beautification/Order(Security)	-		-		13,854.40	108,000.00	94,145.60	87%
Total SOBO	-		-		18,838.50	236,918.00	218,079.50	92%
DISI			-		-	-	-	
District Identity	4,607.80		-		47,291.67	96,000.00	48,708.33	51%
Streetscape Improvements	-		-		3,521.56	5,000.00	1,478.44	30%
Total DISI	4,607.80		-		50,813.23	101,000.00	50,186.77	50%
Extra Budget Expenses			-					
Collection Loss			-		-	10,194.00	10,194.00	100%
Taxes			-		-	250.00	250.00	100%
Total Expenses	4,607.80		-		100,610.02	582,962.00	482,351.98	83%
Net Income	(4,607.80)		-		(100,610.02)	(73,274.00)		

Cash Flow

Beg Balance FY 2024-25 Carryover	75,278.36	269,156.59
Reallocation of 2024-25 Carryover	-	-
Net Income FY 2025-26	(4,607.80)	(100,610.02)
Ending Cash Balance at 01/31/2026	\$ 70,670.56	\$ 168,546.57

(See accompanying accountants' report)

Salinas City Center Improvement Association

Comerica Bank - Operating Account

December 1, 2025 - January 31, 2026

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
Beginning Balance						193,878.23
12/01/2025	Check	3101	Miguel Gutierrez	Dec '25 Rent	-720.00	193,158.23
12/01/2025	Expense		AT&T		-142.75	193,015.48
12/03/2025	Expense		Go Daddy		-51.99	192,963.49
12/05/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 11/16/2025-11/30/2025	-2,615.15	190,348.34
12/05/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 11/16/2025-11/30/2025	-1,297.33	189,051.01
12/05/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 11/16/2025-11/30/2025	-1,130.86	187,920.15
12/05/2025	Tax Payment		QuickBooks Payroll	Tax withdrawal	-1,465.03	186,455.12
12/08/2025	Expense		Verizon Wireless		-176.30	186,278.82
12/18/2025	Expense		Go Daddy		-22.19	186,256.63
12/19/2025	Payroll Check	DD	Gregor Hamer	Pay Period: 12/01/2025-12/15/2025	-2,615.14	183,641.49
12/19/2025	Payroll Check	DD	Kevin A. Hayes	Pay Period: 12/01/2025-12/15/2025	-1,451.26	182,190.23
12/19/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 12/01/2025-12/15/2025	-1,237.84	180,952.39
12/19/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 12/16/2025-12/31/2025 PTO balance pa	-495.87	180,456.52
12/19/2025	Payroll Check	DD	Damian Ruiz	Pay Period: 12/16/2025-12/31/2025	-495.85	179,960.67
12/19/2025	Tax Payment		QuickBooks Payroll	Tax withdrawal	-1,765.27	178,195.40
12/22/2025	Expense		Go Daddy		-95.88	178,099.52
12/26/2025	Check	3102	The Christmas Light Pros	Installation and removal of Christmas trees, lights, an	-25,050.00	153,049.52
12/26/2025	Check	3106	Allied Universal Security Services	Customer 181016	-11,865.84	141,183.68
12/26/2025	Check	3104	Jenna Hanson	Inv Nov&Dec-25	-4,871.25	136,312.43
12/26/2025	Check	3109	Kap-Stone, Inc.	Inv 6850 - sidewalk cleaning	-4,000.00	132,312.43
12/26/2025	Check	3107	Steinbruner Hill CPAs	Inv#14614	-1,100.00	131,212.43
12/26/2025	Check	3105	Ottone & Leach LLP	Inv#2859	-300.00	130,912.43
12/26/2025	Check	3103	MCA Consulting LLC	Inv 706	-137.75	130,774.68
12/30/2025	Expense		AT&T		-139.83	130,634.85
12/31/2025	Expense		Comerica Credit Card		-3,807.07	126,827.78
01/01/2026	Check	3108	Miguel Gutierrez	January '25 Rent	-720.00	126,107.78
01/05/2026	Payroll Check	DD	Gregor Hamer	Pay Period: 12/16/2025-12/31/2025	-2,635.75	123,472.03
01/05/2026	Payroll Check	DD	Kevin A. Hayes	Pay Period: 12/16/2025-12/31/2025	-1,242.96	122,229.07
01/05/2026	Tax Payment		QuickBooks Payroll	Tax withdrawal	-1,302.37	120,926.70
01/06/2026	Deposit				2,090.00	123,016.70
01/06/2026	Expense		Verizon Wireless		-176.30	122,840.40
01/08/2026	Check	3114	Monterey Signs	Inv#27763 - remove holiday banners/install regular b	-4,990.00	117,850.40
01/08/2026	Check	3111	Allied Universal Security Services	Customer 181016	-2,078.56	115,771.84
01/08/2026	Check	3110	Community Foundation for Monterey Co	2026 LEAD Institute tuition for Greg Hamer	-1,800.00	113,971.84
01/08/2026	Check	3113	Monterey Signs	Inv#27555 & 27758	-531.56	113,440.28
01/08/2026	Check	3112	Ottone & Leach LLP	Inv#2908	-260.00	113,180.28
01/20/2026	Payroll Check	DD	Gregor Hamer	Pay Period: 01/01/2026-01/15/2026	-2,635.74	110,544.54
01/20/2026	Payroll Check	DD	Kevin A. Hayes	Pay Period: 01/01/2026-01/15/2026	-1,461.40	109,083.14
01/20/2026	Tax Payment		QuickBooks Payroll	Tax withdrawal	-1,408.64	107,674.50
01/29/2026	Expense		AT&T		-139.83	107,534.67
01/30/2026	Transfer			Jan credit card charges for Grants - transfer to pay ci	711.98	108,246.65
01/30/2026	Expense		Comerica Credit Card		-10,370.64	97,876.01
Total for 1000 Checking - Operating Acct					-\$ 96,002.22	\$ 97,876.01

Salinas City Center Improvement Association
Comerica Bank - Grants Account
December 31, 2025 - January 31, 2026

Date	Transaction Type	Num	Name	Memo/Description	Amount	Balance
Beginning Balance						75,278.36
12/26/2025	Check	1039	Kelly Productions	Entertainment 11/29/25	-2,475.00	72,803.36
12/26/2025	Check	1040	Valley Trophies Inc	Inv 88265 - bronze plaque	-1,420.82	71,382.54
01/30/2026	Transfer			Jan credit card charges for Grants - tran	-711.98	70,670.56
Total for 1050 Checking - Grants					-\$ 4,607.80	\$ 70,670.56