

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
August 25, 2026

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, August 25, 2026. 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 and members Dr. John Kingsbury, Warner Kennon, Jr., Bob Jones, Tony Floyd, Wayne Joiner, Dr. Sharen Kelly, and Dr. Linn Storey. Vice Chairwoman Sarah Banks-Lang was absent and excused.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney, were present at the meeting. Jeff Call and Tyson Call were present as guests.

WELCOME AND INVOCATION

The meeting was called to order by Chuck. 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 July 28, 2026, Board meeting were reviewed. Bob moved to approve the Minutes as presented and Dr. Kingsbury seconded the motion. The July 28, 2026 Minutes were unanimously approved.

BOARD BUSINESS

Jack reported that the slate of nominees to fill Sarah's seat (Dr. Asante Hilts, Sonja Johnson, and Mimi Woodson) had been approved by Council. Dr. Kingsbury moved to accept the nomination of Dr. Asante Hilts, and Wayne seconded the motion. Following a discussion, the Board unanimously voted to accept Dr. Hilts' nomination to the Board. Wayne announced that he received a letter from the Clerk of Council regarding expiration of his first term. Linn moved to renew Wayne for a second term, and Dr. Kingsbury seconded the motion. The Board unanimously approved a second term for Wayne, and Wayne accepted the renewal.

CFO'S REPORT

Rick presented the Statistical and Financial Reports:

Statistical Report: Attached to these Minutes is the FY 2026 YTD Statistical Report.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus Consolidated Income Statement and Summary Report through July 31, 2026.

Rick reported that the month of July is generally reflected as a loss due to it being the first month of the fiscal year, many staff take vacations during the month, and there is higher overtime. Even so, Rick indicated the financials are generally good. According to Rick, census is down to 275. Rick commented on improvements in Human Resources due to annual evaluations.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Focus and Execute, Jeff Call – Strategic Plan Annual Report: Britt introduced Jeff Call and Tyson Call from Focus and Execute to deliver a report on the Strategic Plan. Jeff reported that HAC is half-way through the implementation period (two-years) for the Strategic Plan and shared a scorecard for the twenty-goals and fifty-nine action plans detailed in the Strategic Plan. Overall,

Jeff indicated the scorecard showed that HAC is on-track to complete the Plan. Jeff commented on the strength of the Plan due to participation by HAC administrators and staff, acknowledgment of risks with plans for addressing those risks, and a healthy leadership culture at HAC. Jeff commended Britt for his humility and will-to-succeed generally as well as pursuant to the Strategic Plan. Britt responded expressing his appreciation to Rick and the administrators for their participation in the Strategic Plan, including, during the monthly meetings to review goals and hold each other accountable. Jeff and Britt commented generally on the Silver Quality Award and Joint Commissioner recognitions which increased reimbursement rates. Chuck commented on the great work being done to implement the Strategic Plan, and the Board discussed the update with Jeff and Tyson, generally.

CMS Rate Increase: Britt announced a 2.4% increase to the Medicaid rate which will be effective October 1.

Humana Advantage Agreement: Britt reported that the Humana negotiations were successful and concluded with Humana accepting HAC's last offer of a rate for \$415 per day. Britt indicated that HAC rejected 41 potential new residents last month because HAC did not have an agreement with Humana, and 8 potential referrals last week alone for the same reason. Britt and Rick are optimistic the new agreement with Humana will improve census and revenue numbers. Chuck and Wayne commented on the significance of achieving an agreement with Humana, and Wayne asked if local discharge planners have received the news. Britt responded that the October 1 start-date has been shared with the referral network.

Humana Longevity ISNP Agreement: Britt reported an agreement with Humana for an Institutional Special Needs Plan (ISNP) which is designed to reduced emergency room visits and

includes daily visitations by Nurse Practitioners. The agreement includes \$500 per month per resident with opportunities for increases to the rate.

United Healthcare Rate Increase: Britt announced increases to the United Healthcare rate at Orchard View (now \$486) and Ridgecrest (now \$465). Britt commented generally that the decade-long relationship with United Healthcare has been good.

Medicare Recertification: Rick reported that all three facilities are now recertified for Medicare.

OnX Phone Service Agreement: Britt reported the Orchard View phone system crashed resulting in a loss of voicemail services. Britt announced a new contract with OnX has replaced the phones in all three facilities at no upfront cost and voicemails are now linked to email. Britt indicated the monthly cost is a bit higher than other competitors but the services are superior together with the ease of upgrading the phones in all three facilities.

Muscogee Manor Nurse Call Proposals: Britt reported a Nurse Call outage in a wing at Muscogee Manor, which has been reported to the state and HAC is receiving quotes for replacement between \$190,000 and \$290,000. According to Britt, the last system was outdated.

Covid Outbreaks: Britt reported five cases of Covid amongst residents at Orchard View and additional cases amongst residents and staff at Muscogee Manor. Outbreak status is expected to end at both facilities before the end of the week.

RC Silver Quality Award Mayoral Proclamation: Britt shared the Mayor's proclamation regarding Ridgecrest achieving Silver Quality Award status and commented that only four nursing homes in Georgia have received higher recognition (all rural facilities) and only fifty-eight in all of the United States.

Spring Habor Sale – The Maxwell Group: Britt commented on the local headline that Spring Habor was being sold to a private group, which is likely to result in taxes having to be paid on Spring Harbor’s real estate.

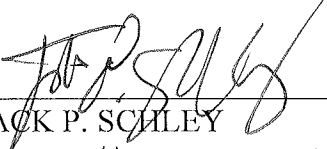
Annual Audit: Rick announced the annual audit was 85% complete and is expected to be presented at the October meeting.

Chuck asked for a motion to enter into Executive Session to discuss pending litigation. Bob made the motion and Tony seconded the motion. The Board then went into Executive Session. Upon returning from Executive Session, and there was no further business to address.

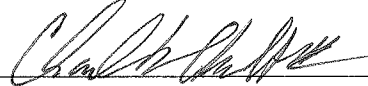
NEXT MEETING

The next meeting will be on Tuesday, September 29, 2026 at 11:00 AM at Orchard View.

With no further business to be addressed, Dr. Kingsbury moved to adjourn the meeting and Warner seconded the motion. Upon a unanimous vote, the meeting was adjourned.



JACK P. SCHLEY
Secretary/Attorney



CHARLES K. HECHT, III
Chairman

INCOME STATEMENT

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
Revenue	\$ 1,782,911	\$ 145,500	\$ 640,504	\$ 1,051,514	\$ 3,620,429	\$ 2,006	\$ 14,060	\$ 6,589	\$ 3,643,084
Operating Expenses	1,757,176	157,453	626,533	1,170,176	3,711,338	719	540	-	3,712,597
Net Profit (Loss) before Noncash expense	25,735	(11,953)	13,971	(118,662)	(90,909)	1,287	13,520	6,589	(69,513)
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(25,978)	-	(71,485)	-	(97,464)	-	-	-	(97,464)
Depreciation and Amortization	(76,380)	-	(88,853)	(6,823)	(172,086)	(275)	-	-	(172,361)
YTD Income (loss)	\$ (76,624)	\$ (11,953)	\$ (146,397)	\$ (125,485)	\$ (360,459)	\$ 1,012	\$ 13,520	\$ 6,589	\$ (339,338)
						\$ -	\$ -	\$ -	\$ -

HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED JULY 31, 2026

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 6,014,305	\$ -	\$ 6,479,305	\$ 4,786,074	\$ 17,279,684	\$ 60,144	\$ 600,657	\$ 3,829,079	\$ 21,769,564
Other Current Assets	5,030,492	-	2,095,124	3,688,303	10,813,919	11,438	157	-	10,825,514
Intercompany Balances	15,474,810	-	(1,043,535)	(4,800,096)	9,631,179	(6,389,957)	(2,318,704)	(922,518)	-
Noncurrent Assets	28,780,129	-	28,806,369	6,684,492	64,270,990	142,481	83,642	-	64,497,113
Total Assets	\$ 55,299,736	\$ -	\$ 36,337,263	\$ 10,358,773	\$ 101,995,772	\$ (6,175,894)	\$ (1,634,248)	\$ 2,906,561	\$ 97,092,191
Current Liabilities	\$ 2,402,289	\$ -	\$ 855,511	\$ 1,434,359	\$ 4,692,159	\$ -	\$ -	\$ -	\$ 4,692,159
Non-current Liabilities (excluding bonds)	8,632,711	-	3,123,591	4,956,117	16,772,419	360,100	450,668	-	17,583,187
Bonds Payable	15,971,380	-	26,558,628	-	42,530,008	-	-	-	42,530,008
Total Liabilities	27,066,380	-	30,537,730	6,390,476	63,994,586	360,100	450,668	-	64,805,354
Fund Balance	28,233,356	-	5,799,533	3,968,297	38,001,186	(6,535,994)	(2,084,916)	2,906,561	32,286,837
Total Liabilities and Fund Balance	\$ 55,299,736	\$ -	\$ 36,337,263	\$ 10,358,773	\$ 101,995,772	\$ (6,175,894)	\$ (1,634,248)	\$ 2,906,561	\$ 97,092,191
INCOME STATEMENT									
Revenue	\$ 1,782,911	\$ 145,500	\$ 640,504	\$ 1,051,514	\$ 3,620,429	\$ 2,006	\$ 14,060	\$ 6,589	\$ 3,643,084
Operating expenses	1,757,176	157,453	626,533	1,170,176	3,711,338	719	540	-	3,712,597
Net Profit (Loss) before Noncash expense	25,735	(11,953)	13,971	(118,662)	(90,909)	1,287	13,520	6,589	(69,513)
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(25,979)	-	(71,485)	-	(97,464)	-	-	-	(97,464)
Depreciation and Amortization	(76,380)	-	(88,883)	(6,823)	(172,086)	(275)	-	-	(172,361)
Current Month Income (loss)	\$ (76,624)	\$ (11,953)	\$ (146,397)	\$ (125,485)	\$ (360,459)	\$ 1,012	\$ 13,520	\$ 6,589	\$ (339,338)
YTD Income (loss)	\$ (76,624)	\$ (11,953)	\$ (146,397)	\$ (125,485)	\$ (360,459)	\$ 1,012	\$ 13,520	\$ 6,589	\$ (339,338)

HOSPITAL AUTHORITY OF COLUMBUS
FY 2027 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy												73.16%	73.16%	71.14%
Medicaid%												73.35%	73.35%	76.46%
Medicare%												8.38%	8.38%	5.96%
Private %												10.67%	10.67%	8.88%
Hospice %												3.84%	3.84%	4.12%
ADV %												3.76%	3.76%	4.58%
Daily Medicare and ADV Census												17.78	17.78	14.88
Employment (Full Time Equivalents)												214.84	214.84	198.72
Ridgcrest														
% Occupancy												54.49%	54.49%	59.73%
Medicaid%												73.64%	73.64%	63.99%
Medicare%												0.00%	0.00%	7.21%
Private %												19.80%	19.80%	20.28%
Hospice %												6.56%	6.56%	5.04%
ADV %												0.00%	0.00%	3.47%
Daily Medicare and ADV Census												-	-	5.34
Employment (Full Time Equivalents)												63.45	63.45	62.10
Muscooke Manor														
% Occupancy												43.05%	43.05%	44.42%
Medicaid%												93.69%	93.69%	90.90%
Medicare%												1.19%	1.19%	1.29%
Private %												1.64%	1.64%	0.22%
Hospice %												3.48%	3.48%	7.48%
ADV %												0.00%	0.00%	0.10%
Daily Medicare and ADV Census												1.00	1.00	1.21
Employment (Full Time Equivalents)												146.04	146.04	139.83

HOSPITAL AUTHORITY OF COLUMBUS
13 MONTH MOVING STATISTICAL REPORT

	Jul-25	Jun-26	May-26	Apr-26	Mar-26	Feb-26	Jan-26	Dec-25	Nov-25	Oct-25	Sep-25	Aug-25	Jul-25	13 Mth Average	Prev Year Avg
Orchard View															
% Occupancy	73.16%	72.02%	72.02%	73.07%	73.07%	74.57%	76.79%	76.87%	72.17%	73.70%	68.58%	67.15%	65.12%	61.24%	71.35%
Medicaid	73.35%	76.80%	78.37%	75.96%	75.96%	75.38%	74.77%	75.00%	80.78%	76.91%	78.43%	74.99%	72.89%	75.27%	76.47%
Medicare	8.38%	5.23%	4.84%	6.91%	6.91%	6.14%	8.81%	6.85%	5.41%	6.45%	3.65%	4.84%	6.39%	7.54%	5.98%
Private %	10.67%	10.09%	9.77%	9.40%	9.40%	9.32%	8.51%	8.92%	9.41%	8.73%	8.16%	7.90%	7.50%	8.73%	9.03%
Hospice %	1.84%	4.12%	2.73%	3.38%	3.38%	4.25%	6.30%	5.95%	2.90%	3.78%	4.99%	4.19%	3.87%	3.05%	4.10%
ADW %	1.76%	3.55%	4.34%	4.33%	4.33%	4.16%	1.60%	2.75%	3.23%	4.13%	4.73%	8.17%	9.05%	5.34%	4.02%
Daily Medicare and ADW Census	17.78	12.80	13.13	15.43	15.43	15.43	16.00	14.03	10.00	15.60	11.54	17.47	20.09	15.90	14.52
Employment (Full Time Equivalents)	214.64	155.10	201.53	189.46	207.73	198.19	227.10	227.10	211.22	199.11	182.93	196.02	192.17	186.04	199.96
Ridgmont															
% Occupancy	54.43%	60.60%	61.60%	65.57%	61.56%	59.48%	62.37%	62.37%	59.48%	58.89%	59.13%	57.02%	57.22%	57.45%	59.35%
Medicaid	73.65%	70.33%	68.28%	70.83%	69.37%	67.15%	65.45%	65.45%	60.88%	61.13%	63.50%	60.96%	57.18%	59.57%	62.09%
Medicare	0.00%	0.98%	4.05%	5.18%	7.25%	8.01%	12.25%	11.45%	7.95%	7.95%	2.46%	7.17%	5.19%	10.85%	7.73%
Private %	16.50%	24.03%	22.02%	18.69%	16.47%	16.80%	16.41%	16.41%	21.30%	22.61%	21.52%	21.52%	20.54%	20.57%	19.30%
Hospice %	6.56%	4.06%	3.87%	3.93%	4.13%	4.13%	3.59%	3.59%	3.99%	4.58%	4.92%	7.17%	8.32%	5.63%	5.73%
ADW %	0.00%	0.39%	1.84%	1.33%	2.35%	6.00%	4.06%	4.06%	2.38%	3.46%	3.37%	2.78%	4.77%	6.35%	3.14%
Daily Medicare and ADW Census	-	6.70	3.10	3.53	5.20	7.00	8.52	8.52	5.94	5.63	3.91	4.76	6.71	8.29	3.45%
Employment (Full Time Equivalents)	53.45	63.11	62.03	61.87	60.62	60.89	65.47	65.47	68.67	61.55	60.58	62.62	59.53	55.51	51.43
Murphy Manor															
% Occupancy	43.05%	43.51%	42.45%	43.21%	43.65%	43.75%	43.83%	44.37%	44.37%	46.17%	45.05%	45.63%	45.16%	46.08%	44.62%
Medicaid	93.65%	92.94%	91.63%	93.07%	93.37%	92.03%	90.50%	87.74%	86.74%	86.74%	85.62%	90.35%	91.52%	91.93%	90.93%
Medicare	1.15%	1.64%	2.75%	3.42%	3.79%	0.37%	1.20%	1.48%	1.10%	1.10%	2.08%	1.45%	1.09%	1.44%	1.28%
Private %	1.64%	0.74%	0.81%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.38%
Hospice %	3.48%	5.58%	4.81%	5.51%	5.31%	6.96%	8.30%	10.77%	12.16%	12.16%	8.29%	8.70%	7.29%	6.82%	7.48%
ADW %	0.00%	0.00%	0.00%	0.00%	0.00%	0.53%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Daily Medicare and ADW Census	1.00	1.40	2.25	1.20	1.13	0.89	1.03	1.29	1.00	1.00	1.84	1.30	0.97	0.13	1.17
Employment (Full Time Equivalents)	145.04	145.26	136.37	132.09	132.17	135.31	146.55	150.07	140.17	138.55	138.35	136.71	140.31	140.51	140.51