

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
October 28, 2025

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, October 28, 2025. The meeting was held in the conference room at Orchard View on Whitesville Road in Columbus, Georgia. A notice was emailed to each member of the Board more than 48 hours prior to the meeting. A copy of the notice was posted more than 24 hours before the meeting on the door of the building in which the meeting was held.

Present at the meeting were Chairman Chuck Hecht, Vice Chairwoman Sarah Banks-Lang, and members Warner Kennon, Jr., Bob Jones, Tony Floyd, Wayne Joiner, Dr. John Kingsbury, Dr. Linn Storey, and Dr. Sharen Kelly.

Britt Hayes, CEO and Rick Alibozek, CFO were present. Jack P. Schley, Secretary/Attorney, was excused. Kendra LaFleur with Forvis Mazars was present as a guest.

WELCOME AND INVOCATION

The meeting was called to order by Chuck and Britt opened the meeting with a prayer.

DETERMINATION OF QUORUM

It was determined that a quorum was present.

REVIEW OF MINUTES

The Minutes for the August 28, 2025 and September 30, 2025, Board meetings were reviewed. Jack noted revisions. Dr. Kingsbury moved to approve the Minutes as revised and Tony seconded the motion. The August 2025 and September 2025 Minutes were unanimously approved.

BOARD BUSINESS

Britt reported that Dr. Sharen Kelly has been formally sworn in and is now officially a member of the Board. The Board welcomed Dr. Kelly. Jack announced that Chuck, Tony, and Bob were completing the terms of their predecessors this year and that each of them is eligible to renew for another term. Chuck, Tony, and Bob each indicated their willingness to serve for another term. Dr. Kingsbury moved to renew all three Board members and Wayne seconded the motion. The Board unanimously approved new terms for Chuck, Tony, and Bob.

Rick announced that HAC needs to increase its credit card limit through Synovus and asked that it be raised to \$75,000.00. Rick reported the current limit is \$25,000. HAC has been increasingly purchasing supplies through Amazon due to its competitive pricing and the \$25,000 limit is regularly met before the end of the month. Following a general discussion, Wayne moved to approve an increase in HAC's credit limit to the Synovus card to \$75,000 total. Dr. Kingsbury seconded the motion. The Board unanimously approved an increase to the Synovus card to equal \$75,000 total limit.

CFO'S REPORT

Rick presented the Statistical and Financial Reports:

Statistical Report: Attached to these Minutes is the FY 2025 YTD Statistical Report.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus Consolidated Income Statement and Summary Report through September 30, 2025.

Audit Presentation: Rick introduced Kendra LaFleur who was covering for Megan Knight from Forvis Mazars. Kendra presented the draft audit report prepared by Forvis and the annual financial statements prepared by Rick and his team. Kendra indicated Forvis was issuing an unmodified opinion, which is the best opinion that can be issued for an audit. She reported further that the

report indicates an increase in assets by \$4.6 million and additional liabilities for sick leave by \$1.1 million. Otherwise, the audit report was consistent with prior years, according to Kendra. The Board thanked Kendra and Rick for the report, and Rick indicated the final report was due to the city by December 1, 2025. Rick asked the Board to share any comments to the report within the next two weeks so they could be addressed before the due date to the city.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Insurance Renewals: Rick reported small increases to Workers' Compensation as well as Health, Dental, and Vision renewals.

UPL – Received 3rd quarter payment: Britt reported that \$1,200,000 of UPL was received this month with one more payment expected to be received.

Supplemental Quality Payments: Britt reported that improvements in quality indicators (such as UTIs) at Orchard View and Muscogee Manor resulted in a total of \$340,000 in quality payments. Ridgecrest did not have a sufficient Medicaid census to receive any payments. Dr. Kingsbury asked if the staff would be rewarded for the improvements. Britt and Rick thought that was a good idea and discussed providing a meal or grocery gift cards.

Brookstone Property: According to Britt, the Brookstone parcel on Lake Brook Ct. is listed through Ernie Smallman. An offer was received last week for \$600,000. Britt indicated the property was acquired for \$850,000 with a total investment of \$942,000. Following a discussion, the Board recommended that Britt request another offer considering our investment is \$942,000.

Newsweek 2026 America's Best Nursing Homes – Press Release: Britt and Rick shared a press release indicating Orchard View was rated by Newsweek as among "America's Best Nursing Homes 2026." The article indicated Orchard View was the number one nursing home in Columbus

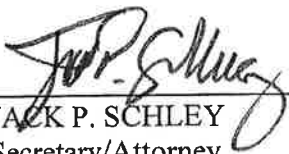
and among the 25 best nursing homes in Georgia. The Board congratulated Britt and Rick on the recognition.

Miscellaneous: Britt reported a community event for Halloween took place at Orchard View on October 16, and attracted a thousand visitors. Dr. Kingsbury asked if HAC markets directly to churches or individual ministers, commenting how generally people grow more religious as they get older. Britt responded that the hospice groups market to churches, and HAC provides marketing materials to the hospice groups. Dr. Kingsbury encouraged developing referrals through individual pastors, and Britt liked the idea. Bob asked how often pastors visit HAC's facilities, and Britt responded that preachers are frequent visitors. Chuck announced the next meeting in January would include a review of the By-Laws and asked Jack to share the current draft of the By-Laws with the Board by email. Jack indicated he would do so. Chuck also announced that Wayne would make nominations at the January meeting to elect new officers.

NEXT MEETING

The next meeting will be on Tuesday, January 27, 2026 at 11:00 AM at Orchard View.

There being no further business the meeting was adjourned.



JACK P. SCHLEY
Secretary/Attorney



CHARLES K. HECHT, III
Chairman

HOSPITAL AUTHORITY OF COLUMBUS
YTD CONSOLIDATED INCOME STATEMENT
THROUGH SEPTEMBER 30, 2025

INCOME STATEMENT

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
Revenue	\$ 4,656,386	\$ 330,498	\$ 1,950,614	\$ 3,268,875	\$ 10,206,373	\$ 6,001	\$ 35,642	\$ 23,824	\$ 10,271,840
Operating Expenses	4,484,768	491,606	1,658,888	3,400,487	10,045,749	1,821	2,725	-	10,050,295
Net Profit (Loss) before Noncash expense	171,618	(161,108)	291,726	(131,612)	160,624	4,180	32,917	23,824	221,545
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(88,566)	-	(224,271)	-	(312,837)	-	-	-	(312,837)
Depreciation and Amortization	(251,286)	-	(276,126)	(26,658)	(554,070)	(825)	-	-	(554,895)
YTD Income (loss)	\$ (168,234)	\$ (161,108)	\$ (218,671)	\$ (158,270)	\$ (706,283)	\$ 3,355	\$ 32,917	\$ 23,824	\$ (646,187)
						\$ -	\$ -	\$ -	\$ -

**HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED SEPTEMBER 30, 2025**

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 7,777,029	\$ -	\$ 6,154,620	\$ 4,346,651	\$ 18,277,700	\$ 50,729	\$ 476,257	\$ 3,763,301	\$ 22,567,987
Other Current Assets	4,065,603	-	1,950,110	3,809,377	9,825,090	8,000	-	-	9,833,090
Intercompany Balances	14,609,363	-	(309,221)	(4,668,962)	9,631,180	(6,389,957)	(2,318,704)	(922,519)	-
Noncurrent Assets	29,763,691	-	30,532,410	6,743,699	67,039,800	145,231	83,642	-	67,268,673
Total Assets	\$ 56,215,686	\$ -	\$ 38,327,319	\$ 10,230,765	\$ 104,773,770	\$ (6,185,997)	\$ (1,758,805)	\$ 2,840,782	\$ 99,669,750
Current Liabilities	\$ 1,318,437	\$ -	\$ 621,856	\$ 752,312	\$ 2,692,605	\$ -	\$ 561	\$ -	\$ 2,693,166
Non-current Liabilities (excluding bonds)	8,788,751	-	3,123,591	4,956,117	16,868,459	360,100	450,668	-	17,679,227
Bonds Payable	17,694,915	-	27,401,871	-	45,096,786	-	-	-	45,096,786
Total Liabilities	27,802,103	-	31,147,318	5,708,429	64,657,850	360,100	451,229	-	65,469,179
Fund Balance	28,413,583	-	7,180,001	4,522,336	40,115,920	(6,546,097)	(2,210,034)	2,840,782	34,200,571
Total Liabilities and Fund Balance	\$ 56,215,686	\$ -	\$ 38,327,319	\$ 10,230,765	\$ 104,773,770	\$ (6,185,997)	\$ (1,758,805)	\$ 2,840,782	\$ 99,669,750
INCOME STATEMENT									
Revenue	\$ 1,574,860	\$ 110,166	\$ 597,463	\$ 1,075,248	\$ 3,357,737	\$ 2,000	\$ 12,074	\$ 8,138	\$ 3,379,949
Operating Expenses	1,487,812	144,330	547,586	1,113,277	3,293,005	607	846	-	3,294,458
Net Profit (Loss) before Noncash expense	87,048	(34,164)	49,877	(38,029)	64,732	1,393	11,228	8,138	85,491
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(29,522)	-	(74,757)	-	(104,279)	-	-	-	(104,279)
Depreciation and Amortization	(83,762)	-	(92,042)	(8,886)	(184,690)	(275)	-	-	(184,965)
Current Month Income (loss)	\$ (26,236)	\$ (34,164)	\$ (115,922)	\$ (46,915)	\$ (224,237)	\$ 1,118	\$ 11,228	\$ 8,138	\$ (203,753)
YTD Income (loss)	\$ (168,234)	\$ (161,108)	\$ (218,671)	\$ (158,270)	\$ (706,283)	\$ 3,355	\$ 32,917	\$ 23,824	\$ (646,187)
Monthly Net Income (loss)	\$ (26,236)	\$ (34,164)	\$ (115,922)	\$ (46,915)	\$ (224,237)	\$ 1,118	\$ 11,228	\$ 8,138	\$ (203,753)
Add: Depreciation	83,762	-	92,042	8,886	184,690	275	-	-	184,965
Add: Interest Expense	29,522	-	74,757	-	104,279	-	-	-	104,279
Less: Monthly bond payment	(185,453)	-	(65,608)	-	(252,061)	-	-	-	(252,061)
Less: Property & Equipment Additions	(10,188)	-	-	-	(10,188)	-	-	-	(10,188)
Net Cash Flow	\$ (108,593)	\$ (34,164)	\$ (15,731)	\$ (38,029)	\$ (197,517)	\$ 1,393	\$ 11,228	\$ 8,138	\$ (176,758)

HOSPITAL AUTHORITY OF COLUMBUS
FY 2026 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy										67.10%	65.10%	61.24%	64.48%	62.87%
Medicaid%										74.99%	72.89%	75.22%	74.37%	75.46%
Medicare%										4.84%	6.39%	7.64%	6.29%	7.06%
Private %										7.90%	7.80%	8.72%	8.14%	9.06%
Hospice %										4.10%	3.87%	3.08%	3.68%	3.86%
ADV %										8.17%	9.05%	5.34%	7.52%	4.56%
Daily Medicare and ADV Census										17.47	20.09	15.90	17.82	14.72
Employment (Full Time Equivalents)										196.02	192.17	186.04	191.41	179.57
Ridgecrest														
% Occupancy										57.02%	57.22%	57.49%	57.24%	46.00%
Medicaid%										60.96%	57.18%	52.57%	56.90%	58.73%
Medicare%										7.17%	-9.19%	10.82%	9.06%	8.33%
Private %										21.92%	20.54%	20.57%	21.01%	21.91%
Hospice %										7.17%	8.32%	9.69%	8.39%	6.30%
ADV %										2.78%	4.77%	6.35%	4.63%	4.73%
Daily Medicare and ADV Census										4.76	6.71	8.29	6.59	5.09
Employment (Full Time Equivalents)										62.62	59.58	56.51	59.57	45.63
Muscogee Manor														
% Occupancy										45.63%	45.16%	46.08%	45.62%	49.12%
Medicaid%										90.35%	91.62%	91.93%	91.30%	90.32%
Medicare%										1.45%	1.09%	0.14%	0.89%	1.56%
Private %										0.00%	0.00%	1.11%	0.37%	1.67%
Hospice %										8.20%	7.29%	6.82%	7.44%	6.29%
ADV %										0.00%	0.00%	0.00%	0.00%	0.15%
Daily Medicare and ADV Census										1.30	0.97	0.13	0.80	1.66
Employment (Full Time Equivalents)										138.36	136.71	148.26	141.11	139.74

HOSPITAL AUTHORITY OF COLUMBIUS
12 MONTH MOVING STATISTICAL REPORT

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-26	Aug-26	Sep-26	Oct-26	Nov-26	Dec-26	12 Month Average	Below Year Avg
Grand View																										
% Occupancy	67.00%	66.10%	61.14%	58.65%	56.37%	54.87%	53.87%	52.87%	51.87%	50.87%	49.87%	48.87%	47.87%	46.87%	45.87%	44.87%	43.87%	42.87%	41.87%	40.87%	39.87%	38.87%	37.87%	36.87%	35.87%	34.87%
Medicare %	74.95%	74.95%	75.23%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%	76.63%
Private %	4.88%	6.39%	7.88%	9.38%	10.88%	12.38%	13.88%	15.38%	16.88%	18.38%	19.88%	21.38%	22.88%	24.38%	25.88%	27.38%	28.88%	30.38%	31.88%	33.38%	34.88%	36.38%	37.88%	39.38%	40.88%	42.38%
Hospice %	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%	7.50%
ADV %	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%	8.17%
Daily Medicare and ADV Census	17.47	20.69	25.90	31.11	36.32	41.53	46.74	51.95	57.16	62.37	67.58	72.79	78.00	83.21	88.42	93.63	98.84	104.05	109.26	114.47	119.68	124.89	130.10	135.31	140.52	145.73
Employment (Full Time Equivalents)	156.01	159.17	162.34	165.51	168.68	171.85	175.02	178.19	181.36	184.53	187.70	190.87	194.04	197.21	200.38	203.55	206.72	209.89	213.06	216.23	219.40	222.57	225.74	228.91	232.08	235.25
Ridgcrest																										
% Occupancy	57.02%	57.21%	57.40%	57.59%	57.78%	57.97%	58.16%	58.35%	58.54%	58.73%	58.92%	59.11%	59.30%	59.49%	59.68%	59.87%	60.06%	60.25%	60.44%	60.63%	60.82%	61.01%	61.20%	61.39%	61.58%	61.77%
Medicare %	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%	60.96%
Private %	7.17%	9.19%	10.87%	12.55%	14.23%	15.91%	17.59%	19.27%	20.95%	22.63%	24.31%	25.99%	27.67%	29.35%	31.03%	32.71%	34.39%	36.07%	37.75%	39.43%	41.11%	42.79%	44.47%	46.15%	47.83%	49.51%
Hospice %	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%	21.92%
ADV %	2.78%	4.77%	6.76%	8.75%	10.74%	12.73%	14.72%	16.71%	18.70%	20.69%	22.68%	24.67%	26.66%	28.65%	30.64%	32.63%	34.62%	36.61%	38.60%	40.59%	42.58%	44.57%	46.56%	48.55%	50.54%	52.53%
Daily Medicare and ADV Census	4.76	6.71	8.29	9.87	11.45	13.03	14.61	16.19	17.77	19.35	20.93	22.51	24.09	25.67	27.25	28.83	30.41	31.99	33.57	35.15	36.73	38.31	39.89	41.47	43.05	44.63
Employment (Full Time Equivalents)	63.63	59.55	55.47	51.39	47.31	43.23	39.15	35.07	30.99	26.91	22.83	18.75	14.67	10.59	6.51	2.43	-1.65	-3.73	-5.81	-7.89	-9.97	-12.05	-14.13	-16.21	-18.29	-20.37
Marquette Manor																										
% Occupancy	45.43%	45.16%	44.89%	44.62%	44.35%	44.08%	43.81%	43.54%	43.27%	43.00%	42.73%	42.46%	42.19%	41.92%	41.65%	41.38%	41.11%	40.84%	40.57%	40.30%	40.03%	39.76%	39.49%	39.22%	38.95%	38.68%
Medicare %	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%	93.35%
Private %	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%	1.58%
Hospice %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
ADV %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Daily Medicare and ADV Census	1.33	0.97	0.61	0.25	-0.11	-0.47	-0.83	-1.19	-1.55	-1.91	-2.27	-2.63	-2.99	-3.35	-3.71	-4.07	-4.43	-4.79	-5.15	-5.51	-5.87	-6.23	-6.59	-6.95	-7.31	-7.67
Employment (Full Time Equivalents)	138.16	136.71	135.26	133.81	132.36	130.91	129.46	128.01	126.56	125.11	123.66	122.21	120.76	119.31	117.86	116.41	114.96	113.51	112.06	110.61	109.16	107.71	106.26	104.81	103.36	101.91