

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
April 29, 2025

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, April 29, 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 Dr. John Kingsbury, Warner Kennon, Jr., Wayne Joiner, Bob Jones, and Tony Floyd.

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 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 25, 2025, Board meeting were reviewed. Dr. Kingsbury moved for their approval and Tony seconded the motion. The March 2025 Board Minutes were unanimously approved.

BOARD BUSINESS

Jack informed the Board that two individuals had been proposed as potential new members to the Board, and that both had successfully submitted applications to the Clerk of Council. Chuck called for nominations to fill the two open seats on the Board. Dr. Kingsbury nominated Rev. Dr. Sharen Kelly. Bob nominated Dr. Linn Storey. Wayne moved to nominate both Dr. Kelly and Dr. Storey, and Dr. Kingsbury seconded the motion. Bob discussed Dr. Storey's career as the head of the nursing program at Columbus Technical College, and Dr. Kingsbury discussed Dr. Storey's career in special education and ministry. Chuck called for a vote and the Board unanimously accepted Dr. Kelly and Dr. Storey's applications and proposed that they be submitted to Council for consideration.

CFO'S REPORT

Rick presented the Statistical and Financial Reports:

Statistical Report: Attached to these Minutes is the FY 2025 YTD Statistical Report. Rick reported that the monthly census in March 2025 was 258 (down from 264 in February) and explained that admissions were higher in March but so were discharges. New admissions were up to 41 from 37 in March with 47 discharges.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus Consolidated Income Statement and Summary Report through March 31, 2025. Rick calculated HAC's asset-liability ratio to be 10 to 1. According to Rick, HAC has signed agreements with eight registered nurses from the Philippines and is currently working to complete the immigration process for those individuals, which is not expected to be quick. Rick reported that adjustments were made to HAC's allowance for uncollectable accounts in preparation for the year-end audit, and this resulted in a hit to income. Bob asked when is an account considered uncollectable, and

Rick explained that Medicare requires collection efforts but the account can be declared uncollectable 120 days after the patient's death. Rick reported a recent federal court ruling in Texas which found the staffing mandate was unenforceable. This means the 24/7 staffing mandate is not currently a concern. Rick also mentioned recent legislation in Georgia which includes \$2.8 million for Quality Incentive Payments in the FY25 budget. This money is based on improvements in quality over the last two years, and Rick should know if HAC qualifies for any payments later in the year. Rick reported no updates on the Employment Retention Credit appeal, and that preliminary work on the year-end audit will begin in May through Forvis Mazars.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Gold Dome Report Sine Die Edition: Britt reported that the Georgia legislature has passed legislation to streamline licensing for nurses, physical therapists, and other positions in the industry.

COVID-19 Update: Britt reported that Georgia law no longer requires Covid testing, but the federal requirements remain in place: testing twice per week for fourteen days after exposure. Britt reported further that no positive cases were detected at Muscogee Manor and Ridgecrest this month, and only one positive test occurred at Orchard View.

Strategic Planning Session: Britt acknowledged Chuck to discuss updates on the Strategic Plan. Chuck informed the Board that the purpose of this discussion is to determine if the Board will hire a consultant to develop a strategic plan; and, if so, which consultant will be hired. Britt reported his discussions with two consultants: Jeff Call and Greg Nielsen. According to Britt, Jeff Call has experience consulting within the industry, and Greg Nielsen specializes in working with non-profit organizations. The fees are similar, and Jeff Call is currently working with Magnolia Manor in

Americus. Chuck mentioned that he has worked with Greg in the past and that Jeff has worked with other local organizations in the healthcare industry. Proposals prepared by each consultant were distributed to the Board prior to the meeting. Dr. Kingsbury moved to hire Jeff Call, and Tony seconded the motion. Following a discussion, the Board unanimously approved for Britt to contract with Jeff Call and his organization, Focus & Execute, to assist the Board with developing a strategic plan. Britt mentioned Jeff's availability to meet with the Board on May 19, and Britt indicated he would confirm that time with Jeff. Chuck called for discussion from the Board as to what should be expected from the strategic plan. Bob asked for details on the reasoning behind the placement of two facilities on Williams Road in north Columbus. Britt summarized the history of HAC, and Chuck indicated that prior leadership chose sites based on the best deal for undeveloped land. Chuck also mentioned prior discussions by the Board with opening of a facility in south Columbus. Dr. Kingsbury asked about the demographics of HAC's residents. Britt responded by stating that the residents are diverse and commented on the importance of Muscogee Manor being on a bus route to many families of residents at that facility. Bob asked if a separate feasibility study should be conducted to determine if a new facility is needed in south Columbus. Britt stated that HAC has a maximum capacity of 480 beds with an average occupancy of 265, and described HAC as "over-bedded." Britt, Rick, and Chuck joined in explaining how Covid changed the industry: prior to Covid, HAC had an average occupancy of over 80% but since Covid that average has been around 55%. This was the condition throughout Georgia, but most of Georgia has recovered except Columbus. Britt and Rick commented on how healthcare coverage has changed together with medical practices. According to Britt, at one time HAC received all local patients who received knee or hip replacement surgery for two weeks of rehabilitation, but more surgeries are outpatient

now, Medicare is no longer the standard source of payment, and many providers are not accepted throughout the industry.

Chuck thanked the Board for the discussion and asked that everyone continue to think about expectations and questions for the consultant. Wayne moved to adjourn and Dr. Kingsbury seconded the motion.


NEXT MEETING

The next meeting will be Tuesday, May 27, 2025 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
FY 2025 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy	61.89%	65.13%	63.37%	67.61%	64.52%	65.00%	65.78%	65.81%	61.69%	64.53%	66.31%	73.18%	73.10%	73.10%
Medicaid%	76.38%	71.57%	76.94%	74.74%	8.08%	8.32%	8.32%	8.32%	8.32%	8.32%	8.32%	8.32%	8.32%	8.32%
Medicare%	7.14%	9.30%	6.72%	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%	8.08%
Private %	8.26%	8.99%	9.47%	8.25%	8.19%	8.26%	10.26%	10.42%	9.46%	9.06%	10.00%	5.34%	5.17%	5.17%
Hospice %	5.66%	3.45%	2.49%	2.70%	2.48%	3.13%	3.85%	3.28%	4.63%	3.52%	4.37%	4.37%	4.37%	4.37%
ADV %	2.08%	6.69%	4.38%	6.25%	3.90%	7.37%	18.55	15.43	17.29	11.58	16.03	15.32	15.32	15.32
Daily Medicare and ADV Census	11.39	20.82	14.06	19.35	15.76	18.49	185.45	170.56	174.57	180.38	177.07	177.07	177.07	177.07
Employment (Full Time Equivalents)	169.72	176.76	194.86	187.00	182.49	185.45	182.05	170.56	174.57	180.38	177.07	177.07	177.07	177.07
Ridgecrest														
% Occupancy	46.77%	46.43%	45.43%	43.01%	43.29%	43.16%	42.78%	45.05%	45.28%	44.58%	35.71%	52.20%	16.24%	23.17%
Medicaid%	55.42%	53.94%	57.40%	53.84%	53.80%	61.03%	66.05%	63.43%	61.66%	58.51%	52.20%	16.24%	23.17%	23.17%
Medicare%	6.24%	9.52%	9.21%	10.98%	7.70%	8.01%	3.43%	8.10%	11.03%	8.25%	16.24%	23.17%	23.17%	23.17%
Private %	22.66%	21.61%	20.12%	21.16%	23.74%	24.82%	25.23%	25.40%	23.66%	23.16%	23.17%	23.17%	23.17%	23.17%
Hospice %	7.64%	9.34%	7.86%	9.38%	11.87%	4.72%	2.32%	0.00%	0.00%	5.90%	1.37%	7.01%	7.01%	7.01%
ADV %	8.05%	5.59%	5.41%	4.64%	2.93%	1.42%	2.97%	3.07%	3.65%	4.19%	6.92	34.69	34.69	34.69
Daily Medicare and ADV Census	5.61	5.89	5.58	5.65	3.87	3.42	2.30	4.22	5.58	4.68	6.92	34.69	34.69	34.69
Employment (Full Time Equivalents)	47.67	46.18	48.44	49.45	40.20	39.52	41.21	39.01	38.83	43.39	34.69	34.69	34.69	34.69
Muscookee Manor														
% Occupancy	48.06%	48.34%	48.91%	49.06%	49.37%	49.70%	50.41%	51.27%	51.40%	49.61%	50.73%	89.05%	89.05%	89.05%
Medicaid%	91.95%	91.48%	92.33%	91.11%	89.31%	91.03%	89.57%	88.12%	88.22%	90.35%	89.05%	89.05%	89.05%	89.05%
Medicare%	1.37%	1.06%	0.00%	1.61%	3.28%	1.42%	0.88%	1.77%	2.08%	1.50%	3.08%	1.31%	1.31%	1.31%
Private %	1.06%	1.06%	1.04%	1.04%	1.03%	1.03%	2.33%	4.75%	2.98%	1.81%	6.21%	0.35%	0.35%	0.35%
Hospice %	5.62%	5.84%	6.63%	6.24%	6.38%	6.26%	0.44%	0.00%	0.54%	0.20%	0.35%	0.35%	0.35%	0.35%
ADV %	0.00%	0.57%	0.00%	0.00%	0.00%	0.26%	0.44%	0.00%	0.54%	0.20%	0.35%	0.35%	0.35%	0.35%
Daily Medicare and ADV Census	1.29	1.54	1.54	1.55	3.17	1.65	1.30	1.77	2.65	1.66	3.41	136.54	136.54	136.54
Employment (Full Time Equivalents)	136.52	136.41	146.61	153.48	135.27	128.49	136.42	133.74	142.35	138.81	136.54	136.54	136.54	136.54

HOSPITAL AUTHORITY OF COLUMBIUS
12 MONTH MOVING STATISTICAL REPORT

	Mar-25	Feb-25	Jan-25	Dec-24	Nov-24	Oct-24	Sep-24	Aug-24	Jul-24	Jun-24	May-24	Apr-24	Mar-24	13 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	61.69%	65.13%	69.37%	67.61%	64.12%	65.00%	65.78%	65.81%	61.69%	63.08%	63.50%	63.97%	64.97%	64.34%	66.33%
Medicaid	76.88%	71.57%	76.94%	74.76%	71.11%	74.34%	74.16%	73.16%	78.52%	77.44%	77.30%	78.06%	75.74%	75.69%	72.69%
Medicare	7.14%	8.30%	6.73%	8.08%	8.32%	6.90%	6.13%	7.99%	4.35%	6.55%	4.08%	3.88%	4.20%	4.33%	7.31%
Private %	8.96%	8.96%	9.47%	8.25%	8.13%	8.26%	10.86%	10.42%	9.46%	8.90%	9.49%	9.85%	9.78%	9.78%	10.32%
Hospice %	5.66%	3.45%	2.49%	2.70%	2.68%	3.13%	3.65%	3.28%	4.63%	3.70%	4.13%	5.00%	5.41%	3.44%	5.35%
ADV %	2.05%	6.69%	4.38%	6.25%	3.90%	7.37%	5.00%	5.15%	5.12%	3.41%	5.00%	3.20%	4.87%	4.85%	4.33%
Daily Medicare and ADV Census	11.35	20.82	14.06	19.35	15.76	18.55	15.43	17.23	11.58	12.57	11.54	9.07	11.77	14.55	15.53
Employment (Full Time Equivalents)	135.72	176.75	194.86	187.00	187.49	185.45	187.05	170.56	174.57	189.00	174.79	173.80	175.72	178.75	176.40
Ridgcrest															
% Occupancy	46.77%	46.43%	45.43%	43.01%	43.29%	43.16%	42.78%	45.05%	45.28%	41.94%	38.79%	36.90%	38.17%	42.85%	35.48%
Medicaid	55.42%	53.94%	57.40%	53.84%	53.80%	61.03%	66.05%	63.43%	61.66%	60.17%	57.72%	54.73%	53.05%	57.86%	52.10%
Medicare	6.24%	9.52%	9.21%	10.98%	7.10%	8.01%	3.43%	8.10%	11.03%	10.97%	10.83%	15.48%	21.73%	10.25%	16.77%
Private %	22.66%	21.67%	20.12%	21.16%	23.74%	24.82%	25.23%	25.40%	23.56%	22.52%	21.68%	23.33%	21.93%	22.91%	22.88%
Hospice %	7.64%	9.34%	7.86%	9.38%	11.82%	4.72%	2.32%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	4.08%	1.26%
ADV %	5.59%	5.59%	5.41%	4.64%	2.93%	1.42%	2.97%	3.07%	3.63%	6.34%	9.70%	6.45%	3.31%	4.89%	6.98%
Daily Medicare and ADV Census	5.61	5.89	5.58	5.65	3.67	3.42	2.20	4.21	5.58	6.10	6.71	6.60	8.03	5.37	7.01
Employment (Full Time Equivalents)	47.67	46.18	48.44	49.45	43.20	39.52	41.21	39.01	38.83	38.01	36.81	35.77	33.46	41.12	34.67
Muscooke Manor															
% Occupancy	48.06%	48.34%	48.91%	49.06%	49.32%	49.70%	50.41%	51.27%	51.40%	49.73%	49.03%	48.45%	48.16%	49.38%	50.72%
Medicaid	91.95%	91.48%	92.33%	91.11%	89.31%	91.03%	89.57%	88.12%	88.22%	89.60%	90.35%	89.47%	89.95%	90.19%	89.16%
Medicare	1.37%	1.06%	0.00%	1.61%	3.28%	1.42%	0.88%	1.77%	2.08%	3.18%	2.85%	3.02%	2.22%	1.90%	3.05%
Private %	1.06%	1.06%	1.04%	1.04%	1.03%	1.03%	2.33%	4.75%	2.98%	1.40%	1.04%	1.19%	0.24%	1.58%	1.19%
Hospice %	5.62%	5.84%	6.63%	6.24%	6.38%	6.26%	6.78%	5.96%	6.18%	5.57%	5.77%	6.32%	6.22%	6.08%	6.18%
ADV %	0.00%	0.57%	0.00%	0.00%	0.00%	0.26%	0.44%	0.00%	0.54%	0.24%	0.00%	0.00%	1.33%	0.28%	0.32%
Daily Medicare and ADV Census	1.29	1.54	-	1.55	3.17	1.65	1.30	1.77	2.65	3.33	2.74	2.87	3.36	2.69	3.55
Employment (Full Time Equivalents)	136.52	136.41	146.61	153.48	135.27	128.49	136.42	133.74	142.35	139.05	139.91	141.20	131.43	138.93	135.24

INCOME STATEMENT

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
Revenue	\$ 14,757,142	\$ 991,494	\$ 4,519,503	\$ 10,776,534	\$ 31,044,673	\$ 18,000	\$ 160,049	\$ 295,022	\$ 31,457,744
Operating Expenses	12,926,906	1,615,996	3,856,871	10,042,786	28,442,559	6,125	10,111	5,337	28,464,132
Net Profit (loss) before Noncash expense	1,830,236	(624,502)	662,632	733,748	2,602,114	11,875	89,938	289,685	2,993,612
Provision for Bad debts	(89,415)	-	-	-	(89,415)	-	-	-	(89,415)
Interest expense	(346,522)	-	(700,812)	-	(1,047,334)	-	-	-	(1,047,334)
Depreciation and Amortization	(699,161)	-	(858,366)	(98,145)	(1,655,672)	(3,231)	-	-	(1,658,903)
YTD income (loss)	\$ 695,138	\$ (624,502)	\$ (896,546)	\$ 635,603	\$ (190,307)	\$ 8,644	\$ 89,938	\$ 289,685	\$ 197,960
						\$ -	\$ -	\$ -	\$ -

**HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED MARCH 31, 2025**

BALANCE SHEET									
	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
Cash	\$ 5,557,451	\$ -	\$ 6,231,028	\$ 4,886,151	\$ 17,674,630	\$ 44,728	\$ 400,154	\$ 3,715,434	\$ 21,834,946
Other Current Assets	2,695,847	-	1,727,932	2,604,102	7,027,881	5,642	6,668	-	7,040,191
Intercompany Balances	15,649,793	-	(613,150)	(5,405,463)	9,631,180	(6,389,957)	(2,318,704)	(922,519)	-
Noncurrent Assets	32,315,600	-	32,242,117	7,527,659	72,085,376	147,143	83,642	-	72,316,161
Total Assets	\$ 57,218,691	\$ -	\$ 39,587,927	\$ 9,612,449	\$ 106,419,067	\$ (6,192,444)	\$ (1,828,240)	\$ 2,792,915	\$ 101,191,298
Current Liabilities	\$ 1,106,379	\$ -	\$ 544,712	\$ 831,579	\$ 2,482,670	\$ 7	\$ 77	\$ -	\$ 2,482,754
Non-current Liabilities (excluding bonds)	10,035,562	-	3,445,775	5,535,770	19,017,107	360,100	450,668	-	19,827,875
Bonds Payable	19,252,698	-	28,194,245	-	47,446,943	-	-	-	47,446,943
Total Liabilities	30,394,639	-	32,184,732	6,367,349	68,946,720	360,107	450,745	-	69,757,572
Fund Balance	26,824,052	-	7,403,195	3,245,100	37,472,347	(6,552,551)	(2,278,985)	2,792,915	31,433,726
Total Liabilities and Fund Balance	\$ 57,218,691	\$ -	\$ 39,587,927	\$ 9,612,449	\$ 106,419,067	\$ (6,192,444)	\$ (1,828,240)	\$ 2,792,915	\$ 101,191,298
INCOME STATEMENT									
Revenue	\$ 1,483,420	\$ 110,166	\$ 479,284	\$ 1,111,236	\$ 3,184,106	\$ 2,000	\$ 10,712	\$ 7,962	\$ 3,204,780
Operating Expenses	1,393,683	189,568	478,649	1,132,944	3,194,844	607	387	-	3,195,838
Net Profit (Loss) before Noncash expense	89,737	(79,402)	635	(21,708)	(10,738)	1,393	10,325	7,962	8,942
Provision for Bad debts	(92,000)	-	-	-	(92,000)	-	-	-	(92,000)
Interest expense	(32,905)	-	(77,868)	-	(110,773)	-	-	-	(110,773)
Depreciation and Amortization	(83,282)	-	(95,374)	(10,905)	(189,561)	(359)	-	-	(189,920)
Current Month Income (loss)	\$ (118,450)	\$ (79,402)	\$ (172,607)	\$ (32,613)	\$ (403,072)	\$ 1,034	\$ 10,325	\$ 7,962	\$ (383,751)
YTD Income (loss)	\$ 695,138	\$ (624,502)	\$ (896,546)	\$ 635,603	\$ (190,307)	\$ 8,644	\$ 89,938	\$ 289,685	\$ 197,960
Monthly Net Income (loss)	(118,450)	(79,402)	(172,607)	(32,613)	(403,072)	1,034	10,325	7,962	(383,751)
Add: Depreciation	83,282	-	95,374	10,905	189,561	359	-	-	189,920
Add: Interest Expense	32,905	-	77,868	-	110,773	-	-	-	110,773
Less: Monthly bond payment	(183,370)	-	(60,343)	-	(243,713)	-	-	-	(243,713)
Less: Property & Equipment Additions	-	-	-	-	-	-	-	-	-
Net Cash Flow	\$ (185,633)	\$ (79,402)	\$ (59,708)	\$ (21,708)	\$ (346,451)	\$ 1,393	\$ 10,325	\$ 7,962	\$ (326,771)