

BOARD MINUTES  
OF THE  
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA  
April 28, 2026

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, April 28, 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, Vice Chairwoman Sarah Banks-Lang, and members Dr. John Kingsbury, Warner Kennon, Jr., Bob Jones, Dr. Sharen Kelly, and Dr. Linn Storey. Tony Floyd and Wayne Joiner were absent and excused.

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

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 March 31, 2026, Board meeting were reviewed. Bob moved to approve the Minutes as presented and Sarah seconded the motion. The March 2026 Minutes were unanimously approved.

## BOARD BUSINESS

Jack announced there was no old Board business to be discussed. Chucked announced that Sarah's term would be expiring soon which will create a vacancy on the Board. Chuck asked for nominations to fill Sarah's seat.

## 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 March 31, 2026.

Rick reported that the average census for March was 287.03 compared to 289.29 in February. Rick expects a similar average for April. According to Rick, UPL for FY2025 was finalized with a higher-than-expected payment received this month. The first quarters of UPL for FY2026 were also settled and payment is expected to be received on May 14. Rick indicated the final Employee Retention Credit check was issued by the IRS but has been lost in the mail. HAC and its CPA firm are cooperating with the IRS to trace the check. Rick reported he expects a flat liability insurance renewal for this year. Rick summarized recent legislation including budget decisions passed by the Georgia General Assembly. Britt indicated that HAC is meeting with Longevity Health/Humana to discuss rates and review whether HAC should begin accepting new residents with Humana plans. There was general discussion regarding the joint employee rule for agency nurses and HAC's practice of avoiding agencies that treat its nurses as 1099-contractors. Rick indicated he expects the staffing mandate to return if the Democrats take control of the U.S. House of Representatives after the mid-term election in November.

## PRESIDENT'S REPORT

Britt Hayes gave the President's report:

**Annual Surveys:** Britt announced that, following the annual surveys at Muscogee Manor and Orchard View last month, the initial plans of correction were accepted and both facilities were returned to substantial compliance before this meeting. Training sessions continue to take place which Britt indicated have helped to improve the results of annual surveys. There was general discussion regarding respiratory therapy at HAC.

**Strategic Plan Update:** Britt indicated the marketing and committee goals of the Strategic Plan were completed. Rick indicated the administrators are more involved now in financial planning and reporting, and that he is seeing improvements in the numbers. Bob asked about past census records, and Rick indicated 72% occupancy was achieved when Azalea Trace was operated by HAC.

**Quarterly Quality Incentive Reports:** Britt reported that Quality Incentive Reimbursements are being maximized at all facilities. Chuck commented that a company-wide concern exists in regards to wound care and weight loss, and asked Britt what is being done to address those concerns. Britt indicated the partnership with Vohra Wound Care is intended to address the first concern. Britt commented further that HAC currently has a high census of residents who are 85+ years in age, and a higher rate of wounds is to be expected under the circumstances. For the second concern, Britt reported a monitoring policy is in place for the nurses, Activity Department, food service, and the registered dietician to coordinate with each other to prevent weight loss amongst the residents.

**New Initiatives:** Britt reported that clinicals for the Nursing Programs at Columbus Technical College and Columbus State University are underway at Ridgecrest, and he is reaching

out to Chattahoochee Valley Community College for a potential partnership. Britt indicated a new contract with Curitec is helping with Medicare reimbursement for wound care supplies. Britt also reported that HAC has a new contract with Tapestry for monitoring vitals. There was general discussion about monitoring of vitals and procedures leading up to a resident being sent to the emergency room. A meeting of the Mayor’s Commission on Health is scheduled to occur at Ridgecrest on April 29.

**Accolades:** Britt announced that Jennifer Kelley was appointed to serve on the Core Planning Team for the Rural Healthcare Facility Resilience Program. Britt shared the City Council proclamation acknowledging HAC’s achievement of Joint Commission Certification. Chuck commented that Jennifer Kelley is active on Facebook promoting Ridgecrest, and recommended having a similar social media presence for each facility. Britt indicated HAC is currently advertising for a new hire to handle marketing.

Chuck asked for a motion to enter into Executive Session to discuss pending litigation. Dr. Kingsbury made the motion and Bob 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, May 26, 2026 at 11:00 AM at Orchard View.

Warner moved to adjourn the meeting and Dr. Kingsbury seconded the motion. Upon a unanimous vote, the meeting was adjourned.

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JACK P. SCHLEY  
Secretary/Attorney

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CHARLES K. HECHT, III  
Chairman



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

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobbis PCH	Muscogee Home Health	River Mill	Consolidated
<b>BALANCE SHEET</b>									
Cash	\$ 5,934,977	\$ -	\$ 6,097,645	\$ 4,469,032	\$ 16,501,654	\$ 60,120	\$ 550,626	\$ 3,803,391	\$ 20,915,791
Other Current Assets	6,178,770	-	2,329,431	4,704,122	13,212,323	6,313	472	-	13,219,108
Intercompany Balances	15,313,892	-	(551,933)	(5,130,779)	9,631,180	(6,389,957)	(2,318,704)	(922,519)	-
Non-current Assets	30,080,156	-	30,036,817	6,695,451	66,812,424	143,581	83,642	-	67,039,647
<b>Total Assets</b>	<b>\$ 57,507,795</b>	<b>\$ -</b>	<b>\$ 37,911,960</b>	<b>\$ 10,737,826</b>	<b>\$ 106,157,581</b>	<b>\$ (6,179,943)</b>	<b>\$ (1,683,964)</b>	<b>\$ 2,880,872</b>	<b>\$ 101,174,546</b>
Current Liabilities	\$ 2,692,386	\$ -	\$ 1,074,291	\$ 1,612,667	\$ 5,379,344	\$ -	\$ -	\$ -	\$ 5,379,344
Non-current Liabilities (excluding bonds)	8,731,127	-	3,123,591	4,956,117	16,810,835	360,100	450,668	-	17,621,603
Bonds Payable	17,529,295	-	27,384,851	-	44,914,146	-	-	-	44,914,146
<b>Total Liabilities</b>	<b>28,952,808</b>	<b>-</b>	<b>31,582,733</b>	<b>6,568,784</b>	<b>67,104,325</b>	<b>360,100</b>	<b>450,668</b>	<b>-</b>	<b>67,915,093</b>
Fund Balance	28,554,987	-	6,329,227	4,169,042	39,053,256	(6,540,043)	(2,134,632)	2,880,872	33,259,453
<b>Total Liabilities and Fund Balance</b>	<b>\$ 57,507,795</b>	<b>\$ -</b>	<b>\$ 37,911,960</b>	<b>\$ 10,737,826</b>	<b>\$ 106,157,581</b>	<b>\$ (6,179,943)</b>	<b>\$ (1,683,964)</b>	<b>\$ 2,880,872</b>	<b>\$ 101,174,546</b>
<b>INCOME STATEMENT</b>									
Revenue	\$ 2,433,374	\$ 110,166	\$ 764,775	\$ 1,512,862	\$ 4,821,177	\$ 2,002	\$ 11,388	\$ 6,567	\$ 4,841,134
Operating Expenses	1,639,611	167,764	605,713	1,094,367	3,507,455	719	159	-	3,508,333
Net Profit (Loss) before Noncash expense	793,763	(57,598)	159,062	418,495	1,313,722	1,283	11,229	6,567	1,332,801
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)	\$ 680,479	\$ (57,598)	\$ (7,737)	\$ 409,609	\$ 1,024,753	\$ 1,008	\$ 11,229	\$ 6,567	\$ 1,043,557
YTD Income (loss)	\$ 1,063,067	\$ (411,643)	\$ (802,935)	\$ (11,436)	\$ (162,947)	\$ 9,409	\$ 108,318	\$ 63,915	\$ 18,695
Monthly Net Income (loss)	680,479	(57,598)	(7,737)	409,609	1,024,753	1,008	11,229	6,567	1,043,557
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	(185,815)	-	(66,581)	-	(252,396)	-	-	-	(252,396)
Less: Property & Equipment Additions	-	-	-	(5,068)	(5,068)	-	-	-	(5,068)
<b>Net Cash Flow</b>	<b>\$ 607,948</b>	<b>\$ (57,598)</b>	<b>\$ 92,481</b>	<b>\$ 413,427</b>	<b>\$ 1,056,258</b>	<b>\$ 1,283</b>	<b>\$ 11,229</b>	<b>\$ 6,567</b>	<b>\$ 1,075,337</b>

HOSPITAL AUTHORITY OF COLUMBUS  
FY 2026 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
<b>Orchard View</b>														
% Occupancy	74.87%	76.79%	76.87%	76.87%	72.32%	73.70%	68.58%	67.10%	65.10%	61.24%	70.73%	62.87%	70.73%	62.87%
Medicaid%	76.28%	74.77%	76.00%	80.78%	3.68%	6.45%	78.43%	74.99%	72.89%	75.22%	76.25%	75.46%	76.25%	75.46%
Medicare%	6.14%	8.81%	6.88%	3.68%	8.81%	6.45%	3.69%	4.84%	6.39%	7.64%	6.06%	7.06%	6.06%	7.06%
Private %	9.22%	8.51%	8.92%	9.41%	8.73%	8.16%	7.90%	8.72%	8.60%	8.72%	8.60%	8.60%	8.60%	8.60%
Hospice %	4.20%	6.30%	5.96%	2.90%	3.78%	4.13%	4.95%	4.10%	3.87%	3.08%	4.35%	3.86%	4.35%	3.86%
ADV %	4.16%	1.60%	2.25%	3.23%	4.13%	4.13%	4.73%	8.17%	9.05%	5.34%	4.74%	4.58%	4.74%	4.58%
Daily Medicare and ADV Census	15.42	16.00	14.03	10.00	15.60	11.54	17.47	20.09	15.90	15.12	14.72	14.72	15.12	14.72
Employment (Full Time Equivalents)	202.73	198.19	207.10	211.22	199.11	192.93	196.02	192.17	186.04	198.39	179.57	179.57	198.39	179.57
<b>Ridgecrest</b>														
% Occupancy	61.56%	59.48%	62.37%	59.68%	60.88%	61.12%	63.50%	59.33%	57.02%	57.22%	57.49%	59.23%	59.23%	46.00%
Medicaid%	69.37%	67.19%	65.64%	11.45%	7.85%	7.17%	2.46%	7.17%	9.19%	10.82%	8.48%	8.33%	62.05%	58.73%
Medicare%	7.05%	8.01%	12.25%	21.30%	22.91%	23.75%	21.92%	20.54%	20.57%	19.85%	21.91%	21.91%	19.85%	21.91%
Private %	16.47%	16.80%	14.41%	3.69%	4.58%	4.92%	7.17%	8.32%	9.69%	5.39%	6.30%	6.30%	5.39%	6.30%
Hospice %	4.12%	2.00%	3.69%	2.38%	3.44%	3.44%	2.78%	4.77%	6.35%	4.23%	4.73%	4.73%	4.23%	4.73%
ADV %	2.99%	6.00%	4.00%	6.94	5.63	3.91	4.76	6.71	8.29	6.33	5.09	5.09	6.33	5.09
Daily Medicare and ADV Census	5.20	7.00	8.52	68.67	61.95	60.58	67.62	59.58	62.02	62.02	45.53	45.53	62.02	45.53
Employment (Full Time Equivalents)	60.92	60.89	66.47	68.67	61.95	60.58	67.62	59.58	62.02	62.02	45.53	45.53	62.02	45.53
<b>Muscoose Manor</b>														
% Occupancy	43.66%	43.75%	43.83%	44.37%	44.37%	46.17%	45.05%	45.63%	45.16%	46.08%	44.86%	44.86%	44.86%	49.12%
Medicaid%	93.37%	92.00%	90.50%	87.95%	86.74%	86.74%	89.62%	90.35%	91.62%	91.93%	90.45%	90.45%	90.45%	90.32%
Medicare%	0.79%	0.37%	1.20%	1.48%	1.10%	1.10%	2.08%	1.45%	1.09%	1.04%	1.08%	1.08%	1.08%	1.56%
Private %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.11%	0.12%	0.12%	0.12%	1.67%
Hospice %	5.31%	6.96%	8.30%	10.57%	12.16%	12.16%	8.29%	8.20%	7.29%	6.82%	8.21%	8.21%	8.21%	6.29%
ADV %	0.53%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.13%	0.13%	0.13%	0.15%
Daily Medicare and ADV Census	1.13	0.89	1.03	1.29	1.00	1.84	1.30	0.97	0.13	1.06	1.66	1.66	1.06	1.66
Employment (Full Time Equivalents)	132.17	135.31	146.65	150.07	140.17	138.55	138.36	136.71	148.26	140.69	139.74	139.74	140.69	139.74

HOSPITAL AUTHORITY OF COLUMBUS  
12 MONTH MOVING STATISTICAL REPORT

	Mar-26	Feb-26	Jan-26	Dec-25	Nov-25	Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	Mar-25	12 Mth Average	Prior Year Avg
<b>Orchard View</b>															
% Occupancy	74.87%	76.79%	76.07%	72.32%	73.70%	68.56%	67.10%	65.10%	61.24%	58.05%	56.77%	56.87%	61.88%	67.05%	62.87%
Medicaid	76.28%	74.77%	75.03%	80.78%	75.91%	78.43%	74.99%	72.89%	75.27%	76.63%	76.63%	76.67%	76.88%	76.41%	75.46%
Medicare	6.16%	6.61%	6.65%	3.68%	6.45%	3.69%	4.84%	6.35%	7.69%	6.93%	6.05%	7.48%	7.14%	6.27%	6.08%
Private %	5.22%	4.51%	4.92%	5.41%	5.78%	8.16%	7.87%	7.80%	8.77%	8.25%	9.12%	8.18%	8.28%	8.67%	8.30%
Respite %	4.20%	6.30%	5.95%	2.90%	3.78%	4.93%	4.19%	5.05%	5.34%	5.58%	4.78%	5.66%	5.66%	4.07%	4.55%
ADV %	1.06%	1.06%	2.25%	3.29%	4.13%	4.73%	5.17%	5.02%	5.34%	2.53%	3.78%	3.90%	2.06%	4.07%	4.47%
Daily Medicare and ADV Census	13.42	16.00	24.63	40.00	35.00	11.54	17.47	14.16	15.90	10.30	14.16	11.00	13.95	13.64	14.71
Employment (Full Time Equivalents)	202.13	207.10	211.22	211.22	207.11	192.59	196.22	191.17	183.94	180.06	179.26	172.60	165.72	161.27	179.57
<b>Ridgecrest</b>															
% Occupancy	61.56%	59.49%	63.37%	59.69%	58.98%	59.33%	57.03%	57.27%	57.09%	50.83%	50.89%	49.29%	46.77%	56.70%	46.00%
Medicaid	68.37%	67.19%	65.64%	60.98%	61.12%	63.50%	60.95%	57.18%	57.57%	60.11%	59.97%	58.13%	55.42%	60.92%	58.73%
Medicare	7.05%	8.71%	12.25%	11.45%	7.65%	2.46%	7.17%	6.15%	10.82%	13.90%	9.70%	2.17%	6.24%	8.34%	8.31%
Private %	15.47%	16.89%	14.41%	21.32%	21.91%	23.27%	21.51%	20.54%	20.57%	15.30%	19.38%	19.81%	22.65%	19.68%	21.91%
Respite %	4.12%	2.90%	3.69%	3.99%	4.58%	4.92%	4.92%	6.32%	5.69%	7.42%	7.05%	8.05%	7.54%	6.05%	6.30%
ADV %	1.98%	6.09%	4.00%	2.38%	3.46%	5.37%	2.78%	4.72%	6.55%	3.26%	3.94%	11.84%	8.05%	5.01%	4.73%
Daily Medicare and ADV Census	5.30	7.00	8.52	5.94	5.63	3.91	4.76	6.71	8.29	7.33	5.81	5.80	5.61	6.27	5.09
Employment (Full Time Equivalents)	60.92	66.89	66.47	68.67	61.95	60.58	62.62	59.58	56.51	53.33	51.62	50.89	47.67	58.55	45.53
<b>Message Manor</b>															
% Occupancy	43.66%	43.75%	43.63%	44.37%	45.17%	45.05%	45.63%	45.16%	46.03%	47.06%	48.03%	47.83%	48.05%	45.74%	43.13%
Medicaid	93.37%	92.00%	90.50%	87.55%	86.74%	89.67%	90.35%	91.62%	91.93%	91.11%	90.03%	89.67%	91.55%	90.52%	90.32%
Medicare	0.78%	0.37%	1.20%	1.48%	1.08%	2.08%	1.45%	1.05%	0.14%	0.87%	1.41%	3.02%	1.37%	1.25%	1.56%
Private %	0.62%	0.90%	0.69%	0.00%	0.00%	0.00%	0.00%	0.00%	1.11%	1.06%	1.06%	1.60%	1.06%	0.45%	1.67%
Respite %	5.31%	6.94%	8.30%	10.57%	12.16%	8.23%	8.20%	7.29%	6.83%	6.94%	7.51%	5.76%	5.69%	7.67%	6.29%
ADV %	0.53%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.15%
Daily Medicare and ADV Census	1.13	0.89	1.03	1.29	1.00	1.64	1.30	0.97	0.13	0.80	1.32	2.83	1.29	1.22	1.66
Employment (Full Time Equivalents)	132.17	135.31	146.65	150.07	140.17	138.55	138.36	136.71	148.26	150.02	137.54	140.04	136.52	140.60	139.74