

**CLATSOP CARE HEALTH DISTRICT
BOARD OF DIRECTOR'S MEETING
March 6th, 2025
Regular Meeting Minutes**

I. CALL TO ORDER

Linda Crandell called the meeting to order at 12:00pm at Clatsop Care Memory Community in Warrenton, OR.

A. Roll Call: Present = P Excused = E Absent = A

| Board Members | | Management & Staff | |
|---------------------------------------|----|---|----|
| Linda Crandell | P | Mark Remley Aidan Health Services | P |
| Chuck Meyer | P | Nicole Easley, Aidan Health Services | P |
| Megan Lampson | E | Jennifer Woolley, Aidan Health Services | P |
| Mike Aho | P | Kendra Webb, Administrator CCHR | P |
| Paul Radu | P | Ann Rubino, Administrator CRV | P |
| Mary Nauha | Zm | Hannah Ross, Administrator CCMC | P |
| Christian Honl | P | Debi Martin, Director IHC | P |
| | | Stacey Dempsey, HR | P |
| | | Michael Martin, Marketing | Zm |
| | | Melissa Schacher, Billing Specialist | P |
| | | Jessica Fike, In-Home | P |
| | | | |
| Members of the Public via Zoom | | Members of the Public | |
| Don Harris | P | | |
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II. CONSENT AGENDA

- A. Agenda modifications per Linda Crandell to include: Remove Board Guests and add Resolution 2025-21 as an Action Item for change order for renovation of the shower room. Mike Aho made a motion to approve the agenda as amended. Paul Radu seconded. Board votes aye unanimously. Motion carried.
- B. Approval of February 6th, 2025, regular board meeting minutes as presented. Chuck Meyer made a motion to approve the minutes. Paul Radu seconded the motion. Board votes aye unanimously. Motion carried.

III. PUBLIC COMMENT This is an opportunity for anyone to give a 3-minute presentation about any item on the agenda OR any topic of board concern that is not on the agenda.

There were no public comments.

IV. CLATSOP CARE CENTER BUILDING UPDATE – DON HARRIS

Please see Don Harris's report in the board packet. Don Harris shared that the application is not yet complete. Pacific Habitat is still working on the graphical representation for the eighteen alternative building sites that will be presented with the application packet. The graphical representations for the alternative sites are comprised of ariel maps with overlays to include wetlands, line of tide, etc. Pacific Habitat projects the application to be ready by 3/14/25. Don is pushing to receive it sooner. Don requested the narrative portion of the graphical representation from Pacific Habitat so that the board can begin reviewing it. The topographical surveys completed by AKS will be included in the application packet. The FEMA maps will also be included and will remain the source of the relative information provided in the application. Don shared that there was a buffer of 2.5 months for meeting the ballot deadlines for this project and that 1 month of that has now been used.

V. ADMINISTRATION REPORTS

- A. Kendra Webb provided an update on Clatsop Care Health and Rehabilitation. Please see her report for details. Kendra Webb commented that the census is thirty-five as of today. There are three students graduating from the CNA Class. There are three residents in COVID isolation.
- B. Ann Rubino provided an update on Clatsop Retirement Village. Please see her report for details. Ann shared that the roofing project will be continuing next week. Mike Aho asked about the census and what is being done to improve it. Ann shared that she and Michael Martin are collaborating with marketing to bring census back up.
- C. Hannah Ross provided an update on Clatsop Care Memory Community. Please see her report for details. Hannah Ross commented that she had nothing additional to add to her report.

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- D. Debi Martin provided an update on In-Home Care. Please see her report for details. Mike Aho asked if In-Home Care included offering short-term post-surgical care. Debi replied that yes, they do.
- E. Michael Martin provided an update on Marketing and Recruiting. Please see his report for details. Michael had nothing additional to add to his report. Mary Nauha asked Michael if more applications had been received for the foundation. Michael replied that yes, there were six – two will be present at the next foundation meeting.
- F. Mark Remley provided a CEO update on Clatsop Care Center Health District. Please see his report for details. Mark shared that he is tracking activity relevant to the district in the Legislative Session. Mark is working closely with the agencies (OHCA) that are advocating for providers.
- G. Mark Remley provided a financial report. Please see his report for details. Mark shared with the board that a third group has filed an appeal with Clatsop County and there could be a minor hold-back of 2.5% on the permanent tax payout as a result. There was a brief discussion summarizing the financial activity for each of the facilities. Mike Aho asked if RFPs had gone out for auditors for this next fiscal year and Mark replied that yes, three of the six are out. Three more will be sent. The RFP for the CRV remodel was issued with a May 30th, 2025, deadline.

VI. ACTION ITEMS

A. Resolution No. 2025-21

Resolution to approve the proposal for the change order on the renovation of the CCC shower room – represents change to Resolution 2025-20.

Mike Aho made a motion to approve resolution 2025-21.

There was discussion about the resolution to approve additional funding for the fourth-floor bathroom renovation at CCC. Nicole Easley, RDO, shared that the cost is projected to include most unforeseen expenses. Work is stopped until the asbestos testing is complete. A preliminary asbestos test in the hallway came back as negative.

Roll call vote to the board: Christian Honl, Aye. Chuck Meyer, Aye. Paul Radu, Aye. Mike Aho, Aye. Mary Nauha, Aye. Chair votes Aye. Motion carried.

VII. GENERAL DISCUSSION

There were no items for discussion.

VIII. BOARD NOTATIONS CLOSING COMMENTS

Mary Nauha: Mary thanked Ann Rubino for her work at CRV and recognized Michael Martin and Ann for their marketing collaboration. Mary applauded the efforts of Don Harris on the new building project.

Christian Honl: Christian shared that he would be meeting with Senator Weber and Rep. Javadi within the next week or two and he is open to receive emails if you have areas of concern or comments that he can share at his meeting.

Chuck Meyer: No comment

Paul Radu: Paul asked if the elevator was fixed at CCC. Nicole Easley, RDO, shared that June is the projected start date.

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Mike Aho: Mike shared that when reviewing financials at CCC there is a 322K positive change from the first seven months of last fiscal year to this fiscal year. Impressive.

Linda Crandell: Linda reminded the board members that March 20th is the deadline to sign up to run for the board and that there are two open positions.

IX. FUTURE MEETING DATES

- A. March 20th, 2025: Final Day to Submit Application for Election to the Board
- B. April 3rd, 2025: Board Meeting, Clatsop Retirement Village, 12pm
- C. April 17th, 2025; Budget Work Session
- D. May 8th, 2025: Board Meeting, Clatsop Retirement Village, 12pm
- E. June 5th, 2025: Board Meeting, Clatsop Retirement Village, 12pm

X. ADJOURNMENT

Linda Crandell asked for a motion to adjourn. Chuck Meyer made the motion.

The meeting adjourned at 12:53pm.

Signature

Date

Minutes recorded by Stacey Dempsey

Clatsop Care Center April 2025

Census: At the time of this writing our census is currently 33/41 on a budget of 31.

Medicare: 6 , Medicaid: 21, Private Pay: 6

Average Daily Census for March increased from February 31-33. We are continuing to review and take admissions quickly.

Staffing: At this time our needs are an RCM, 2 FT NOC nurses, FT CMA, 2 FT Day CNA, 2 FT Eve CNA. Weekly Staffing Meetings in place to assist in managing labor with DNS and Staffing Coordinator. Currently interviewing for our next CNA class.

Building Updates:

Shower repair continues and is set to be completed Friday 3/28.

The engineers for the elevator have let us know that they are hoping to be able to start construction towards the end of May. As the date grows closer they will coordinate with us the actual dates.

Community Life:

A Covid testing sweep will occur Thursday 3.27 and we are hoping for everyone to test negative for a second week in a row and go back to normality in the building. The residents, staff and community have been supportive and wearing masks. Hallway bingo has been a hit due to reduced group activities. Residents and staff alike are excited for the upcoming nicer weather. The Activities Department have been working with the Auxiliary team and they will be donating towards the purchase of a new fountain for the healing garden. The residents have been working on planting some starts for the garden as well.

Respectfully,

Kendra Webb

Clatsop Retirement Village Board Report
April 3, 2025

Current Census: 55 residents on a budget of 65. 28 PP and 27 MCD on a budget of 35 PP and 30 MCD. Average daily census for March is 55.01 on a budget of 65. 28.32 PP and 26.79 on a budget of 35 PP and 30 MCD.

Admissions/Discharges: 3 scheduled move ins for March and am working on April move ins. There were 2 discharges in March. Currently, 2 residents are at the care center for rehab. 1 resident moved to Memory Care due to needing a higher level of care.

Marketing/Census: We are working on a marketing blitz for the next quarter. As part of the strategic plan, I will be working with our activity directors, Mike, and the other Administrators to develop a solid plan for district wide activity collaboration with our residents and staff. The goal is for an increased amount of foot traffic with more inclusive events. Our plan is to also have more educational events for the general public. Our first meeting will be in April.

The Activity Director is working on spring planting. We bought some oversized planters and we are hoping to get Tongue Point, the high school kids or the Boy Scouts to build some new flower boxes. We want to grow some veggies and spices.

Operations/Staffing: Recruiting for 1 Noc Shift Med Tech, 1 Noc Shift Caregiver, and 1 Eve shift Med Tech.

The final job of the roofing project started March 10, 2025. There was a small leak in our housekeeping closet which was fixed immediately. So far there are no major concerns with the job.

The ice machine in the kitchen that is failing will be added to our Capital Expense in the budget. No other big expenditure at this time.

Agency: No agency in the building.

Healthcare: The med room has been rearranged to streamline and increase efficiency. We will be meeting with Elderplace to discuss opportunities in our care collaboration. Currently we have no COVID or other outbreaks. Mock Survey is scheduled for the end of May.

Maintenance: The flooring in the laundry room was replaced. Maintenance is working on common areas, painting, cleaning carpets and sanding doors. We moved our smoking area out back out of sight. It has made a difference with our first impression. A tent was set up and lights were strung along the path for safety.

Respectfully,
Ann Rubino, Administrator

Clatsop Care Memory Community
Board Report
April 2025

Census 32

- 19 private pay and 13 Medicaid on a budget of 19 PP and 11 Medicaid.
- ADC in March 30.87 on a budget of 30.

Staffing and Training

- Thirty-five total staff.
- Fire drill and Elopement drill on NOC shift last month.
- All Staff Meeting last month was Care Plan and Life Story Trivia and Fire Life and Safety training.
- One care staff turnover last month but have since hired on two more.

Operations/Life Enrichment Programming

- Bus rides are happening five days a week and outings are also happening monthly.
- Planting activities in the courtyards are going well. Started with the center courtyard and residents helped plant some hostas, heath "Kramer's Red", Japanese tassel ferns, mint, oregano, and some dahlias.
- Volunteers continue to come in help with activities for the residents. Line dancing happened last month and interactive music with Barbara. She brings in instruments for the residents to play along with and they had a great time.
- Baking activities are also happening monthly. Residents made pizza rolls and enjoyed them for 1400 snacks.

Covid-19 Update

- Monthly reporting of vaccination status it still happening.
- No Covid in the building this month.

Special Projects

- Cabinet storage for all bathrooms.
- CCMC signature training program for care delivery that incorporates Montessori, Best Friends Approach, Hand over Hand and Teepa Snow. Looking to create something that will work for all levels of Dementia and Alzheimer's.
- Warrenton High School Art Project
- OBIE

Financials

- February 2025 Total Revenue 242,516 Total Expenses 241,821 Excess Revenue 695

Respectfully,

Hannah Ross

Administrator

Board Report

Clatsop Care in Home Services

Report for March 2025

Clients: At the time of this report, we have a census of 48 active clients.
We are not providing medication services to any clients at this time.

Payors: eleven of these clients are VA contract. We have two clients through the Providence Elderplace program, seventeen of our clients are Medicaid, two are OPI and the remaining 16 clients are private pay.

Location: of our current active clients, thirteen are in Astoria, thirteen are in Seaside/Gearhart area, eighteen are in Warrenton/Hammond area, two clients in Knappa/Svenson area and we have two clients in Cannon Beach. Currently we have no clients in Westport.

Employees: We currently have 26 employees, including myself.
12 caregivers are full-time. The rest are, by choice, part-time with up to 20-25 hours per week.

Accidents/Incidents: We had one accident with no time loss.

General: Projected service hours for March are 1,922.

We have still been battling the flu, covid and other respiratory illnesses with both staff and clients but it has been pretty much business as usual. We have continued to increase our service hours. We completed another medication training class and plan one more next month.

Respectfully,
Debi Martin

CLATSOP IN-HOME CARE HOURS

| | | Avg. Hours/Client | | | | Avg. Hours/Client |
|-----------------------|----------|-------------------|--|-----------------------|---------|-------------------|
| July 2024 | 1,930.00 | 36.41 | | July 2023 | 1490.5 | |
| August 2024 | 1,761.15 | 35.22 | | August 2023 | 1535 | |
| September 2024 | 1,679.00 | 35.72 | | September 2023 | 1390.5 | |
| October 2024 | 1,843.00 | 36.86 | | October 2023 | 1429.25 | |
| November 2024 | 1,897 | 35.12 | | November 2023 | 1429.28 | 27.49 |
| December 2024 | 1,831 | 35.91 | | December 2023 | 1334.33 | 27.23 |
| | | | | | | |
| January 2025 | 1989 | 40.59 | | January 2024 | 1432 | 27.54 |
| February 2025 | 1573 | 33.46 | | February 2024 | 1365 | 25.75 |
| March 2025 | 1922 | 40.04 | | March 2024 | 1406 | 23.83 |
| April 2025 | | | | April 2024 | 1582 | 27.28 |
| May 2025 | | | | May 2024 | 1698 | 32.65 |
| June 2025 | | | | June 2024 | 1618 | 28.89 |
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Clatsop Care Health District Board Report

Marketing and Communications Update

Mike Martin

April 3, 2025 Board Meeting

Facility Advertising:

- 38 leads over the internet were received in the first quarter 2025 and distributed to the facilities. As part of our strategic plan, systems will be revised to identify which of these inquiries converted to an admission.
- Average about 550 to 600 visitors per month on our website. Average time spent is 1 minute and 52 seconds per visit. The most viewed pages are in order: Home page, Assisted Living, Memory Care, Careers, In-Home Services, Contact Us and Skilled Nursing. Facebook gets about 6,500 views from about 1,600 people and has 646 followers.
- Three ads run starting Thursday, April 3rd for each Thursday through May 10th in the Astorian as a result of their Mega Sale. Two ads emphasize all four business units. One will be dedicated to recruitment.
- CIHS: Continuing to run additional ads on radio and Geo Target Us on-line ads network.
- CCC: Continuing to run an expanded Nurse, LPN, CMA and CNA campaign on Indeed in Portland and on Indeed's SmartSource. Worked with Indeed on improving the current campaigns for RCM and CMA.

Events/Outreach:

- Employment Fair at Clatsop Community College Tuesday, March 10rd. Received 2 RN applicants and had 15 high school seniors sign up for interest in the CNA training program.
- Clatsop Community College Foundation Banquet April 12.
- Astoria Crab Festival April 25-27. Volunteers needed. Half-price tickets for locals.
- CEDR Banquet Awards May 22.
- Astoria Warrenton Chamber Business After Hours event for October at CRV.
- Astoria Senior Center partnering and sponsorships collaboration meetings.
- CMC: Warrenton High School students to present at the April board meeting.

Miscellaneous:

- District wide: 2025/2026 FY Marketing plan, budget, and strategic initiatives.
- Comparative analysis has been completed.
- District on-line store enhancements. <https://clat.leadpromo.store/>.

Foundation:

- Lisa Clover will be introduced as a new board member at the April 3rd meeting.
- New Candidates: Ryan Pickell, Jeff Austin Yingst, Jennifer Hernandez, Liam Corcoran, Maddalynn Quicke, Rachel Heitstuman, Gay Clodgo, Jared Allison, Michael Miller, Jade Jaconetti, Erin Carroll, Casandra Reeves, Dorothy Williams, Rhiannon Burns, Sarah Hein, Kenneth Standring.
- Interview: Bernice Moore
- No Longer Being Considered or Withdrew: Elizabeth Malaphy, Tiffany Myers-Wagner, Joseph Sweet, Faeya Harper, Justin Eliot Thompson, Hallie Martin, Sony Fischer, David Moon, Tara Fox, Gay Clodgo, Paige Reese
- Foundation board member Kristina Kansteiner is the Older Adult Community Health Worker for CMH's Connected Care program for adults over 50. Their charter is, "connecting people to resources." She has a budget for holding community events. She wants to do an annual Health Fair with Clatsop Care as a primary partner. We would be involved in the planning and development of this event.

Auxiliary:

- Looking for replacement parts for the fountain. Beginning to work on the healing garden soil, bed prep and ready for planting. April we will put together another raffle basket and Rummage Sale event 5/1/25-5/3/25.

Recruitment:



| Status | Date | Title [ID] | Location ^ | New | Candidates | Offers | Hired |
|-----------|------------|---|---|-----|------------|--------|-------|
| Published | 11/21/2024 | Clatsop Cares Foundation Board Member [2876998] | Clatsop Care Center Health District | 0 | 26 | 0 | 0 |
| Published | 01/06/2025 | Registered Nurse (Resident Care Manager) [2954500] | Clatsop Care Health & Rehabilitation | 0 | 3 | 0 | 0 |
| Published | 10/15/2024 | Certified Medication Assistant (CMA) skilled nursing facility [2797720] | Clatsop Care Health & Rehabilitation Center | 1 | 19 | 0 | 0 |
| Published | 09/03/2024 | Certified Nursing Assistant (CNA) [2700531] | Clatsop Care Health & Rehabilitation Center | 0 | 21 | 0 | 2 |
| Published | 09/03/2024 | Certified Nursing Assistant (CNA) training program [2700489] | Clatsop Care Health & Rehabilitation Center | 8 | 126 | 6 | 5 |
| Published | 09/03/2024 | Licensed Practical Nurse (LPN) - Skilled Nursing [2700510] | Clatsop Care Health & Rehabilitation Center | 0 | 6 | 0 | 0 |
| Published | 08/22/2024 | Registered Nurse (RN) - Skilled Nursing [2676072] | Clatsop Care Health & Rehabilitation Center | 1 | 7 | 0 | 1 |
| Published | 09/03/2024 | In-Home Caregiver [2700562] | Clatsop Care In-Home Services | 83 | 111 | 0 | 0 |
| Published | 03/13/2025 | Housekeeper [3120638] | Clatsop Care Memory Community | 0 | 5 | 0 | 0 |
| Published | 11/06/2024 | Caregiver - Memory Community [2700596] | Clatsop Memory Community | 4 | 94 | 0 | 7 |
| Published | 12/19/2024 | Caregiver (NOC shift) - Assisted Living Facility [2700754] | Clatsop Retirement Village | 24 | 71 | 0 | 1 |
| Published | 09/03/2024 | Caregiver - Assisted Living Facility [2700754] | Clatsop Retirement Village | 16 | 102 | 0 | 8 |
| Published | 09/03/2024 | Team Leader (non-certified medication tech) [2700768] | Clatsop Retirement Village | 67 | 175 | 2 | 3 |

CLATSOP CARE CENTER HEALTH DISTRICT

CEO BOARD REPORT 4/3/2025

As of the last report, the legislative update was not as upbeat relative to rate setting, however, in the last month that stance has softened a bit. I appears at this time we will be looking at a full rebase of the rate in the Nursing Home, but we have no additional information on the Memory Care or Assisted Living. I am speaking in regards to the Medicaid rate. As the next budget work session is scheduled for April 17th, I have another update scheduled for April 11th, so hopefully that will provide a little more clarity.

In regards to the Clatsop Retirement Renovation, I am working through a ton of inquiries and trying to answer all questions to provide the best apples to apples comparisons to the bids. Once we begin getting more formal bids I will convene a meeting of the sub committee to review the bids and move toward a recommendation. This is for the third floor as well as 5 room renovations at a time.

I am also working toward a plan to replace our contracted finance director. At this point, my plan will be to bring it to Aidan as I have new staff in place since the previous time we did this. Once my team understands all aspects of the District, if we want to try and bring it in house we can look at that as then we would have the backup knowledge from Aidan in full. We would then be able to train and track this moving forward.

Lastly, I continue to thank everyone for their work on the budgets. The process gets better each year and I feel like everyone has been heard with their thoughts on items that need to be added or reviewed. We are very close to having everything complete which is early on the calendar to be as far as we are.

Respectfully,

Mark Remley

Aidan Health Services, Inc.

Clatsop Care Health District
Statement of Net Position
As of February 28, 2025

| | | CONSOLIDATED | DISTRICT | CCC | CCMC | IHC | CRV | LLC |
|---|--|--------------|-------------|-------------|-------------|-----------|-------------|--------------|
| CURRENT ASSETS | | | | | | | | |
| Cash and cash equivalents | | \$6,406,953 | \$5,971,302 | (\$35,513) | \$91,780 | \$64,627 | \$41,889 | \$272,869 |
| Restricted funds held in escrow | | 265,369 | | | | | | 265,369 |
| Receivables: | | | | | | | | |
| Resident receivables, net | | 1,021,444 | | 676,406 | 106,426 | 77,992 | 160,620 | |
| uncollectible amounts | | | | | | | | |
| Tax revenue | | 199,191 | 199,191 | | | | | |
| Other receivables | | 108,921 | - | (19,711) | (1,268) | 660 | 129,240 | 7,312,785 |
| Resident funds held in trust | | 3,982 | | 598 | 2,079 | | 1,305 | |
| Due from other funds | | - | - | 4,988,251 | - | 53,630 | - | - |
| Prepaid expenses | | 298,097 | 131,862 | | - | | 80,990 | 85,244 |
| Total current assets | | 8,303,956 | 6,302,355 | 5,610,031 | 199,017 | 196,909 | 414,044 | 7,936,266 |
| LONG TERM ASSETS | | | | | | | | |
| Restricted funds held in escrow | | 82,187 | | | | | | 82,187 |
| CAPITAL ASSETS | | | | | | | | |
| Capital assets not being depreciated: | | | | | | | | |
| Land | | 259,150 | | 40,150 | | | | 219,000 |
| Construction in progress | | 1,033,561 | 379,747 | 405,934 | 10,281 | | 237,599 | - |
| Capital assets, net of | | | | | | | | |
| accumulated depreciation: | | | | | | | | |
| Land improvements | | 113,867 | | 102,871 | 21 | | | 10,975 |
| Buildings | | 2,941,475 | | 347,396 | | | | 2,594,079 |
| Building improvements | | 2,039,761 | | 335,267 | 100,425 | | 69,413 | 1,534,656 |
| Moveable equipment | | 136,049 | | 48,426 | 51,368 | | 36,255 | |
| Vehicle | | 124,168 | | - | 124,168 | | | |
| Total capital assets, net | | 6,648,031 | 379,747 | 1,280,044 | 286,262 | - | 343,268 | 4,358,711 |
| Property under capital lease, net of accumulated amortization | | 5,654,809 | | | 5,654,809 | | 6,914,729 | |
| Total Assets | | \$20,688,983 | \$6,682,102 | \$6,890,076 | \$6,140,089 | \$196,909 | \$7,672,041 | \$12,377,164 |

Clatsop Care Health District
Statement of Net Position
As of February 28, 2025

| | CONSOLIDATED | DISTRICT | CCC | CCMC | IHC | CRV | LLC |
|---|--------------|-------------|-------------|---------------|-----------|-------------|--------------|
| CURRENT LIABILITIES | | | | | | | |
| Accounts payable | \$299,867 | \$88,644 | \$162,301 | \$19,452 | \$319 | \$29,151 | \$0 |
| Accrued liabilities | 177,908 | 66,484 | 72,549 | 26,160 | - | 28,048 | 2,116 |
| Accrued salaries and employee benefits | 123,620 | (927) | 125,499 | (2,887) | (91) | 2,026 | - |
| Accrued interest | 11,561 | - | - | - | - | - | 11,561 |
| Compensated absences | 193,727 | 13,046 | 81,908 | 38,350 | 17,839 | 42,584 | - |
| Resident funds held in trust | 3,982 | - | 598 | 2,079 | - | 1,305 | - |
| Due to other funds | - | 2,841,420 | - | 936,003 | - | 974,582 | 289,877 |
| Deferred revenue | - | - | - | - | - | - | 6,914,729 |
| Current portion of obligations under capital leases | 236,589 | - | - | 236,589 | - | 308,660 | - |
| Current maturities of long-term debt | 201,181 | - | - | - | - | - | 201,181 |
| Total current liabilities | 1,248,435 | 3,008,667 | 442,854 | 1,255,746 | 18,067 | 1,386,356 | 7,419,464 |
| LONG-TERM DEBT, NET OF CURRENT MATURITIES | | | | | | | |
| Obligations under capital leases | 6,157,162 | - | - | 6,157,162 | - | 6,986,677 | - |
| Long-term debt | 4,632,771 | - | - | - | - | - | 4,632,771 |
| Total liabilities | 12,038,368 | 3,008,667 | 442,854 | 7,412,909 | 18,067 | 8,373,032 | 12,052,235 |
| NET POSITION | | | | | | | |
| Net investment in capital assets | 1,075,137 | 379,747 | 1,280,044 | (452,680) | - | (37,340) | (475,241) |
| Restricted | 522,701 | 101,808 | | | | | 420,894 |
| Unrestricted | 7,052,777 | 3,191,880 | 5,167,177 | (820,140) | 178,842 | (663,651) | 379,276 |
| Total net position | 8,650,615 | 3,673,434 | 6,447,222 | (1,272,820) | 178,842 | (700,991) | 324,929 |
| Total liabilities and net position | \$20,688,983 | \$6,682,102 | \$6,890,076 | \$6,140,089 | \$196,909 | \$7,672,041 | \$12,377,164 |
| | - | - | - | - | - | - | - |
| Fund Balance Reconciliation | | | | | | | |
| Beg Balance - 06/30/23 | \$7,258,387 | \$3,343,427 | \$5,812,477 | (\$1,536,260) | \$150,295 | (\$679,765) | \$168,213 |
| FY24 Change in Net Position | \$1,392,228 | \$330,008 | \$634,744 | \$263,440 | \$28,547 | (\$21,226) | \$156,716 |
| Ending Balance | \$8,650,616 | \$3,673,434 | \$6,447,222 | (\$1,272,820) | \$178,842 | (\$700,991) | \$324,929 |
| Validation Check | 0 | - | - | - | - | 0 | (0) |

Clatsop Care Health District
Statement of Revenues, Expenditures, and Changes in Net Position
For the Month Ended February 28, 2025

| | CONSOLIDATED | DISTRICT | CCC | CCMC | IHC | CRV | LLC |
|--|------------------|---------------|----------------|----------------|---------------|-----------------|---------------|
| Revenues | | | | | | | |
| Charges for services | | | | | | | |
| Medicare A | \$108,229 | \$0 | \$108,229 | \$0 | \$0 | \$0 | \$0 |
| Medicare B | 3,610 | - | 3,610 | - | - | - | - |
| Medicare C | 19,752 | - | 19,752 | - | - | - | - |
| Private | 393,285 | - | 43,468 | 172,236 | 15,192 | 162,389 | - |
| Medicaid | 513,897 | - | 359,215 | 45,176 | 16,197 | 93,309 | - |
| Elderplace | 50,550 | - | - | 25,104 | 8,640 | 16,806 | - |
| Veterans Affairs | 17,497 | - | - | - | 17,497 | - | - |
| Oregon Project Independence | 1,241 | - | - | - | 1,241 | - | - |
| Taxes | | | | | | | |
| Property Taxes | 3,409 | 3,409 | - | - | - | - | - |
| Local Option Taxes | 4,603 | 4,603 | - | - | - | - | - |
| Timber Taxes | 52,000 | 52,000 | - | - | - | - | - |
| Community SIP Fund/Other | 95 | 95 | - | - | - | - | - |
| Rent Revenue | - | - | - | - | - | - | 46,230 |
| ERTC/Provider Relief Funds | - | - | - | - | - | - | - |
| Investment income | 21,312 | 21,212 | 2 | - | - | 1 | 17,545 |
| Donations | - | - | - | - | - | - | - |
| Miscellaneous revenue | 123 | - | 123 | - | - | - | - |
| Total Revenues | 1,189,601 | 81,320 | 534,398 | 242,516 | 58,766 | 272,505 | 63,775 |
| Expenditures | | | | | | | |
| Health services | | | | | | | |
| Personnel services | 393,795 | - | 173,324 | 83,879 | 42,764 | 93,828 | - |
| Temp Agency - Health Svcs | 74,231 | - | 74,231 | - | - | - | - |
| Materials and supplies | 84,898 | - | 73,734 | 1,820 | 4,249 | 5,095 | - |
| Therapy | | | | | | | |
| Materials and supplies | 25,103 | - | 25,103 | - | - | - | - |
| Administration | | | | | | | |
| Personnel services | 23,079 | 23,079 | - | - | - | - | - |
| Materials and supplies | 3,448 | 3,448 | - | - | - | - | - |
| Facility administration | | | | | | | |
| Personnel services | 55,764 | - | 25,013 | 14,621 | - | 16,129 | - |
| Materials and supplies | 83,759 | - | 34,187 | 16,008 | 579 | 37,004 | 10,637 |
| Management Fee | 66,484 | - | 32,056 | 14,551 | 3,526 | 16,350 | - |
| Management Travel | 1,740 | - | 584 | 211 | - | 945 | - |
| Debt Service | 37,722 | - | - | 26,161 | - | 17,448 | 11,561 |
| Capital outlay | - | - | - | - | - | - | - |
| Maintenance Services | | | | | | | |
| Personnel services | 25,200 | - | 7,984 | 8,065 | - | 9,151 | - |
| Materials and supplies | 22,808 | - | 10,474 | 6,033 | - | 6,300 | - |
| Laundry/housekeeping | | | | | | | |
| Personnel services | 15,291 | - | 15,291 | - | - | - | - |
| Materials and supplies | 2,066 | - | 2,066 | - | - | - | - |
| Activities | | | | | | | |
| Personnel services | 17,515 | - | 6,353 | 5,952 | - | 5,210 | - |
| Materials and supplies | 1,518 | - | 232 | 547 | - | 739 | - |
| Dietary | | | | | | | |
| Personnel services | 79,944 | - | 25,544 | 21,622 | - | 32,778 | - |
| Materials and supplies | 36,515 | - | 10,649 | 7,857 | - | 18,008 | - |
| Social services | | | | | | | |
| Personnel services | 3,940 | - | 3,940 | - | - | - | - |
| Materials and supplies | - | - | - | - | - | - | - |
| Depreciation | 34,592 | - | 7,493 | 4,730 | - | 2,167 | 20,202 |
| Amortization | 29,762 | - | - | 29,762 | - | 31,574 | - |
| Total Expenditures | 1,119,175 | 26,527 | 528,259 | 241,821 | 51,118 | 292,728 | 42,400 |
| Excess (deficiency) of revenues over expenditures | 70,426 | 54,793 | 6,139 | 695 | 7,648 | (20,223) | 21,375 |

| | | | | | | | |
|---|-----------------|------------------|-----------------|--------------|----------------|-------------------|-----------------|
| Other Financing Sources (Uses) | | | | | | | |
| Transfers in | 57,178 | - | 57,178 | - | - | - | - |
| Transfers out | (57,178) | (57,178) | - | - | - | - | - |
| Total Other Financing Sources (Uses) | - | (57,178) | 57,178 | - | - | - | - |
| | | | | | | | |
| Changes in Net Position | \$70,426 | (\$2,385) | \$63,317 | \$695 | \$7,648 | (\$20,223) | \$21,375 |

Clatsop Care Health District
Statement of Revenues, Expenditures, and Changes in Net Position
For the Eight Months Ended February 28, 2025

| | CONSOLIDATED | DISTRICT | CCC | CCMC | IHC | CRV | LLC |
|--|-------------------|------------------|------------------|------------------|----------------|------------------|----------------|
| Revenues | | | | | | | |
| Charges for services | | | | | | | |
| Medicare A | \$1,107,105 | \$0 | \$1,107,105 | \$0 | \$0 | \$0 | \$0 |
| Medicare B | 21,517 | - | 21,517 | - | - | - | - |
| Medicare C | 27,178 | - | 27,178 | - | - | - | - |
| Private | 3,296,550 | - | 517,875 | 1,418,741 | 134,859 | 1,225,075 | - |
| Medicaid | 4,164,691 | - | 2,888,717 | 367,238 | 172,519 | 736,217 | - |
| Elderplace | 428,598 | - | 2,073 | 217,231 | 68,841 | 140,452 | - |
| Veterans Affairs | 166,710 | - | - | - | 166,710 | - | - |
| Oregon Project Independence | 13,008 | - | - | - | 13,008 | - | - |
| Taxes | | | | | | | |
| Property Taxes | 568,737 | 568,737 | - | - | - | - | - |
| Local Option Taxes | 782,770 | 782,770 | - | - | - | - | - |
| Timber Taxes | 438,587 | 438,587 | - | - | - | - | - |
| Community SIP Fund/Other | 3,742 | 3,742 | - | - | - | - | - |
| Rent Revenue | - | - | - | - | - | - | 343,776 |
| ERTC/Provider Relief Funds | 55,760 | - | - | 27,880 | - | 27,880 | - |
| Investment income | 192,484 | 191,794 | 20 | - | - | 7 | 141,936 |
| Donations | 100 | - | - | 100 | - | - | - |
| Miscellaneous revenue | 12,057 | - | 11,812 | - | - | 245 | - |
| Total Revenues | 11,279,595 | 1,985,630 | 4,576,297 | 2,031,190 | 555,938 | 2,129,876 | 485,712 |
| Expenditures | | | | | | | |
| Health services | | | | | | | |
| Personnel services | 3,287,511 | - | 1,341,468 | 701,993 | 447,804 | 796,246 | - |
| Temp Agency - Health Svcs | 937,750 | - | 920,079 | - | - | 17,671 | - |
| Materials and supplies | 665,279 | - | 577,252 | 19,901 | 41,543 | 26,583 | - |
| Therapy | | | | | | | |
| Materials and supplies | 213,111 | - | 213,111 | - | - | - | - |
| Administration | | | | | | | |
| Personnel services | 193,367 | 193,367 | - | - | - | - | - |
| Materials and supplies | 113,804 | 113,804 | - | - | - | - | - |
| Facility administration | | | | | | | |
| Personnel services | 470,011 | - | 211,855 | 119,403 | - | 138,754 | - |
| Materials and supplies | 834,112 | - | 280,780 | 202,426 | 4,687 | 363,631 | 73,771 |
| Management Fee | 553,521 | - | 273,868 | 120,193 | 33,356 | 126,105 | - |
| Management Travel | 13,648 | 108 | 5,519 | 1,538 | - | 6,483 | - |
| Debt Service | 305,030 | - | - | 211,435 | - | 141,272 | 93,595 |
| Capital outlay | - | - | - | - | - | - | - |
| Maintenance Services | | | | | | | |
| Personnel services | 210,787 | - | 63,843 | 67,736 | - | 79,209 | - |
| Materials and supplies | 163,211 | - | 69,897 | 32,545 | - | 60,770 | - |
| Laundry/housekeeping | | | | | | | |
| Personnel services | 138,900 | - | 138,900 | - | - | - | - |
| Materials and supplies | 19,426 | - | 19,426 | - | - | - | - |
| Activities | | | | | | | |
| Personnel services | 146,859 | - | 49,932 | 52,337 | - | 44,590 | - |
| Materials and supplies | 10,129 | - | 242 | 4,405 | - | 5,482 | - |
| Dietary | | | | | | | |
| Personnel services | 737,549 | - | 221,764 | 197,059 | - | 318,726 | - |
| Materials and supplies | 316,204 | - | 92,898 | 77,402 | - | 145,904 | - |
| Social services | | | | | | | |
| Personnel services | 42,169 | - | 42,169 | - | - | - | - |
| Materials and supplies | 138 | - | 138 | - | - | - | - |
| Depreciation | 276,754 | - | 59,951 | 37,842 | - | 17,331 | 161,630 |
| Amortization | 238,097 | - | - | 238,097 | - | 252,593 | - |
| Total Expenditures | 9,887,367 | 307,279 | 4,583,091 | 2,084,309 | 527,391 | 2,541,349 | 328,996 |
| Excess (deficiency) of revenues | | | | | | | |

| | | | | | | | |
|--------------------------------------|-------------|-------------|-----------|-----------|----------|------------|-----------|
| over expenditures | 1,392,228 | 1,678,351 | (6,794) | (53,119) | 28,547 | (411,472) | 156,716 |
| | | | | | | | |
| Other Financing Sources (Uses) | | | | | | | |
| Transfers in | 1,348,344 | - | 641,539 | 316,559 | - | 390,246 | - |
| Transfers out | (1,348,344) | (1,348,344) | - | - | - | - | - |
| Total Other Financing Sources (Uses) | - | (1,348,344) | 641,539 | 316,559 | - | 390,246 | - |
| | | | | | | | |
| Changes in Net Position | \$1,392,228 | \$330,008 | \$634,744 | \$263,440 | \$28,547 | (\$21,226) | \$156,716 |

| RESOLUTION ADOPTING APPROPRIATIONS 2024-2025 | | | | | | | |
|---|-----------|--------------|-----------|--------------|-------------------------|--------------|---------------------|
| February 2025 | BUDGET | | ACTUAL | | VARIANCE - Over (Under) | | TOTAL ANNUAL BUDGET |
| | FEBRUARY | YEAR TO DATE | MONTH | YEAR TO DATE | MONTH | YEAR TO DATE | |
| CLATSOP CARE HEALTH DISTRICT GENERAL FUND | | | | | | | |
| PERSONNEL SERVICES | \$19,538 | \$165,194 | \$23,079 | \$193,367 | \$3,542 | \$28,173 | \$251,968 |
| MATERIALS AND SERVICES | \$19,250 | \$153,997 | \$3,448 | \$113,912 | (\$15,802) | (\$40,085) | \$230,995 |
| CAPITAL OUTLAY | \$62,500 | \$500,000 | \$2,453 | \$138,994 | (\$60,047) | (\$361,006) | \$750,000 |
| CONTINGENCY | \$49,410 | \$395,280 | \$0 | \$0 | (\$49,410) | (\$395,280) | \$592,958 |
| TOTAL | \$150,697 | \$1,214,471 | \$28,980 | \$446,272 | (\$121,717) | (\$768,199) | \$1,825,921 |
| | | | | | | | |
| CLATSOP CARE HEALTH AND REHABILITATION CENTER | | | | | | | |
| PERSONNEL SERVICES | \$237,736 | \$2,074,396 | \$257,449 | \$2,069,930 | \$19,713 | (\$4,465) | \$3,108,909 |
| MATERIALS AND SERVICES | \$211,039 | \$1,734,403 | \$263,317 | \$2,453,210 | \$52,277 | \$718,807 | \$2,605,201 |
| CAPITAL OUTLAY | \$0 | \$0 | \$11,589 | \$178,236 | \$11,589 | \$178,236 | \$0 |
| CONTINGENCY | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| TOTAL | \$448,776 | \$3,808,799 | \$532,355 | \$4,701,376 | \$83,579 | \$892,577 | \$5,714,110 |
| | | | | | | | |
| CLATSOP CARE RETIREMENT VILLAGE, LLC | | | | | | | |
| PERSONNEL SERVICES | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| MATERIALS AND SERVICES | \$7,655 | \$60,363 | \$10,637 | \$73,771 | \$2,983 | \$13,409 | \$90,981 |
| CAPITAL OUTLAY | \$9,000 | \$72,000 | \$0 | \$404,065 | (\$9,000) | \$332,065 | \$108,000 |
| DEBT SERVICE | \$28,186 | \$225,489 | \$28,146 | \$225,174 | (\$40) | (\$315) | \$338,233 |
| TOTAL | \$44,841 | \$357,851 | \$38,784 | \$703,011 | (\$6,057) | \$345,160 | \$537,214 |
| | | | | | | | |
| CLATSOP CARE IN-HOME SERVICES | | | | | | | |
| PERSONNEL SERVICES | \$50,072 | \$418,688 | \$42,764 | \$447,804 | (\$7,307) | \$29,117 | \$626,115 |
| MATERIALS AND SERVICES | \$10,197 | \$80,303 | \$8,354 | \$79,587 | (\$1,843) | (\$716) | \$121,434 |
| TOTAL | \$60,269 | \$498,990 | \$51,118 | \$527,391 | (\$9,151) | \$28,401 | \$747,549 |
| | | | | | | | |
| CLATSOP CARE RETIREMENT VILLAGE | | | | | | | |
| PERSONNEL SERVICES | \$166,085 | \$1,414,509 | \$157,096 | \$1,377,524 | (\$8,989) | (\$36,985) | \$2,141,340 |

| | | | | | | | |
|--------------------------------------|-------------|-------------|-------------|--------------|------------|-------------|--------------|
| MATERIALS AND SERVICES | \$98,472 | \$794,821 | \$84,443 | \$661,445 | (\$14,029) | (\$133,376) | \$1,193,499 |
| TOTAL | \$264,557 | \$2,209,330 | \$241,539 | \$2,038,970 | (\$23,018) | (\$170,360) | \$3,334,839 |
| CLATSOP CARE MEMORY COMMUNITY | | | | | | | |
| PERSONNEL SERVICES | \$127,716 | \$1,119,185 | \$134,139 | \$1,138,527 | \$6,423 | \$19,342 | \$1,673,803 |
| MATERIALS AND SERVICES | \$44,015 | \$364,887 | \$47,028 | \$458,408 | \$3,013 | \$93,521 | \$550,072 |
| CAPITAL OUTLAY | \$0 | \$0 | \$0 | \$17,930 | \$0 | \$17,930 | \$0 |
| DEBT SERVICE | \$26,270 | \$210,160 | \$45,285 | \$359,603 | \$19,015 | \$149,443 | \$315,290 |
| TOTAL | \$198,001 | \$1,694,232 | \$226,452 | \$1,974,468 | \$28,451 | \$280,237 | \$2,539,165 |
| | | | | | | | |
| GRAND TOTAL YTD | \$1,167,141 | \$9,783,673 | \$1,119,228 | \$10,391,488 | (\$47,913) | \$607,815 | \$14,698,798 |
| TOTAL UNAPPROPRIATED RESERVE AMOUNTS | | | | | | | \$6,666,292 |
| | | | | | | | |
| DISTRICT TOTAL | | | | | | | \$21,365,090 |

REVENUES

| BUDGET | | ACTUAL | | VARIANCE - Over (Under) | | TOTAL ANNUAL BUDGET |
|-------------|--------------|-------------|--------------|-------------------------|--------------|------------------------|
| FEBRUARY | YEAR TO DATE | MONTH | YEAR TO DATE | MONTH | YEAR TO DATE | |
| \$1,072,975 | \$8,818,770 | \$1,108,060 | \$9,225,357 | \$35,085 | \$406,587 | \$13,274,810 |
| \$172,754 | \$1,382,031 | \$60,108 | \$1,793,837 | (\$112,646) | \$411,805 | \$2,073,047 |
| | | \$0 | \$55,860 | \$0 | \$55,860 | |
| \$16,717 | \$133,733 | \$21,312 | \$192,484 | \$4,595 | \$58,751 | \$200,600 |
| \$0 | \$0 | \$123 | \$12,057 | \$123 | \$12,057 | \$0 |
| \$1,262,446 | \$10,334,535 | \$1,189,601 | \$11,279,595 | (\$72,844) | \$945,060 | \$15,548,457 |

Clatsop Care Health District (CCC)
Local Option Property Tax Levy Revenue
Cumulative through 1/31/25
 Last Revised: 3/20/25

| FY2025 Receipts by Month | |
|---------------------------|-----------------------|
| Date | Amount |
| 07/31/24 | \$6,629.13 |
| 08/31/24 | \$4,564.03 |
| 09/30/24 | \$2,975.93 |
| 10/31/24 | \$95,817.79 |
| 11/30/24 | \$614,444.77 |
| 12/31/24 | \$19,715.72 |
| 01/31/25 | \$34,019.40 |
| 02/28/25 | \$4,603.33 |
| Total Current FYTD | \$782,770.10 |
| FY2019 | \$568,108.62 |
| FY2020 | \$579,372.99 |
| FY2021 | \$651,146.07 |
| FY2022 | \$668,429.23 |
| FY2023 | \$699,581.88 |
| FY2024 | \$812,187.65 |
| Cumulative Funds | \$4,761,596.54 |

Funds Summary - Cumulative:

| | |
|----------------------------|-----------------------|
| Funds Received | \$4,761,596.54 |
| Funds Spent | (\$2,880,496.32) |
| CRV LLC Credit* | \$290,009.40 |
| Remaining Available | \$2,171,109.62 |

*Reimbursement for CRV Siding Project from HUD
 Cash Reserves (received 04/21; 08/21 6/22)

*Reimbursement for CRV Elevator from HUD Cash
 Reserves (received 10/23)

| | | | | | | | | | |
|---|---------------|-------------|-----------------------|----------------|--------------|---------------|-------------------|----------------|------------------------------|
| General Ledger Detail Report | | | | | | | | | |
| Clatsop Care Health District (CCC) | | | | | | | | | |
| Local Option Property Tax Levy Revenue | | | | | | | | | |
| | | | | | | | | | |
| Account Number/Description | Period | Date | GL Description | Journal | Debit | Credit | Net Change | Balance | Cumulative |
| FY2024 | | | | | | | | | |
| | 1 | 07/04/23 | Tax TO Payment_202216 | | | \$6,662.09 | | (\$6,662.09) | |
| | 2 | 08/03/23 | Tax TO Payment_202301 | | | \$4,941.23 | | (\$11,603.32) | |
| | 3 | 09/06/23 | Tax TO Payment_202302 | | | \$2,088.69 | | (\$13,692.01) | |
| | 4 | 10/04/23 | Tax TO Payment_202303 | | | \$1,577.34 | | (\$15,269.35) | |
| | 4 | 10/24/23 | Tax TO Payment_202304 | | | \$36,776.94 | | (\$52,046.29) | |
| | 5 | 11/02/23 | Tax TO Payment_202305 | | | \$90,956.38 | | (\$143,002.67) | |
| | 5 | 11/06/23 | Tax TO Payment_202306 | | | \$62,392.43 | | (\$205,395.10) | |
| | 5 | 11/14/23 | Tax TO Payment_202307 | | | \$92,284.03 | | (\$297,679.13) | |
| | 5 | 11/20/23 | Tax TO Payment_202308 | | | \$340,827.83 | | (\$638,506.96) | |
| | 5 | 11/28/23 | Tax TO Payment_202309 | | | \$90,965.03 | | (\$729,471.99) | |
| | 6 | 12/06/23 | Tax TO Payment_202310 | | | \$9,345.50 | | (\$738,817.49) | |
| | 7 | 01/04/24 | Tax TO Payment_202311 | | | \$16,796.14 | | (\$755,613.63) | |
| | 8 | 02/02/24 | Tax TO Payment_202312 | | | \$5,045.05 | | (\$760,658.68) | |
| | 9 | 03/04/24 | Tax TO Payment_202313 | | | \$24,449.61 | | (\$785,108.29) | |
| | 10 | 04/01/24 | Tax TO Payment_202314 | | | \$3,735.91 | | (\$788,844.20) | |
| | 11 | 05/02/24 | Tax TO Payment_202315 | | | \$4,658.18 | | (\$793,502.38) | |
| | 12 | 06/04/24 | Tax TO Payment_202316 | | | \$18,685.27 | | (\$812,187.65) | |
| | | | | | | | | | (\$812,187.65) FY2024 |
| FY2025 | | | | | | | | | |
| | 1 | 07/02/24 | Tax TO Payment_202317 | | | \$6,629.13 | | (\$6,629.13) | |
| | 2 | 08/21/24 | Tax TO Payment_202401 | | | \$4,564.03 | | (\$11,193.16) | |
| | 3 | 09/04/24 | Tax TO Payment_202402 | | | \$2,975.93 | | (\$14,169.09) | |
| | 4 | 10/02/24 | Tax TO Payment_202403 | | | \$1,526.05 | | (\$15,695.14) | |
| | 4 | 10/21/24 | Tax TO Payment_202404 | | | \$18,261.18 | | (\$33,956.32) | |
| | 4 | 10/28/24 | Tax TO Payment_202405 | | | \$76,030.56 | | (\$109,986.88) | |
| | 5 | 11/15/24 | Tax TO Payment_202406 | | | \$75,903.58 | | (\$185,890.46) | |
| | 5 | 11/15/24 | Tax TO Payment_202407 | | | \$92,150.85 | | (\$278,041.31) | |
| | 5 | 11/26/24 | Tax TO Payment_202408 | | | \$336,193.81 | | (\$614,235.12) | |
| | 5 | 11/26/24 | Tax TO Payment_202409 | | | \$110,196.53 | | (\$724,431.65) | |
| | 6 | 12/03/24 | Tax TO Payment_202410 | | | \$19,715.72 | | (\$744,147.37) | |
| | 7 | 01/02/25 | Tax TO Payment_202411 | | | \$31,554.69 | | (\$775,702.06) | |
| | 7 | 01/06/25 | Tax TO Payment_202412 | | | \$2,464.71 | | (\$778,166.77) | |
| | 8 | 02/28/25 | Tax TO Payment_202413 | | | \$4,603.33 | | | |
| | | | | | | | | | (\$782,770.10) FY2025 |
| | | | | | | | | | |
| | | | | | | | | | (\$4,761,596.54) |

General Ledger Detail Report
Local Option Property Tax Levy Spend
Cumulative through 1/31/25

Capital Outlay - Administration 6595-461-51-10 (Sage) / 79950-600-10 (PCC)

| Period | Date | Vendor | Journal | Source | Debit (Credit) | Cumulative Spend | Resolution Approved \$ | Project |
|---------------------------|----------|-----------------------------------|-------------------|--------|---------------------|-----------------------|------------------------|----------------------------------|
| Totals for FY 2020 | | | | | \$798,197.15 | | | |
| Totals for FY 2021 | | | | | \$282,571.64 | | | |
| Totals for FY 2022 | | | | | \$46,331.56 | | | |
| Totals for FY 2023 | | | | | \$381,199.53 | | | |
| Totals for FY 2024 | | | | | \$591,706.11 | | | |
| FY 2025 Spend | | | | | | | | |
| 1 | 07/31/24 | P&L Johnson Mechanical Inc | 51704 | AP-IN | \$10,806.97 | \$2,185,874.02 | | Condenser-Evaporator WI Cooler |
| 1 | 07/31/24 | P&L Johnson Mechanical Inc | 51730 | AP-IN | \$4,680.41 | \$2,190,554.43 | | Laundry Room |
| 1 | 07/31/24 | Lenity Architecture Inc | 20240514 | AP-IN | \$4,711.25 | \$2,195,265.68 | | Vista Pointe Development Phase 2 |
| 1 | 07/24/24 | Pacific Habitat Services, Inc. | 1-7951-03 | AP-IN | \$1,953.75 | \$2,197,219.43 | | Wetland Celineation |
| 1 | 07/01/24 | Pacific Habitat Services, Inc. | 1-7951-02 | AP-IN | \$2,451.25 | \$2,199,670.68 | | Wetland Celineation |
| 1 | 07/01/24 | Pacific Habitat Services, Inc. | 1-7951-02 | AP-IN | \$4,123.30 | \$2,203,793.98 | | Wetland Celineation |
| 1 | 07/31/24 | Lenity Architecture Inc | 20240514 | AP-IN | \$4,711.25 | \$2,208,505.23 | | Vista Pointe Development Phase 2 |
| 2 | 08/28/24 | Bealer Construction Inc | 2546-1 | AP-IN | \$170,000.00 | \$2,378,505.23 | \$577,237.58 | Roof |
| 2 | 08/08/24 | Ryan Osburn Plumbing Inc | 6014-12 | AP-IN | \$7,150.00 | \$2,385,655.23 | | Laundry Room |
| 2 | 08/19/24 | Randall Lee's Flooring America | 6061-24 | AP-IN | \$6,850.00 | \$2,392,505.23 | | Laundry Room |
| 2 | 08/14/24 | AKS Engineering & Forestry LLC | 3124-3 | AP-IN | \$310.00 | \$2,392,815.23 | | Vista Pointe Development Phase 2 |
| 2 | 08/31/24 | Lenity Architecture Inc | 3194-6 | AP-IN | \$4,555.00 | \$2,397,370.23 | | Vista Pointe Development Phase 2 |
| 2 | 08/23/24 | Pacific Habitat Services, Inc. | 1-7951-04 | AP-IN | \$3,612.50 | \$2,400,982.73 | | Wetland Celineation |
| 2 | 08/13/24 | Coastline Sign | 0100 | AP-IN | \$12,000.00 | \$2,412,982.73 | \$12,000.00 | Sign-Memory Care |
| 3 | 09/06/24 | City of Warrenton | 36213 | AP-IN | \$603.51 | \$2,413,586.24 | | Sign-Memory Care |
| 3 | 09/30/24 | Vista Pointe Development Co., LLC | 09302024 | AP-IN | \$18,800.00 | \$2,432,386.24 | | Vista Pointe Development Phase 2 |
| 3 | 09/23/24 | Pacific Habitat Services, Inc. | 1-7951-05 | AP-IN | \$4,040.00 | \$2,436,426.24 | | Wetland Celineation |
| 3 | 09/30/24 | P&L Johnson Mechanical Inc | 52752 | AP-IN | \$3,278.75 | \$2,439,704.99 | \$3,278.75 | Roof Exhaust Fans |
| 3 | 09/30/24 | P&L Johnson Mechanical Inc | 52735 | AP-IN | \$8,191.63 | \$2,447,896.62 | \$16,383.25 | Rooftop HVAC Unit |
| 3 | 09/09/24 | SMT Health | 81515 | AP-IN | \$13,017.26 | \$2,460,913.88 | \$11,500.00 | Sit to Stand Lifts |
| 3 | 09/01/24 | P&L Johnson Mechanical Inc | 51447 | AP-IN | \$3,260.00 | \$2,464,173.88 | | Laundry Room |
| 4 | 10/24/24 | Direct Supply Inc. | 33578667-33576388 | AP-IN | \$17,989.90 | \$2,482,163.78 | \$19,399.80 | Electric Beds |
| 4 | 10/03/24 | Direct Supply Inc. | 33519572 | AP-IN | \$21,180.01 | \$2,503,343.79 | \$33,677.01 | Whirlpool Tub |
| 4 | 10/24/24 | Inland Electric | 66192 | AP-IN | \$1,472.12 | \$2,504,815.91 | | Laundry Room |
| 4 | 09/30/24 | Lenity Architecture Inc | 20240751 | AP-IN | \$931.25 | \$2,505,747.16 | \$135,000.00 | Vista Pointe Development Phase 3 |
| 4 | 10/31/24 | Vista Pointe Development Co., LLC | 10312024 | AP-IN | \$8,751.13 | \$2,514,498.29 | | Vista Pointe Development Phase 3 |
| 4 | 10/31/24 | Lenity Architecture Inc | 20240908 | AP-IN | \$2,682.50 | \$2,517,180.79 | | Vista Pointe Development Phase 3 |
| 5 | 11/30/24 | Vista Pointe Development Co., LLC | 11302024 | AP-IN | \$4,095.00 | \$2,521,275.79 | | Vista Pointe Development Phase 3 |
| 5 | 11/30/24 | Lenity Architecture Inc | 20241040 | AP-IN | \$1,330.00 | \$2,522,605.79 | | Vista Pointe Development Phase 3 |
| 5 | 11/30/24 | P&L Johnson Mechanical Inc | 53215 | AP-IN | \$8,191.62 | \$2,530,797.41 | | Rooftop HVAC Unit |

General Ledger Detail Report
Local Option Property Tax Levy Spend
Cumulative through 1/31/25

Capital Outlay - Administration 6595-461-51-10 (Sage) / 79950-600-10 (PCC)

| Period | Date | Vendor | Journal | Source | Debit (Credit) | Cumulative Spend | Resolution Approved \$ | Project |
|--------------------|----------|---|----------|--------|----------------|------------------|---------------------------|----------------------------------|
| 5 | 11/18/24 | Kone Inc. | 1 | AP-IN | \$42,600.00 | \$2,573,397.41 | \$200,000.00 | Elevator-CCC |
| 6 | 12/31/24 | Lenity Architecture Inc | 20250036 | AP-IN | \$476.25 | \$2,573,873.66 | | Vista Pointe Development Phase 3 |
| 6 | 12/31/24 | Vista Pointe Development Co., LLC | 12312024 | AP-IN | \$13,480.69 | \$2,587,354.35 | | Vista Pointe Development Phase 3 |
| 6 | 12/10/24 | Bealer Construction Inc | | AP-IN | \$205,204.43 | \$2,792,558.78 | | Roof |
| 6 | 12/19/24 | Direct Supply Inc | 33759440 | AP-IN | \$12,591.00 | \$2,805,149.78 | \$12,816.00 | Steamer |
| 6 | 12/02/24 | Smart Solutions Remodeling & Painting LLC | 12022024 | AP-IN | \$5,675.00 | \$2,810,824.78 | | Whirlpool Tub |
| 6 | 12/19/24 | Ryan Osburn Plumbing Inc | 20364 | AP-IN | \$5,200.00 | \$2,816,024.78 | | Whirlpool Tub |
| 6 | 12/19/24 | Ryan Osburn Plumbing Inc | 20365 | AP-IN | \$1,850.00 | \$2,817,874.78 | | Whirlpool Tub |
| 6 | 12/19/24 | Evans Plumbing, Inc. | 160375 | AP-IN | \$16,382.82 | \$2,834,257.60 | | Water Heater-CRV |
| 7 | 01/07/25 | AKS Engineering & Forestry LLC | 11173-04 | AP-IN | \$3,491.25 | \$2,837,748.85 | | Vista Pointe Development Phase 3 |
| 7 | 01/07/25 | AKS Engineering & Forestry LLC | 11173-05 | AP-IN | \$6,580.00 | \$2,844,328.85 | | Vista Pointe Development Phase 3 |
| 7 | 01/07/25 | AKS Engineering & Forestry LLC | 11173-06 | AP-IN | \$15,836.25 | \$2,860,165.10 | | Vista Pointe Development Phase 3 |
| 7 | 01/07/25 | Lenity Architecture Inc | 20250102 | AP-IN | \$2,547.50 | \$2,862,712.60 | | Vista Pointe Development Phase 3 |
| 7 | 01/09/25 | Randall Lee's Flooring America | 01092025 | AP-IN | \$2,250.00 | \$2,864,962.60 | | Whirlpool Tub |
| 7 | 01/27/25 | Wadsworth Electric | 444022 | AP-IN | \$349.90 | \$2,865,312.50 | | Steamer |
| 7 | 01/09/25 | Randall Lee's Flooring America | 15618 | AP-IN | \$1,142.00 | \$2,866,454.50 | | Laundry Room |
| 8 | 02/18/25 | Ryan Osburn Plumbing Inc | 20596 | AP-IN | \$1,850.00 | \$2,868,304.50 | | Tub Room |
| 8 | 02/25/25 | Elan Financial Services - LO - Home Depot | FEB2025 | AP-IN | \$603.07 | \$2,868,907.57 | | Tub Room |
| 8 | 02/28/25 | Vista Pointe Development Co., LLC | FEB2025 | AP-IN | \$11,103.75 | \$2,880,011.32 | | Vista Pointe Development Phase 3 |
| 8 | 02/28/25 | Lenity Architecture Inc | 20250166 | AP-IN | \$485.00 | \$2,880,496.32 | | Vista Pointe Development Phase 3 |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| Totals for FY 2025 | | | | | \$705,429.27 | | | |

\$2,880,496.32

\$0.00 check totals
\$0.00 check totals

Clatsop Care Health District (CCC)
Local Option Property Tax Levy Spend
Summary by Project
Cumulative through 1/31/25

| Row Labels | Sum of Debit (Credit) | Sum of Resolution Approved \$ | Completed | Estimated/ Actual Completion Date | |
|-------------------------------------|-----------------------|-------------------------------|-----------|-----------------------------------|---------|
| CCC AED Stations | \$3,641.98 | | Y | 12/31/19 | |
| CCC New Slings (Equip Refresh) | \$4,080.54 | | Y | 08/31/19 | |
| CCC Nurse Call Computer | \$9,812.00 | | Y | 05/31/22 | |
| CCC Nurse Call System | \$22,927.00 | | Y | 05/31/22 | |
| CCC Reclining Shower Chairs | \$2,608.41 | | Y | 02/29/20 | |
| CCC Volaro Lifts | \$24,899.39 | | Y | 04/30/20 | |
| CCC Wireless Access Points | \$917.72 | | Y | 07/31/20 | |
| CCMC Common Area Furniture | \$24,994.30 | | Y | 12/31/20 | |
| CCMC Fire Alarm Repair | \$8,309.31 | | Y | 05/31/22 | |
| CCMC Wireless Access Points Upgrade | \$2,002.00 | | Y | 05/31/22 | |
| CMCC Fuel for New Tank | \$689.16 | | Y | 04/30/20 | |
| CMCC Fuel Tank | \$28,158.42 | | Y | 04/30/20 | |
| CMCC Hoyer | \$6,488.95 | | Y | 06/30/22 | |
| CRV Porte Cochere | \$249,462.54 | | Y | 06/15/21 | |
| CRV Porte Cochere-Expense | \$289.80 | | Y | 08/30/20 | |
| CRV Siding Project | \$643,275.00 | | Y | 04/30/20 | |
| CRV Wireless Access Points | \$21,825.00 | | Y | 05/31/20 | |
| CRV/CCC Phone System | \$23,266.50 | | Y | 05/31/20 | |
| Email Cloud Conversion | \$5,906.25 | | Y | 05/31/22 | |
| Matrixcare eMAR Upgrade | \$52,504.91 | | Y | 08/31/20 | |
| New Bus for CCC | \$65,378.23 | | Y | 07/31/19 | |
| OneBeat CPR | \$3,349.00 | | Y | 04/30/20 | |
| CRV Elevator Replacement | \$304,400.00 | | Y | 03/08/23 | |
| CCMC Computer Server | \$10,216.64 | | Y | 09/30/22 | |
| CRV Computer Server | \$10,216.64 | | Y | 09/30/22 | |
| Radiant Heaters | \$32,250.00 | | Y | 01/07/23 | |
| Vista Pointe Development Phase 1 | \$6,500.00 | | Y | 05/31/23 | 2023-10 |
| Bladder Scanner | \$6,560.00 | | Y | 06/12/23 | |
| Pre-Construction Fit Test | \$8,431.25 | | Y | 02/08/23 | 2023-09 |
| Vista Pointe Development Phase 2 | \$283,272.28 | | Y | 06/27/24 | 2023-16 |
| Fire Panel | \$17,025.00 | | Y | 11/30/23 | 2024-03 |
| Generator Move | \$66,929.20 | | Y | 06/30/24 | 2024-05 |
| Bariatric Beds | \$6,366.90 | | Y | | |
| CRV Oven | \$15,984.00 | | Y | 11/16/23 | 2024-06 |
| Domain Controller | \$4,275.00 | | Y | 06/30/24 | |
| WI Cooler | \$8,063.89 | | Y | 11/01/23 | |
| Backflow | \$12,905.00 | | Y | 09/01/23 | 2023-17 |
| Water Heater | \$9,720.00 | | Y | 09/25/23 | 2024-04 |
| Bus | \$158,245.76 | \$155,745.76 | Y | 02/05/24 | 2024-07 |
| Furniture - Patio-Dining | \$25,000.00 | | Y | 02/08/24 | 2024-10 |
| Laundry Room | \$29,587.93 | \$10,410.00 | Y | | 2024-15 |
| Leak Repairs | \$3,585.94 | | Y | | |
| Fire System Repair | \$2,519.14 | | Y | | |
| Condenser-Evaporator WI Cooler | \$16,675.07 | \$10,806.97 | Y | 07/31/04 | 2025-3 |
| Wetland Celineation | \$16,180.80 | | Y | | |
| Roof | \$375,204.43 | \$577,237.58 | TBD | | 2025-1 |
| Roof Exhaust Fans | \$3,278.75 | \$3,278.75 | Y | 09/30/24 | 2025-10 |
| Rooftop HVAC Unit | \$16,383.25 | \$16,383.25 | Y | 11/30/24 | 2025-11 |
| Sit to Stand Lifts | \$13,017.26 | \$11,500.00 | Y | 09/09/24 | 2024-19 |
| Sign-Memory Care | \$12,603.51 | \$12,000.00 | Y | 09/06/24 | 2025-6 |
| Electric Beds | \$17,989.90 | \$19,399.80 | Y | 10/24/24 | 2025-16 |
| Whirlpool Tub | \$36,155.01 | \$33,677.01 | Y | | 2025-5 |
| Vista Pointe Development Phase 3 | \$71,790.57 | \$135,000.00 | TBD | | 2025-15 |
| Elevator-CCC | \$42,600.00 | \$200,000.00 | TBD | | 2025-9 |

| | | | |
|--------------------|-----------------------|-----------------------|---|
| Steamer | \$12,940.90 | \$12,816.00 | Y |
| Water Heater-CRV | \$16,382.82 | | Y |
| Tub Room | \$2,453.07 | | |
| Grand Total | \$2,880,496.32 | \$1,198,255.12 | |

2025-18

Clatsop Care Health District (CCC)
Local Option Property Tax Levy Spend
Summary by Project
Cumulative through 1/31/25

| Sum of Debit (Credit) | Column Labels | | | |
|-----------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------|
| Row Labels | Vista Pointe Development Phase 1 | Vista Pointe Development Phase 2 | Vista Pointe Development Phase 3 | Grand Total |
| Lenity Architecture Inc | | 112,933.26 | 8,452.50 | 121,385.76 |
| Vista Pointe Development Co., LLC | 6,500.00 | 157,431.95 | 37,430.57 | 201,362.52 |
| AKS Engineering & Forestry LLC | | 12,597.07 | | 12,597.07 |
| AKS Engineering & Forestry LLC | | 310.00 | 25,907.50 | 26,217.50 |
| Grand Total | 6,500.00 | 283,272.28 | 71,790.57 | 361,562.85 |

| | | | | | | | | | |
|---------------------------------|--|--|--|--|-----------|--|--|--|--|
| | | | | | | | | | |
| CASH SNAPSHOT | | | | | | | | | |
| 3/24/2025 | | | | | | | | | |
| CRV GENERAL | | | | | 147,929 | | | | |
| CCC GENERAL | | | | | 219,011 | | | | |
| PAYROLL MANUAL CHECKS | | | | | 18,292 | | | | |
| RETIREMENT VILLAGE PROPERTY LLC | | | | | 284,822 | | | | |
| MEMORY CARE COMMUNITY | | | | | 176,088 | | | | |
| DISTRICT ADMINISTRATION | | | | | 35,414 | | | | |
| IN HOME CARE SERVICES | | | | | 54,383 | | | | |
| LGIP | | | | | 5,945,930 | | | | |
| | | | | | | | | | |
| TOTAL | | | | | 6,881,869 | | | | |

| AccountName | InvestmentTypeDesc | InvestmentTypeClassDesc | TradeDate | SettlementDate | TransDesc | TransactionType | TransactionSource | QuantityOfShares | SharePrice | TotalAmount |
|-------------------------------------|--------------------|-------------------------|------------|----------------|--|---------------------------------|-------------------------------------|------------------|------------|-------------|
| CLATSOP CARE CENTER HEALTH DISTRICT | Oregon LGIP | Liquid | 03/04/2025 | 03/04/2025 | Transfer from Clatsop County - CLATSOP COUNTY | Transfer Purchase | Participant to Participant Transfer | 33406.37 | 1 | 33406.37 |
| CLATSOP CARE CENTER HEALTH DISTRICT | Oregon LGIP | Liquid | 02/28/2025 | 03/03/2025 | Accrual Income Div Reinvestment - Distributions | Accrual Income Div Reinvestment | Distributions | 21212 | 1 | 21212 |
| CLATSOP CARE CENTER HEALTH DISTRICT | Oregon LGIP | Liquid | 03/03/2025 | 03/03/2025 | LGIP Fees - ACH Redemption (1 @ \$0.05 - From 5733) - March 2025 | Redemption | Fee - ACH Redemption | -0.05 | 1 | -0.05 |

April 3, 2025 2025-22 Resolution to approve concrete testing in the basement of Clatsop Care Center

Whereas, The Board of Directors would like to approve the bid from Charter Construction to test the concrete in the basement ceiling and walls and provide engineering recommendations;

Whereas, the Board of Directors agrees to the bid of \$15,517.44;

Whereas, the Board of Directors directs the CEO to execute on the quote from Charter Construction for the basement testing.

Whereas, the Board of Directors agree to pay for this through the Tax Levy Funding. This will be part of an overall project to repair the basement should it need additional work.

Be it therefore resolved that the Clatsop Care Center Health District Board approves this request to proceed with the above request and gives the authority to Mark Remley, Clatsop Care Center Health District CEO to proceed.

Printed Name

Title

Signature

Date



| | |
|---|---|
| AGREEMENT DATE: | 02/07/2025 |
| PROJECT NAME/NUMBER: | Clatsop Care - Basement Wall Leak / 2472708 |
| PROJECT ADDRESS: | 646 16th St, Astoria, OR 97103 |
| PROJECT OWNER: <i>(Name, Address, Phone, Email)</i> | Clatsop Care Center Health District (CCCHD), 646 16th St, Astoria, OR 97103, (503) 325-0313, billing_office@clatsopcare.org |
| PROJECT REPRESENTATIVE: <i>(Name, Phone, Email)</i> | Shane Watson, 503-298-9835, maintenance@clatsopcare.org |
| CONTRACTOR: | Charter Construction, LLC 3747 SE 8 th Ave, Portland, Or 97202 (503) 546-2600 WASHINGTON: CHARTCL776J5 OREGON: 244159 |
| CONTRACTOR REPRESENTATIVE: <i>(Name, Phone, Email)</i> | Calvin Peet, 971-219-6549, calvin.peet@chartercon.com |

Concrete Strength Testing Proposal

SCOPE OF WORK: Contractor proposes to perform the following:

1. Project Management & Coordination

- Site visits and coordination with the client, engineers, and testing team.
- Communication with subcontractors and oversight of the testing process.
- Preparation of a detailed action plan based on test results.

2. Engineering Services

- Structural engineering consultation to determine testing locations.
- Review of existing conditions and assessment of structural vulnerabilities.
- Collaboration with testing technicians to ensure proper core sampling locations.

3. Concrete Testing Services

- **Core Drilling & Sample Testing:**
 - Core extraction from the basement ceiling and walls.
 - Compression strength testing of concrete samples.
 - Lab analysis of extracted samples.



- **Ground Penetrating Radar (GPR):**

- GPR scanning to document reinforcement placement within the slab.

Deliverables:

- Concrete strength test report from Carlson Testing.
- GPR scan report detailing reinforcement placement.
- Engineering recommendations based on test results.
- Updated scope of work for structural repairs, if necessary.

Project Timeline:

- **Testing Scheduling:** Upon approval of this proposal.
- **Testing Completion:** Estimated within [insert timeframe] days from mobilization.
- **Report Delivery:** Within 10 days after testing completion.

Amount:

Contractor shall furnish all material and labor—complete in accordance with the above specifications, for the sum of \$15,517.44 (Work to be tracked on a Time and Materials basis per labor rates listed below)

Charter's Labor Rates

The Owner agrees to pay Contractor for satisfactory performance of the Work at the following rates:

| | |
|-----------------|-------------|
| Project Manager | \$100.00/HR |
| Superintendent | \$90.00/HR |
| Lead Carpenter | \$80.00/HR |

All costs including labor, material, equipment, and subcontractors have been marked up with a 16% fee.

Note: Washington state sales tax is not included in the price listed above, but will be the responsibility of the owner to pay at the local rates.

Assumptions/Exclusions:

Assumptions:

1. **Site Access & Clearance:**
 - The basement room will be cleared of stored materials before testing begins.
 - The testing team will have unobstructed access to the basement and parking area for drilling and GPR scanning.
 2. **Engineering Coordination:**
 - The structural engineer (Chris Nestlerode) will provide a final test plan and confirm the core sampling locations prior to testing.
 - The engineer will review test results and provide structural recommendations based on findings.
 3. **Testing Scope:**
 - Testing will include core sampling from the basement ceiling and walls, along with ground-penetrating radar (GPR) to document rebar placement.
 - No additional testing beyond compression strength and GPR scanning is included unless specifically requested.
 4. **Permit & Compliance:**
 - No permits are assumed to be required for the testing scope. If permits are needed, they will be an additional cost.
 - Work will comply with applicable industry standards for concrete testing and analysis.
 5. **Scheduling & Timeline:**
 - Testing will be scheduled upon proposal approval.
 - The estimated timeline for test completion and reporting will be determined based on Carlson Testing's availability.
-

Exclusions:

1. **Structural Repairs:**
 - This proposal does not include any structural repairs or waterproofing work.
 - Any required repairs identified through testing will be addressed in a separate proposal.
2. **Additional Testing Beyond Scope:**
 - No additional materials testing (e.g., chemical analysis, petrographic examination) is included.
 - If further testing is required, it will be quoted separately.
3. **Rooftop/Parking Lot Modifications:**
 - Any structural modifications or roof penetrations beyond those required for core drilling are not included.
 - If additional openings are needed, they will be the responsibility of the owner's roofer.
4. **Unforeseen Conditions:**
 - Any unforeseen site conditions requiring additional work (e.g., concealed damage, unexpected structural issues) will be assessed separately.
 - Additional services will be provided only after approval of a change order.



General Conditions:

Labor includes all time associated with performing the work including material purchasing and delivery, acquiring equipment and any other project related requirements.

If the scope of work changes or exceeds the original scope, Contractor will notify the Owner or the designated Owner Representative to obtain approval prior to exceeding the estimated scope and cost of Contractor's work.

The Owner, without nullifying this Agreement, may direct Contractor to make changes to the scope of work. Adjustment, if any, in the contract price or contract time resulting from such changes shall be set forth in a written Change Order.

Prior to the start of the Work, Contractor shall procure and maintain in force for the duration of the Work, Worker's Compensation Insurance, Employer's Liability Insurance, and General Liability Insurance.

The Owner shall be responsible for purchasing and maintaining the Owner's usual liability insurance and shall provide property insurance to cover the value of the Owner's property. The Contractor is entitled to receive an increase in the Contract Sum equal to the insurance proceeds related to a loss for damage to the Work covered by the Owner's property insurance.

Unless specifically precluded by the Owner's property insurance policy, the Owner and Contractor waive all rights against (1) each other and any of their subcontractors, suppliers, agents, and employees, each of the other; and (2) the Owner, Owner's consultants, and any of their agents and employees, for damages caused by fire or other causes of loss to the extent those losses are covered by property insurance or other insurance applicable to the Project, except such rights as they have to the proceeds of such insurance.

Contractor warrants its work against all deficiencies and defects in materials and/or workmanship and agrees to satisfy same without cost to Owner from a period of one (1) year from the date of Substantial Completion of the Project or per Contract Documents, whichever is longer.

Note: This proposal may be withdrawn by Contractor at any time prior to acceptance.

Owner and any successors specifically release Charter Construction, LLC. and its subcontractors from any and all liabilities, claims and/or litigation for any and all defects discovered on portions of the existing building that were not part of the scope of repair work performed by Charter Construction, LLC. as part of this contract.

Payment Terms: Net 15 – Progress payments will be made to contractor for work satisfactorily performed, no later than fifteen (15) days after date of invoice.

Deposits or Down payment may be requested and is due prior to work starting.

Any portion of the balance that is not paid after thirty (30) days of completion of the project will be subject to a 9% per annum charge towards the balance.



ACCEPTANCE - The above prices, specifications, and conditions are satisfactory and are hereby accepted. Contractor is authorized to perform the work as specified. Owner agrees to payment terms outlined above.

| | |
|------------------------------|------------------------------|
| | |
| Date of Acceptance (Above) | Date of Acceptance |
| | |
| Owner Signature (Above) | Contractor Signature (Above) |
| | |
| Owner Printed Name and Title | Contractor Printed and Title |

Please provide the following for correct billing information, if billing more than one party please attach additional sheets:

| | |
|---|---|
| BILL TO NAME: | Clatsop Care Center Health District (CCCHD) |
| ATTENTION TO/CLAIM OR REFERENCE #: | N/A |
| BILL TO ADDRESS: | 646 16th St, Astoria, OR 97103 |
| BILL TO CONTACT(IF DIFFERENT FROM BILL TO NAME: | Melissa Schacher |
| BILL TO EMAIL: | billing_office@clatsopcare.org |
| BILL TO PHONE: | (503) 325-0313 x 1212 |
| PREFERRED METHOD: | Email <input checked="" type="checkbox"/> USPS Mail <input checked="" type="checkbox"/> |

☒ Original Request
☐ Repeat Request
 FY: ____

CAPITAL/LEVY PROJECT REQUEST FORM

| | | |
|--|--|--|
| Funding Year: ____ 2025 ____ <input type="checkbox"/> <input checked="" type="checkbox"/> Levy Funds <input type="checkbox"/> Replacement Reserves | Rank priority: <input type="checkbox"/> Low <input type="checkbox"/> Medium <input checked="" type="checkbox"/> High Date of Submittal: 2/11/2025 | |
| Project Name: Concrete Integrity Testing Charter Construction: \$15,517.44 | Requires multiple bids: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Request for Proposal Needed: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> | |
| Facility Name: Clatsop Care Center | | |
| Project Description Summary: (Please limit to 40 characters) Concrete strength testing will be performed with GPR scanning. GPR scanning will detail reinforcement needs and possible placement in the basement. Engineering recommendations will be based on results. | | |
| Department Submitting Proposal: Admin/Maintenance. | | |
| Requested start date: Schedule will be updated upon approval of this request. | Requested completion date: Result reports within 10 days and follow up TBD. Number of Weeks: TBD | |
| PROJECT TYPE (please select one classification from below) | | |
| Feasibility/Planning: <input type="checkbox"/> | Renovation: <input type="checkbox"/> | |
| New Construction: <input type="checkbox"/> | Code or Infrastructure Deficiency: <input checked="" type="checkbox"/> | |
| Interior Upgrade: <input type="checkbox"/> (includes furniture) | Exterior Upgrade: <input type="checkbox"/> (Includes landscape and lighting) | Equipment/Systems: <input type="checkbox"/> |
| PROJECT JUSTIFICATION | | |
| Which one of the CCHD Goals does this project support and why? (Please explain) Ensuring the building is safe and structurally sound. | | |
| Please describe the benefits to CCHD of implementing this project? Providing insight into the stability and integrity of the basement concrete. Recommendations provided on how to proceed to ensure the building is safe. | | |

Project Description: Describe the scope, location and business impact. For equipment/systems please include a description of benefits.

Please see above.

Project Justification and Consequences of not funding: Describe how this project furthers CCHD goals or supports new initiatives and the negative impact of not funding.

The basement has leaked and had the generator placing weight on the walls for many years. The integrity of the concrete and its stability is in question and a safety concern.

PROJECT APPROVAL (please type in name, date and check box)

Administrator: K. Webb

☒ Approved

Date: 2/11/2025

Levy Committee : ☐ Approved

Date:

CEO: ☐ Approved

Date:

Board Chairperson ☐ Approved

Date:

Resolution No. 2025-23

April 3, 2025 2025-23 Resolution to approve new private pay rates through the Clatsop Care Center Health District

Whereas, The Board of Directors would like to approve the rates as presented through the draft proposal from the operations team;

Whereas, the Board of Directors directs the CEO to execute on the new rates for the upcoming fiscal year 2025-26

Be it therefore resolved that the Clatsop Care Center Health District Board approves this request to proceed with the above request and gives the authority to Mark Remley, Clatsop Care Center Health District CEO to proceed.

Printed Name

Title

Signature

Date

Draft

Clatsop Care Health District

Private Pay Rates

Effective: July 1st, 2025

Clatsop Care Health and Rehabilitation Center – Daily

| <u>Room Type</u> | <u>Previous Rate</u> | <u>New Rate (market rates)</u> |
|------------------------|----------------------|---------------------------------------|
| Private Room | \$ 498.00 | \$548.00 |
| Semi-Private Room | \$ 437.00 | \$525.00 (incr. current 10% to \$481) |
| Skilled LOC – any room | \$ 673.00 | \$725.00 |

Clatsop Care Retirement Village – Monthly

| <u>Room Type</u> | <u>Previous Rate</u> | <u>New Rate</u> |
|------------------------|----------------------|-----------------|
| Studio | \$ 4,310 | \$4635 |
| Studio View | \$ 4,502 | \$4840 |
| 1 Bedroom | \$ 5,119 | \$5500 |
| 1 Bedroom View | \$ 5,310 | \$5710 |
| 2 Bedroom View | \$ 5,835 | \$6275 |
| 2 nd Person | \$ 945 | \$1015 |
| Point Charge* | \$ 35 | \$ 35 |

Move-in Fees

| | | | |
|----------------|---------|--------|----------------------------------|
| Community Fee* | \$ 1500 | \$1500 | |
| Pet* | \$ 250 | \$ 250 | (one-time fee upon pet approval) |

Ancillary Charges

| | | |
|-------------------------|----------------|--|
| Pendant (New)* | \$ 125.00 | (One-time charge; \$75 refund if returned) |
| Pendant (Used)* | \$ 75.00 | (One-time charge; \$50 refund if returned) |
| Reserved Parking Space* | \$ 10.00/month | |
| Pet* | \$ 10.00/month | |
| Key replacement* | \$ 25.00 | |

*No change from previous year

Clatsop Care Memory Community – Monthly

| <u>Room Type</u> | <u>Previous Rate</u> | <u>New Rate</u> |
|------------------------------|----------------------|-----------------|
| Private or Semi-Private Room | \$8,800 | \$9500 |
| Community Fee | \$ 500 | \$ 1500 |
| Assessment Fee | \$ 100 | N/A |
| Security Deposit | \$ 350 | N/A |

Clatsop Care In-Home Services – Daily

| <u>Type</u> | <u>Previous Rate</u> | <u>New Rate</u> |
|--------------------------------|-----------------------|-----------------|
| Caregiver - hourly | \$ 38.00 | \$ 40.00 |
| Case Management- hourly* | \$ 102.00 | |
| Medication Services - hourly | \$ 38.00 | \$ 40.00 |
| Nursing Care - R.N.* | \$ 80.00 per visit | |
| Initial Assessment* | \$ 75.00 one-time fee | |
| Initial Medication Setup * | \$ 75.00 one-time fee | |
| Weekend Differential | .25¢ per hour | \$0 per hour |
| Night Differential | .70¢ per hour | \$0 per hour |
| Holiday Differential* | \$10.00 per hour | |
| Mileage Charge (2024 IRS rate) | .70¢ per mile | |
| Travel Charge 25+ * | \$25.00 per visit | |

*No change from previous year