

## CLATSOP BOARD AGENDA

September 4, 2025

Clatsop Care Center

12:00 PM

- I. Call to Order
  - A. Roll Call
- II. Consent Agenda
  - A. Agenda Approval
  - B. Approval of August 7, 2025 Board Meeting minutes.
- III. Public Comment
- IV. Board Education- Don Harris Update Clatsop Care Center project
- V. Administration Reports
  - A. Clatsop Care Center- Kendra Webb
  - B. Clatsop Retirement Village- Ann Rubino
  - C. Clatsop Memory Care- Hannah Ross
  - D. Clatsop Care In-Home Services- Debi Martin
  - E. CEO Report— Mark Remley
  - F. Levy Funds- Mark Remley
- VI. Action Items:
  - A. Foundation Budget
- VII. Discussion:
  - A. Foundation Update
- VIII. Board Member Matters-
- IX. Future Meeting Dates
  - A. October 9, 2025- Board Meeting- Clatsop Memory Care
  - B. November 6, 2025- Board Meeting- Clatsop Memory Care
  - C. December 4, 2025- Board Meeting- Clatsop Memory Care
- X. Adjourn

## LONG TERM CARE ACRONYMS AND COMMON PHRASES

1. **SNF**- Skilled Nursing Facility (Short Stay Residents)
2. **ICF**- Intermediate Care Facility (Long Term Stay Residents)
3. **MEDICARE**- Federal Payment System for nursing homes that are designated SNF. Benefit Max is 100 days.
4. **MEDICAID**- State payment system for all levels of care we serve. This is for long term stay residents.
5. **PDPM**- Patient Driven Payment Model- Vehicle for rates to nursing facilities through Medicare.
6. **HMO**- Health Maintenance Organization - Individual contracts for short stay residents in nursing homes. Typically these organizations are managing the medicare money.
7. **CBC**- Community Based Care - This broad term encompasses assisted living facilities, memory care, and adult foster homes.
8. **PPD OR PRD**- Per Patient Day or Per Resident Day - This is used in calculating budgets based on census levels.
9. **DSO**- Days Sales Outstanding - Way of tracking the outstanding accounts receivable.
10. **PROVIDER TAX**- Nursing home tax utilized to drive the reimbursement levels for medicaid by receiving matching federal dollars.
11. **MDS**- Minimum Data Set - Document filled out to show the level of care and services being provided to each resident.
12. **QAPI**- Quality Assurance and Performance Improvement - Used to focus on current issues in facilities in order to provide better outcomes.
13. **CBC QUALITY METRICS**- Similar to QAPI, this is a relatively new program to track CBC quality data and provide a vehicle for this information to the public.
14. **DNS**- Director of Nursing Services - Head of the nursing department
15. **RCM**- Resident Care Manager - Works under the direction of the DNS, manages resident care, follows up with families and other concerns, completes the MDS.
16. **OPI**- Oregon Project Independence - Contract with In-Home services
17. **IJ**- Immediate Jeopardy - High scope and severity citation
18. **EMR**- Electronic Medical Record

19. **2567**- Citation report issued by the state from survey
20. **POC**- Plan of Correction - Our report answering how we will fix citations and get back into compliance
21. **IDT**- Inter-Disciplinary Team- This is the group of management staff who collectively build and manage the plan of care.
22. **PCNA**- Project Capital Needs Assessment- This is a HUD term in which an analysis is done every 10 years on what capital items may need to be addressed over the next ten years.
23. **HUD**- Housing and Urban Development- This is our lender for Clatsop Retirement Village

**CLATSOP CARE HEALTH DISTRICT  
BOARD OF DIRECTOR'S MEETING  
August 7<sup>th</sup>, 2025  
Regular Meeting Minutes**

**I. CALL TO ORDER**

Mike Aho called the meeting to order at 12:00 PM at Clatsop Care Health and Rehabilitation in Astoria, OR.

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

<b>Board Members</b>		<b>Management &amp; Staff</b>	
Christian Honl	P	Michael Martin, District Marketing & Comms - Zoom	P
Chuck Meyer	P	Debi Martin, Director IHC	P
Danielle Glover-Cloutier	P	Nicole Easley, Aidan Health Services	P
Linda Crandell - Zoom	P	Mark Remley Aidan Health Services	P
Mary Nauha	P	Hannah Ross, Administrator CCMC	P
Mike Aho	P	Kendra Webb, Administrator CCHR	P
Virginia Hall	P	Ann Rubino, Administrator CRV	P
		Jennifer Woolley, Aidan Health Services	E
		Melissa Schacher, District Billing Specialist	P
		Mike Kerwin, District IT	P
<b>Members of the Public</b>			

**II. CONSENT AGENDA**

- A. Mike Aho made a motion to add to the agenda, action item A: Retaining wall bids; And under discussion item A: Foundation update.

Chuck Meyer made a motion to approve the amended agenda, Mary Nauha seconded the motion. All said aye to approve.

- B. Approval of the July 10<sup>th</sup> meeting minutes. Mary Nauha requested these changes. Election of officer's item A. Add that she seconded the motion to re-elect Linda Crandell as chair, and Mike

CLATSOP CARE HEALTH DISTRICT  
BOARD OF DIRECTORS MEETING  
August 7<sup>th</sup>, 2025

Aho as vice chair. Under action item A, correct the resolution number 226-1 to 2026-1. Under foundation update, remove excess information but note that Mike Martin oversees seeking a grant writer for the foundation.

Mary Nauha made a motion to amend the minutes as stated. Christian Honl seconded the motion. All said aye to approve the amended minutes.

**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. BOARD EDUCATION – BUILDING UPDATE**

Mark Remley shared details about the reason for building a new skilled nursing facility.

The current building has reached the end of its useful life and is expensive to maintain. Mark explained that after considering retrofitting options during COVID, the decision was made to build a new facility due to cost and efficiency considerations. After searching and reviewing many different properties it was decided to build on the property already owned by the health district next to Clatsop Retirement Village. The new building will be adjacent to the Clatsop Retirement Village. Having them connected will offer economies of scale with a shared kitchen and other resources offering more efficiency in many areas. Mark mentioned the need to re-engage a PR firm for community outreach efforts as we are getting closer to breaking ground. The PR firm will work in conjunction with a local grassroots effort for the ballot initiative to fund the project.

Mark Remley stated that bid level building drawings need to be 75% before those can be sent to the general contractors and meet the deadline for the bond measure ballot. The next two weeks are critical for soil testing and approvals. Mark will send out Don Harris's update email regarding the new skilled nursing facility project to all board members.

Mike Aho asked about the project's progress, specifically questioning if the drawings were at the 75% completion stage.

Mark Remley confirmed they were not at that point. As reaching 75% is a contractual requirement, Mark will request a timeline to ensure the milestone is met.

Linda Crandell stated Pacific Habitat <http://www.pacifichabitat.com/home.html> will be answering any questions regarding our application.

Christian Honl would like firm information on the timelines that need to be met.

Clatsop Care Center  
Board Report  
September, 2025

***Mission:*** *Our mission is to provide a continuum of highest quality service and care to meet the physical, social and emotional needs of our community.*

**Community**

*"In all that we do, whether among staff, with our clients and their loved ones, or with other organizations in the community, we foster a spirit of collaboration as we work together to achieve common goals."*

- Financial: June financials showed a \$7k loss without transfer revenue. There was a \$55k adjustment to Medicaid bariatric for a resident whose bariatric request from February was denied.
- Average daily census/hours last month: 33
- Current census/hours: 33
- Building: Working on a quote for curbing for water diversion away from basement per John's Waterproofing recommendation. Spoke with Matt Herman from AB Paving about rebuilding the retaining wall, and they would do it next summer over two months for time and materials.
- Marketing: Mike has been continuing on working on digital marketing, as well as leads from the website to increase census. Working with our STARS team to order more CCC swag for staff and new hires. In particular we have been working on a lead-to-close process utilizing PointClickClare and Carefeed. We are cross training medical records and nursing so that leads are input and updated in these systems for better tracking. We were able to take 13 people to the Astoria Senior Center (3 bus loads) to the Regatta parade. Three people went to the Liberty Theatre Silver Screen for Casablanca. Purchased radio ads and newspaper ads in July.

**Dedication**

*"Our staff and leadership teams are talented, experienced professionals who are fully invested in delivering the best possible care experience for our clients and their loved ones."*

- Retention: 56% - down slightly from prior month due to increase in employees. Many new hires from the CNA class.
- Turnover: 69% - continuing downward trend
- Key open positions: Resident Care Manager
- Agency use: Anticipated to be >\$45k and expected to continue downward

**Compassion**

*"We treat our clients, their loved ones and our peers with respect and kindness. Our priority at all times is to facilitate the highest quality of life possible for those who are in our care."*

- Satisfaction Surveys: Satisfaction is at 84%. Down slightly from the month prior. 2 complaints of general building condition (old). No concerns with care or dignity.
- Regulatory: Nothing to report at this time.
- Outbreak status: No Covid cases at this time or updates.
- Resident Engagement: This month we had a large attendance from residents at the Regatta parade. 14 of our residents attended and dressed up with staff as well. 22 residents from all entities attending the Silver Screens event this month as well!

Completed August 27, 2025.

Clatsop Care Retirement Village  
Board Report  
September 2025

***Mission:*** *Our mission is to provide a continuum of highest quality service and care to meet the physical, social and emotional needs of our community.*

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- Financial: June saw a net loss of \$21,536 on a budget of a positive \$4,460. Revenue was under budget by \$17,524 due to the lower than budgeted census. Facility Admin wages were under budget due to the Business Office Manager on leave. Benefits were over budget due to some adjustments in the health insurance, but is still on budget YTD. The garbage disposal was replaced causing the N/C Equipment-Dietary to be over. \$1000 bad debt write-off from a former Medicaid resident that discharged 4/24 and this was uncollectable. There was a \$2,000 expense in office supplies to post for CRV contractors. Additionally, Mock Survey occurred which explains the overage in Nurse Consulting and the facility license renewal was due.
- July Average daily census: 61.22 on a budget of 60.
- Current census: 60. 28 PP and 30 MCD on a budget of 32.3 PP and 28.70 MCD.
- Building:  
Obtaining 3 bids to fix 3<sup>rd</sup> floor A/C unit as well as the Nurse Call System.  
With the outcome of the state survey there will be required work to fix some interior and exterior concerns. Most of the work will be done in house, but may need to get some outside vendors to do some of the work.
- Marketing:  
Running ads in the newspapers, radio spots, Google searches. Facebook presence continues and will utilize the platform to also showcase residents and staff as well as our dietary department by posting "What's for supper at CRV?" and posting photos of our main meal. The residents are excited to go to the Liberty Theatre for our next Silver Screen Media show.  
Our dementia event will now be held in September, date TBD. Chamber After Hours will be held at CRV on October 9<sup>th</sup>.  
Currently there are 3 hot leads, with a hopeful move-in date during September. We have 2 confirmed respites for August/September and 2 more potential respites for October.  
Some of the residents will be attending some events at the Senior Center. There are a couple of volunteers that will be helping serve lunch at the Senior Center along with the Administrator and Activity Director. CRV will be providing dessert.



**Dedication**

*"Our staff and leadership teams are talented, experienced professionals who are fully invested in delivering the best possible care experience for our clients and their loved ones."*

- Retention: 57%, up 6% from last month.
- Turnover: Turnover rate is 110% down from 119% from prior month.
- Key open positions: All key positions have been filled.
- Agency use: No agency used.

**Compassion**

*"We treat our clients, their loved ones and our peers with respect and kindness. Our priority at all times is to facilitate the highest quality of life possible for those who are in our care."*

- Satisfaction Surveys:  
91% Satisfaction rate. Remained the same from last month.
- Regulatory:  
CRV had its State Survey 8/11-13, 2025. There were no citations in Health Services! There were a total of 8 citations, which included interior/exterior maintenance, kitchen sanitation, staff training, and Fire Life Safety. Great job CRV team!
- Outbreak status: No outbreaks.
- Resident engagement: New activity director has made changes to the calendar. Many residents have been participating in music activities that previously have not. A new concert music series has been implemented and well received. CRV will be hosting some educational events through the winter. Developing additional intergenerational programming with the college, the high school and Tongue Point. Adopt a Senior program will be implemented this school year as well as the residents doing a trip to Bumble School.

8/28/25

Clatsop Care Memory Community  
Board Report  
September 2025

***Mission:*** *Our mission is to provide a continuum of highest quality service and care to meet the physical, social and emotional needs of our community.*

**Community**

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- Financial: June net margin \$-2,570.00. New ice machine of \$3,800 was expensed. \$2700 in grounds for around the signage was in R&M Maintenance. Facility License renewal was in Licenses-Facility Admin. YTD was \$-43,475.00 (with 27,000.00 remaining in the COVID testing cost) on a budget of \$24,546. This is a step in the right direction and I look forward to making this next year profitable.
- August average daily census: 30.96 on a budget of 30.5
- Current census: 32 20 PP and 12 Medicaid on a budget of 19.5 PP and 11 Medicaid.
- Building: None currently.
- Marketing: Silver Screen at the Liberty Theater and radio. With school starting this month, we will be looking to get the WHS Graphic Design class to install their artwork project. Will work with Mike Martin for marketing on this.

**Dedication**

*"Our staff and leadership teams are talented, experienced professionals who are fully invested in delivering the best possible care experience for our clients and their loved ones."*

- Retention: 56%
- Turnover: 88%
- Key open positions: None
- Agency use: None

**Compassion**

*"We treat our clients, their loved ones and our peers with respect and kindness. Our priority at all times is to facilitate the highest quality of life possible for those who are in our care."*

- Satisfaction Surveys: 87% satisfaction on August Pinnacle Survey. 89% satisfaction last month.
- Regulatory: Survey due April 2026
- Outbreak status: None
- Resident engagement: Sip and paint on Wednesdays has been bring in more residents each time. Bus rides and music are the residents' favorites. Cornhole has been another fun summer activity the residents enjoy. Hopefully OBIE will be getting installed this month and will update next month and how the residents respond to it. Mike Martin

Clatsop Care Memory Community  
Board Report  
September 2025

will also do Marketing for this as well. Working on the development of a dementia programming “tag line” and training will be developed from there.

Clatsop Care In Home Care  
Board Report  
September 2025

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**Community**

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- **Financial:** July financials are pending. I reviewed June's financials. We had a lot of State required training to start with all of our staff, and we had one client that was 72 hours a week discharged from Elder Place and not wanting to transfer to Medicaid.
- **Average daily census/hours last month:** July hours were 2070.25.
- **Current census/hours:** current census is 45. August hours are projected to be 2170.
- **Building:** NA
- **Marketing:** I continue to get referrals through Geotargets. We continue using radio, as well as newspapers and weekly local periodicals.

**Dedication**

*"Our staff and leadership teams are talented, experienced professionals who are fully invested in delivering the best possible care experience for our clients and their loved ones."*

- **Retention:** We have 30 employees currently. Current retention rate is 57 % which is down slightly but due to the increase in our total employees.
- **Turnover:** 70%
- **Key open positions:** No key positions open. Hiring caregivers full and part-time.
- **Agency use:** NA

**Compassion**

*"We treat our clients, their loved ones and our peers with respect and kindness. Our priority at all times is to facilitate the highest quality of life possible for those who are in our care."*

- **Satisfaction Surveys:** Client/Family surveys have gone out to clients, families and client representatives. We expect results to be returned soon. We included self-addressed stamped envelopes to encourage participation.
- **Regulatory:** Our plan of correction has been completely resolved.
- **Outbreak status:** No community acquired illnesses.
- **Resident engagement:** We continue encouraging our clients to remain involved in their community. We had 6 clients go to the Liberty Theatre to see Casablanca and we expect the same with the showing of Rebel without a cause. The Elks will be starting a weekly

coffee hour for veterans. I will be talking with my Veterans to see who might be interested in going to that.

Prepared 8/27/25

## CLATSOP IN-HOME CARE HOURS

[illegible]

## CLATSOP CARE CENTER HEALTH DISTRICT

### CEO BOARD REPORT 9/4/2025

The District at this time is in the audit process, and as I mentioned last month, Meredith Johnson has come on to assist with this. This would be the initial time the Aidan team has gone through the process, so I've asked for assistance in coaching through this. This is not an expense to the District, but one Aidan will take on as we want to make sure there is full understanding of the expectation from the auditors. I did get the audit engagement letter and have signed this so we can proceed.

I am including in this packet a new document for the list of board members as there have been changes; please replace your old document with this one.

Clatsop Retirement Village recently went through their survey process and am very pleased with the results! What we are seeing around the state at this time are not only significant numbers of citations, but also very high levels of scope and severity including immediate jeopardy violations. We have no high level citations and were only cited in 7 areas, none of which were in the nursing services area. Thank you to the team at CRV for a job well done!

I am continuing to work through the foundation 501C3 status, and hope to have an update by the time of our meeting. There may be a way to get this up and going without needing to go back and recreate things from when it went dormant. Thank you to Nicole for digging into this area to try and get resolution so we can proceed with the work there. Once we get resolution, we will need to have a decision on what dollars are moved back to the foundation account. As you may recall, when this did go dormant and was not a focus, we moved the money in this account over to the LGIP account to gain any interest we could.

You will notice in the cash snapshot a large dollar amount in the District Administration account. This is the ERTC money that went in here, and will be moved over to LGIP. So keep an eye out for this next month in that account.

Respectfully,

Mark Remley

Aidan Health Services, Inc.

Prepared 8/27/25

**Clatsop Care Health District**  
**Statement of Net Position**  
As of June 30, 2025

	CONSOLIDATED	DISTRICT	CCC	CCMC	IHC	CRV	ILC	ELIMINATIONS
<b>CURRENT ASSETS</b>								
Cash and cash equivalents	\$7,092,718	\$6,153,853	\$397,184	\$81,966	\$48,639	\$135,507	\$275,569	
Restricted funds held in escrow	308,232						308,232	
Receivables:								
Resident receivables,	1,107,568		773,736	123,271	79,756	130,804		
uncollectible amounts	net							
Tax revenue	215,500	215,500						
Other receivables	10,534	-	10,830	(296)	-	-	7,210,636	(7,210,636)
Resident funds held in trust	3,799		558	2,124	98,494	1,116		
Due from other funds	-	-	5,079,264	-	-	-	-	(5,177,758)
Prepaid expenses	196,942	73,257				80,990	42,695	
Total current assets	8,935,292	6,442,610	6,261,572	207,065	226,890	348,417	7,837,132	
<b>LONG TERM ASSETS</b>								
Restricted funds held in escrow	106,824						106,824	
<b>CAPITAL ASSETS</b>								
Capital assets not being depreciated:								
Land	259,150		40,150				219,000	
Construction in progress	902,358	290,301	442,057	-		170,000	-	
Capital assets,	net of							
accumulated depreciation:								
Land improvements	110,972		100,319	3			10,650	
Buildings	2,869,614		335,417				2,534,197	
Building improvements	2,330,674		535,956	185,322		95,348	1,514,048	
Moveable equipment	161,082		55,552	44,520		61,011		
Vehicle	113,618		-	113,618				
Total capital assets, net	6,747,468	290,301	1,509,451	343,462	-	326,358	4,277,896	
Property under capital lease,	net of							
accumulated amortization	5,535,760			5,535,760		6,788,433		(6,788,433)
Total Assets	\$21,325,345	\$6,732,911	\$7,771,023	\$6,086,288	\$226,890	\$7,463,209	\$12,221,852	



**Clatsop Care Health District**  
**Statement of Net Position**  
As of June 30, 2025

	CONSolidATED	DISTRICT	CCC	CCMC	IHC	CRV	LLC	ELIMINATIONS
<b>CURRENT LIABILITIES</b>								
Accounts payable	\$558,543	186,323	301,369	26,762	487	43,602	-	(17,204)
Accrued liabilities	37,101	(4,531)	5,813	25,844	-	27,179	-	-
Accrued salaries and employee benefits	321,769	(1,171)	326,325	(3,574)	(563)	752	-	-
Accrued interest	11,402			-			11,402	
Compensated absences	204,015	15,051	83,387	36,491	21,149	47,936		
Resident funds held in trust	3,799		558	2,124		1,116		
Due to other funds	-	3,124,961	-	869,350	-	893,570		(5,177,758)
Deferred revenue	-		-	-		-		(6,788,433)
Current portion of obligations under capital leases	242,311			242,311		311,624		(311,624)
Current maturities of long-term debt	204,085			-				
Total current liabilities	1,583,025	3,320,633	717,453	1,199,309	21,074	1,325,778	204,085	
<b>LONG-TERM DEBT, NET OF CURRENT MATURITIES</b>								
Obligations under capital leases	6,074,160			6,074,160		6,881,808		(6,881,808)
Long-term debt	4,563,128	-		-			4,563,128	
Total liabilities	12,220,313	3,320,633	717,453	7,273,469	21,074	8,207,587	11,856,925	
<b>NET POSITION</b>								
Net investment in capital assets	1,199,545	290,301	1,509,451	(437,248)	-	(78,641)	(489,317)	404,999
Restricted	520,090	105,033					415,057	
Unrestricted	7,385,398	3,016,944	5,544,119	(749,932)	205,816	(665,737)	439,188	(404,999)
Total net position	9,105,032	3,412,278	7,053,570	(1,187,181)	205,816	(744,378)	364,927	
Total liabilities and net position	\$21,325,345	\$6,732,911	\$7,771,023	\$6,086,288	\$226,890	\$7,463,209	\$12,221,852	
	-	-	-	-	-	-	-	-
<b>Fund Balance Reconciliation</b>								
Beg Balance - 06/30/24	\$7,258,387	\$3,343,427	\$5,812,477	(\$1,536,260)	\$150,295	(\$679,765)	\$168,213	
FY25 Change in Net Position	\$1,846,646	\$68,851	\$1,241,094	\$349,079	\$55,521	(\$64,613)	\$196,714	
Ending Balance	\$9,105,034	\$3,412,278	\$7,053,571	(\$1,187,181)	\$205,816	(\$744,377)	\$364,927	
Validation Check	1	-	1	(0)	(0)	1	(0)	

Clatsop Care Health District  
Statement of Revenues, Expenditures, and Changes in Net Position  
For the Month Ended June 30, 2025

	CONSOLIDATED	DISTRICT	CCC	CCMC	IHC	CRV	LLC	ELIMINATIONS
<b>Revenues</b>								
<b>Charges for services</b>								
Medicare A	\$137,195	\$0	\$137,195	\$0	\$0	\$0	\$0	
Medicare B	2,895	-	2,895	-	-	-	-	
Medicare C	19,150	-	19,150	-	-	-	-	
Private	406,512	-	56,802	164,923	14,428	170,359	-	
Medicaid	476,800	-	283,587	66,260	19,000	107,953	-	
Elderplace	72,096	-	15,547	25,104	10,368	21,077	-	
Veterans Affairs	25,279	-	-	-	25,279	-	-	
Oregon Project Independence	-	-	-	-	-	-	-	
<b>Taxes</b>								
Property Taxes	14,005	14,005	-	-	-	-	-	
Local Option Taxes	18,558	18,558	-	-	-	-	-	
Timber Taxes	(6,251)	(6,251)	-	-	-	-	-	
Community SIP Fund/Other	-	-	-	-	-	-	-	
Rent Revenue	-	-	-	-	-	-	34,276	(34,276)
ERTC/Provider Relief Funds	-	-	-	-	-	-	-	
Investment income	22,835	22,777	3	-	-	1	17,257	(17,204)
Donations	-	-	-	-	-	-	-	
Miscellaneous revenue	421	-	421	-	-	-	-	
<b>Total Revenues</b>	<b>1,189,495</b>	<b>49,089</b>	<b>515,600</b>	<b>256,287</b>	<b>69,075</b>	<b>299,391</b>	<b>51,533</b>	
<b>Expenditures</b>								
<b>Health services</b>								
Personnel services	440,132	-	173,428	87,127	60,569	119,009	-	
Temp Agency - Health Svcs	63,580	-	63,580	-	-	-	-	
Materials and supplies	80,463	-	64,964	4,418	4,591	6,490	-	
<b>Therapy</b>								
Materials and supplies	28,427	-	28,427	-	-	-	-	
<b>Administration</b>								
Personnel services	27,655	27,655	-	-	-	-	-	
Materials and supplies	2,904	2,904	-	-	-	-	-	
<b>Facility administration</b>								
Personnel services	55,575	-	29,422	13,093	-	13,060	-	
Materials and supplies	88,296	-	35,632	17,038	712	26,979	10,637	(2,702)
Management Fee	68,427	-	30,942	15,377	4,144	17,963	-	
Management Travel	3,086	-	1,118	181	-	1,788	-	
Debt Service	37,247	-	-	25,845	-	17,204	11,402	(17,204)
Capital outlay	-	-	-	-	-	-	-	
<b>Maintenance Services</b>								
Personnel services	27,358	-	7,459	8,861	-	11,038	-	
Materials and supplies	12,787	-	938	8,089	-	3,760	-	
<b>Laundry/housekeeping</b>								
Personnel services	17,088	-	17,088	-	-	-	-	
Materials and supplies	2,486	-	2,486	-	-	-	-	
<b>Activities</b>								
Personnel services	11,502	-	4,788	4,286	-	2,428	-	
Materials and supplies	1,347	-	228	445	-	674	-	
<b>Dietary</b>								
Personnel services	92,384	-	28,811	25,152	-	38,421	-	
Materials and supplies	50,496	-	14,873	14,708	-	20,915	-	
<b>Social services</b>								
Personnel services	6,051	-	6,051	-	-	-	-	
Materials and supplies	-	-	-	-	-	-	-	
Depreciation	48,942	-	12,422	6,694	-	9,623	20,203	
Amortization	29,762	-	-	29,762	-	31,574	-	(31,574)
<b>Total Expenditures</b>	<b>1,195,996</b>	<b>30,559</b>	<b>522,657</b>	<b>261,075</b>	<b>70,017</b>	<b>320,926</b>	<b>42,242</b>	
<b>Excess (deficiency) of revenues over expenditures</b>	<b>(6,500)</b>	<b>18,530</b>	<b>(7,056)</b>	<b>(4,788)</b>	<b>(942)</b>	<b>(21,536)</b>	<b>9,292</b>	
<b>Other Financing Sources (Uses)</b>								
Transfers in	295,677	-	217,068	78,609	-	-	-	
Transfers out	(295,677)	(295,677)	-	-	-	-	-	
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>(295,677)</b>	<b>217,068</b>	<b>78,609</b>	<b>-</b>	<b>-</b>	<b>-</b>	
<b>Changes in Net Position</b>	<b>(\$6,500)</b>	<b>(\$277,147)</b>	<b>\$210,011</b>	<b>\$73,822</b>	<b>(\$942)</b>	<b>(\$21,536)</b>	<b>\$9,292</b>	

Clatsop Care Health District  
Statement of Revenues, Expenditures, and Changes in Net Position  
For the Twelve Months Ended June 30, 2025

	CONSOLIDATED	DISTRICT	CCC	CCMC	IHC	CRV	LLC	ELIMINATIONS
<b>Revenues</b>								
<b>Charges for services</b>								
Medicare A	\$1,768,960	\$0	\$1,768,960	\$0	\$0	\$0	\$0	
Medicare B	35,674	-	35,674	-	-	-	-	
Medicare C	109,696	-	109,696	-	-	-	-	
Private	4,984,221	-	778,815	2,104,258	206,871	1,894,277	-	
Medicaid	6,346,833	-	4,342,722	595,875	268,014	1,140,222	-	
Elderplace	686,335	-	31,611	320,955	111,923	221,846	-	
Veterans Affairs	267,791	-	-	-	267,791	-	-	
Oregon Project Independence	14,946	-	-	-	14,946	-	-	
<b>Taxes</b>								
Property Taxes	630,657	630,657	-	-	-	-	-	
Local Option Taxes	833,272	833,272	-	-	-	-	-	
Timber Taxes	588,336	588,336	-	-	-	-	-	
Community SIP Fund/Other	3,825	3,825	-	-	-	-	-	
Rent Revenue	-	-	-	-	-	-	483,580	(483,580)
ERTC/Provider Relief Funds	55,760	-	-	27,880	-	27,880	-	
Investment income	285,116	284,189	30	-	-	12	211,340	(210,455)
Donations	100	-	-	100	-	-	-	
Miscellaneous revenue	13,960	-	13,003	510	-	446	-	
<b>Total Revenues</b>	<b>16,625,481</b>	<b>2,340,279</b>	<b>7,080,511</b>	<b>3,049,578</b>	<b>869,546</b>	<b>3,284,683</b>	<b>694,920</b>	
<b>Expenditures</b>								
<b>Health services</b>								
Personnel services	5,060,859	-	2,050,654	1,059,971	694,717	1,255,518	-	
Temp Agency - Health Svcs	1,271,032	-	1,253,361	-	-	17,671	-	
Materials and supplies	988,024	-	862,627	28,159	60,227	37,010	-	
<b>Therapy</b>								
Materials and supplies	350,370	-	350,370	-	-	-	-	
<b>Administration</b>								
Personnel services	291,884	291,884	-	-	-	-	-	
Materials and supplies	135,756	135,756	-	-	-	-	-	
<b>Facility administration</b>								
Personnel services	698,693	-	316,423	179,607	-	202,662	-	
Materials and supplies	1,179,035	-	426,481	269,151	6,909	464,866	116,320	(104,691)
Management Fee	852,929	-	424,080	181,296	52,173	195,381	-	
Management Travel	22,681	108	9,015	2,227	-	11,331	-	
Debt Service	454,731	-	-	315,290	-	210,455	139,441	(210,455)
Capital outlay	-	-	-	-	-	-	-	
<b>Maintenance Services</b>								
Personnel services	306,749	-	92,881	94,184	-	119,683	-	
Materials and supplies	250,603	-	97,813	57,722	-	95,069	-	
<b>Laundry/housekeeping</b>								
Personnel services	207,870	-	207,870	-	-	-	-	
Materials and supplies	29,264	-	29,264	-	-	-	-	
<b>Activities</b>								
Personnel services	209,727	-	74,089	71,233	-	64,404	-	
Materials and supplies	16,312	-	1,530	5,733	-	9,049	-	
<b>Dietary</b>								
Personnel services	1,112,265	-	339,396	295,141	-	477,728	-	
Materials and supplies	491,095	-	146,920	120,080	-	224,095	-	
<b>Social services</b>								
Personnel services	62,192	-	62,192	-	-	-	-	
Materials and supplies	138	-	138	-	-	-	-	
Depreciation	429,480	-	94,856	58,726	-	33,453	242,445	
Amortization	357,146	-	-	357,146	-	378,889	-	(378,889)
<b>Total Expenditures</b>	<b>14,778,835</b>	<b>427,748</b>	<b>6,839,959</b>	<b>3,095,667</b>	<b>814,025</b>	<b>3,797,265</b>	<b>498,206</b>	
<b>Excess (deficiency) of revenues over expenditures</b>	<b>1,846,646</b>	<b>1,912,531</b>	<b>240,552</b>	<b>(46,089)</b>	<b>55,521</b>	<b>(512,582)</b>	<b>196,714</b>	
<b>Other Financing Sources (Uses)</b>								
Transfers in	1,843,680	-	1,000,542	395,168	-	447,970	-	
Transfers out	(1,843,680)	(1,843,680)	-	-	-	-	-	
<b>Total Other Financing Sources (Uses)</b>	<b>-</b>	<b>(1,843,680)</b>	<b>1,000,542</b>	<b>395,168</b>	<b>-</b>	<b>447,970</b>	<b>-</b>	
<b>Changes in Net Position</b>	<b>\$1,846,646</b>	<b>\$68,851</b>	<b>\$1,241,094</b>	<b>\$349,079</b>	<b>\$55,521</b>	<b>(\$64,613)</b>	<b>\$196,714</b>	

RESOLUTION ADOPTING APPROPRIATIONS 2024-2025							
June 2025	BUDGET		ACTUAL		VARIANCE - Over (Under)		TOTAL ANNUAL BUDGET
	JUNE	YEAR TO DATE	MONTH	YEAR TO DATE	MONTH	YEAR TO DATE	
CLATSOP CARE HEALTH DISTRICT GENERAL FUND							
PERSONNEL SERVICES	\$19,538	\$251,968	\$27,655	\$291,884	\$8,117	\$39,916	\$251,968
MATERIALS AND SERVICES	\$19,250	\$230,995	\$2,904	\$135,864	(\$16,345)	(\$95,131)	\$230,995
CAPITAL OUTLAY	\$62,500	\$750,000	\$0	\$258,168	(\$62,500)	(\$491,832)	\$750,000
CONTINGENCY	\$49,448	\$592,958	\$0	\$0	(\$49,448)	(\$592,958)	\$592,958
TOTAL	\$150,735	\$1,825,921	\$30,559	\$685,916	(\$120,176)	(\$1,140,005)	\$1,825,921
CLATSOP CARE HEALTH AND REHABILITATION CENTER							
PERSONNEL SERVICES	\$254,979	\$3,108,909	\$267,047	\$3,143,505	\$12,069	\$34,596	\$3,108,909
MATERIALS AND SERVICES	\$216,368	\$2,605,201	\$243,187	\$3,601,598	\$26,820	\$996,397	\$2,605,201
CAPITAL OUTLAY	\$0	\$0	\$0	\$188,245	\$0	\$188,245	\$0
CONTINGENCY	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$471,346	\$5,714,111	\$510,235	\$6,933,347	\$38,888	\$1,219,237	\$5,714,110
CLATSOP CARE RETIREMENT VILLAGE, LLC							
PERSONNEL SERVICES	\$0	\$0	\$0	\$0	\$0	\$0	\$0
MATERIALS AND SERVICES	\$7,655	\$90,981	\$10,637	\$116,320	\$2,983	\$25,340	\$90,981
CAPITAL OUTLAY	\$9,000	\$108,000	\$0	\$461,789	(\$9,000)	\$353,789	\$108,000
DEBT SERVICE	\$28,186	\$338,233	\$28,146	\$337,759	(\$40)	(\$474)	\$338,233
TOTAL	\$44,841	\$537,214	\$38,783	\$915,868	(\$6,057)	\$378,654	\$537,214
CLATSOP CARE IN-HOME SERVICES							
PERSONNEL SERVICES	\$51,364	\$626,115	\$60,569	\$694,717	\$9,205	\$68,602	\$626,115
MATERIALS AND SERVICES	\$10,311	\$121,434	\$9,448	\$119,308	(\$864)	(\$2,126)	\$121,434
TOTAL	\$61,675	\$747,550	\$70,017	\$814,025	\$8,342	\$66,475	\$747,549
CLATSOP CARE RETIREMENT VILLAGE							
PERSONNEL SERVICES	\$179,520	\$2,141,340	\$183,955	\$2,119,996	\$4,435	(\$21,344)	\$2,141,340
MATERIALS AND SERVICES	\$99,368	\$1,193,499	\$78,570	\$949,781	(\$20,798)	(\$243,718)	\$1,193,499
TOTAL	\$278,888	\$3,334,839	\$262,525	\$3,069,776	(\$16,363)	(\$265,063)	\$3,334,839
CLATSOP CARE MEMORY COMMUNITY							
PERSONNEL SERVICES	\$136,650	\$1,673,803	\$138,518	\$1,700,137	\$1,868	\$26,334	\$1,673,803
MATERIALS AND SERVICES	\$45,840	\$550,072	\$60,256	\$664,368	\$14,416	\$114,296	\$550,072
CAPITAL OUTLAY	\$0	\$0	\$0	\$17,930	\$0	\$17,930	\$0
DEBT SERVICE	\$26,320	\$315,290	\$45,284	\$540,739	\$18,964	\$225,449	\$315,290
TOTAL	\$208,810	\$2,539,165	\$244,058	\$2,923,174	\$35,248	\$384,009	\$2,539,165
GRAND TOTAL YTD	\$1,216,295	\$14,698,799	\$1,156,177	\$15,342,107	(\$60,118)	\$643,308	\$14,698,798
TOTAL UNAPPROPRIATED RESERVE AMOUNTS							\$6,666,292
DISTRICT TOTAL							\$21,365,090

check totals - s/b \$0

(\$2,702)

(\$188,245)

0.00

	BUDGET		ACTUAL		VARIANCE - Over (Under)		TOTAL ANNUAL BUDGET
	JUNE	YEAR TO DATE	MONTH	YEAR TO DATE	MONTH	YEAR TO DATE	
REVENUES							
Charges for Services	\$1,106,565	\$13,274,810	\$1,139,927	\$14,214,456	\$33,362	\$939,646	\$13,274,810
Taxes	\$172,754	\$2,073,047	\$26,312	\$2,056,090	(\$146,442)	(\$16,957)	\$2,073,047
Other Funds			\$0	\$55,860	\$0	\$55,860	
Investment Income	\$16,667	\$200,000	\$22,835	\$285,116	\$6,168	\$85,116	\$200,600
Miscellaneous Income	\$0	\$0	\$421	\$13,960	\$421	\$13,960	\$0
	\$1,295,986	\$15,547,857	\$1,189,495	\$16,625,481	(\$106,490)	\$1,077,624	\$15,548,457

**Clatsop Care Health District (CCC)**  
**Local Option Property Tax Levy Revenue**  
**Cumulative through 06/30/25**  
 Last Revised: 08.23.25

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
03/31/25	\$18,937.70
04/30/25	\$7,269.81
05/31/25	\$5,736.52
06/30/25	\$18,557.83

<b>Total Current FYTD</b>	<b>\$833,271.96</b>
<b>FY2019</b>	<b>\$568,108.62</b>
<b>FY2020</b>	<b>\$579,372.99</b>
<b>FY2021</b>	<b>\$651,146.07</b>
<b>FY2022</b>	<b>\$668,429.23</b>
<b>FY2023</b>	<b>\$699,581.88</b>
<b>FY2024</b>	<b>\$812,187.65</b>
<b>Cumulative Funds</b>	<b>\$4,812,098.40</b>

<b>Funds Summary - Cumulative:</b>	
Funds Received	\$4,812,098.40
Funds Spent	(\$3,141,702.92)
CRV LLC Credit*	\$290,009.40
Remaining Available	\$1,960,404.88

\*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)

Clatsop Care Health District (CCC)  
Local Option Property Tax Levy Spend  
Summary by Project  
Cumulative through 06/30/25

Project	Amount	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

CASH SNAPSHOT												
8/28/25												
CRV GENERAL								233,985				
CCC GENERAL								258,282				
PAYROLL MANUAL CHECKS								17,126				
RETIREMENT VILLAGE PROPERTY LLC								277,845				
MEMORY CARE COMMUNITY								186,845				
DISTRICT ADMINISTRATION								1,832,435				
IN HOME CARE SERVICES								66,738				
LGIP								5,998,351				
TOTAL								8,871,607				



AccountNam	InvestmentI	InvestmentI	TradeDate	SettlementD	TransDesc	TransactionI	TransactionSource	QuantityOfS	SharePrice	TotalAmount	
CLATSOP CAI Oregon	LGIP	Liquid	08/19/2025	08/19/2025	Transfer for	Transfer	Pur Participant to Participant	Transfer	190499.52	1	190499.52
CLATSOP CAI Oregon	LGIP	Liquid	08/19/2025	08/19/2025	Transfer for	Transfer	Pur Participant to Participant	Transfer	412.13	1	412.13
CLATSOP CAI Oregon	LGIP	Liquid	08/11/2025	08/11/2025	Redemption	Redemption	ACH Redemption		-193798.2	1	-193798.2
CLATSOP CAI Oregon	LGIP	Liquid	08/05/2025	08/05/2025	Transfer for	Transfer	Pur Participant to Participant	Transfer	7043.42	1	7043.42
CLATSOP CAI Oregon	LGIP	Liquid	07/31/2025	08/01/2025	Accrual Incor	Accrual	Inc Distributions		23349.13	1	23349.13
CLATSOP CAI Oregon	LGIP	Liquid	08/01/2025	08/01/2025	LGIP Fees - f	Redemption	Fee - ACH Redemption		-0.05	1	-0.05

## FOUNDATION FIRST-YEAR BUDGET PLAN

### 1. Key Revenue Streams

Revenue Source	Description	Goal
Fundraising Events	TBD	\$20,000
Friends of the Foundation	Individual donors join giving tiers (e.g., \$10/month, \$25/month, \$100/year)	\$10,000
Grants	Apply for 4–6 local and regional foundation grants (Oregon Community Foundation, Ford Family Foundation, etc.)	\$25,000
Corporate Sponsorships	Annual or event sponsorships from local businesses	\$10,000
In-kind Donations	Printing, event space, food, professional services	\$5,000
Major Donor Outreach	5–10 meetings with HNWI's in the region	\$15,000

**Total Year 1 Revenue Goal: \$85,000**

### 2. Projected Expenses

Expense Category	Description	Amount
Fundraising Costs	Venue, catering, marketing, silent auction software	\$12,000
Board Development	Training, onboarding materials, meeting supplies	\$2,500
Marketing & Communications	Website, social media management, newsletter platform	\$5,000
Grant Development	Contracted grant writer (if no staff available)	\$7,000
Operations/Admin	Legal, accounting, insurance, software subscriptions	\$8,000
Volunteer Program	Recruitment, recognition, tools, t-shirts	\$3,500

**Total Expenses: \$38,000**

**Projected Net Assets End of Year: \$47,000**

**CLATSOP CARE HEALTH DISTRICT BOARD OF DIRECTORS – updated 8/24/25**

	<u>TERM</u>
Christian Honl 163 Lexington Ave Astoria, Or 97103 Telephone: 503-804-1761 chonl@yahoo.com	07/01/25 – 06/30/29 Position #1 Election – 2025
Danielle Glover-Cloutier 35094 Helligso Lane Astoria, OR 97103 drgcdnp@gmail.com 509-842-4632	07/1/25 – 06/30/29 Position #2 Election- 2025
Mike Aho 33247 Wood Duck Lane Warrenton, OR 97146 Telephone: 503-440-2446 slackwater@charter.net	07/1/2025 – 6/30/29 Position #3 Election – 2025
Mary Nauha <u>43903 Sylvandale Lane</u> Astoria, Oregon 97103 Telephone: 503-741-5383 marynauha@gmail.com	07/01/23 – 06/30/27 Position #4 Election – 2023
Virginia Hall 92192 Clover Road Astoria, OR 97103 Telephone: 503-338-9517 Email: only-integrity@proton.me	07/01/25 – 6/30/27 Position #5 Election – 2025
Linda Crandell 35173 Willette Lane Astoria, Or 97103 804-214-9050 lindacrandell@msn.com	07/1/23 – 6/30/27 Position #6 Election- 2023
Chuck Meyer 555 Rivington Astoria, Or 971036 Telephone: 503-325-7969 Chuck555sara@gmail.com	07/01/23 – 6/30/27 Position #7 Election – 2023
Mark Remley, CEO – 503-954-5534 Kendra Webb— Administrator- Clatsop Care Health and Rehabilitation 503-325-0313 Hannah Ross- Administrator- Clatsop Memory Care 503-994-2061 Debi Martin- Director- In-Home Care 503-791-8494 Ann Rubino- Administrator- Clatsop Retirement Village 503-325-4676	