

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

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Thursday, August 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, and Wayne Joiner. Dr. John Kingsbury was absent and excused.

Britt Hayes, CEO and Rick Alibozek, CFO were present. Jack P. Schley, Secretary/Attorney, was excused. Dr. Sharen Kelly attended 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 July 29, 2025, Board meeting were reviewed. Bob Jones moved for their approval and Wayne Joiner seconded the motion. The July 2025 Board Minutes were unanimously approved.

BOARD BUSINESS

Chuck reported that Dr. Sharen Kelly has been formally sworn in and is now officially a member of the Board. The formal nomination by Council for Dr. Linn Storey stands and she is awaiting being sworn in. Dr. Linn Storey was out of town and unable to attend the meeting. Chuck appointed Wayne as the Chair for the Executive Compensation Committee. Chuck also appointed Bob as Chair of an ad hoc Bylaws review committee and appointed Warner to the committee, as well.

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 admissions in July 2025 totaled 52, and discharges equaled 39. According to Rick, the beginning of the month showed a census of 255 whereas by the end of the month , the number had grown to 269.

Financial Report: Attached to these Minutes is the Hospital Authority of Columbus Consolidated Income Statement and Summary Report through July 31, 2025. Rick calculated HAC's total debts to be about \$45 million with current cash, repurchase agreements, and short-term investments totaling about \$27 million. He mentioned that HAC just made a payment of \$2.16MM to Total Debt.

Rick apprised the Board that after a long, arduous process beginning in Late 2022, through the Employee Retention Credit appeal, the IRS has finally ruled in favor of the Hospital Authority and payment was issued this month. 90% of HAC's claim was granted and the payment exceeded \$4.6 million. HAC will go through an additional appeals process to attempt to be awarded the remaining funds.

Rick commented that the 2nd half of the Upper Payment Limit (UPL) has not yet been received for the preceding year, as it on hold by CMS. Regarding expenses, July always provides for additional one-time annual expenses that negatively affect our income statement. Our annual audit fee (\$45k), annual GHCA dues (\$38k) and additional July 4th holiday pay (\$62k) make up some of those aberrations for the month of July.

A change in therapy companies to Broad River Rehab was effective August 1st. While the fee for therapy services remained about the same as with Aegis, HAC will benefit from more robust education & training. Also, additional review of records will help HAC to achieve maximum revenues through recommendations from Broad River Rehab.

PRESIDENT’S REPORT

Britt Hayes gave the President’s report:

Special Appearance: Britt welcomed Orchard View Administrator William Tyson, volunteer Jessica Roberts (reigning 2025 Miss West Georgia) and our Company’s Georgia Health Care Association pageant representative Ms. Betty Biddles. It was announced that after winning the Ms. Orchard View pageant, Ms. Roberts worked with Ms. Biddles in the arduous process to place in the Top 20 in Georgia to secure a position within the state pageant! Furthermore, Ms. Biddles won Ms. GHCA 3rd Runner Up! Ms. Biddles talked about how wonderful the experience was and much she appreciated the support of the Board in being able to participate.

Strategic Plan: Britt then introduced Jeff and Tyson Call from the Strategic Planning Firm of Fucus & Execute to comment on the results of the Strategic Plan work-sessions. Jeff re-introduced himself to the Board and thanked them for their input and interest in the Strategic Plan process. He spoke about how in the 20+ years of doing business, how they have worked with American Healthcare Association and many of their state affiliates to include the Georgia Healthcare

Association. They also have a working relationship with one of our competitors Magnolia Manor based out of Americus. Jeff presented the website tool and discussed facility involvement and plans. His calling card was being mentored by the creator of the “7 Habits of Highly Effective Leaders”. Jeff related his confidence in Britt as a top tier CEO that was well respected and received by staff during his breakout sessions. Also stating how impressed he has been with Rick Alibozek and how he and Britt make a good one-two punch excelling in organization.

Jeff then discussed a disciplined strategy and execution through leadership. The effectiveness of the SWOT Analysis and its place in the development of the plan. Britt talked about ensuring success by having monthly review with each Administrator and review with the Board on a quarterly basis. Jeff gave a high-level view of the website and facility level examples. An impetus was placed on five criteria, which are (i) Workforce, (ii) Quality Care, (iii) Customer/Residents, (iv) Financial Sustainability, and (v) Growth & Innovation.

Jeff then asked the Board and chairman for comments and approval of the plan. The Board unanimously approved the plan in its current form.

Orchard View Survey: Britt relayed that the Orchard View annual survey has been revised by the Georgia Department of Community Health to eliminate one of the three deficiencies, to result in a final finding of only two low-level findings. State survey teams have returned to Orchard View for follow up and have place the facility back in substantial compliance with the State of Georgia.

As a final note, Chuck asked the Board to be prepared to discuss financial performance at the next meeting.

NEXT MEETING

The next meeting will be on Tuesday, September 30, 2025 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 JULY 31, 2025

<u>INCOME STATEMENT</u>		Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobles PCH	Muscogee Home Health	River Mill	Consolidated
Revenue		\$ 1,490,720	\$ 110,166	\$ 740,549	\$ 1,100,514	\$ 3,441,949	\$ 2,000	\$ 11,858	\$ 8,096	\$ 3,463,903
Operating Expenses		1,531,109	210,386	582,302	1,206,289	3,530,086	607	821	-	3,531,514
		(40,389)	(100,220)	158,247	(105,775)	(88,137)	1,393	11,037	8,096	(67,611)
Net Profit (Loss) before Noncash expense										
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)
		\$ (153,673)	\$ (100,220)	\$ (8,552)	\$ (114,661)	\$ (377,106)	\$ 1,118	\$ 11,037	\$ 8,096	\$ (356,855)
YTD Income (loss)							\$ -	\$ -	\$ -	\$ -

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

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobb PCH	Muscogee Home Health	River Mill	Consolidated
<u>BALANCE SHEET</u>									
Cash	\$ 5,330,662	\$ -	\$ 5,511,241	\$ 3,908,623	\$ 14,750,526	\$ 48,728	\$ 453,296	\$ 3,747,572	\$ 19,000,122
Other Current Assets	3,351,561	-	1,832,976	3,290,226	8,474,763	7,214	522	-	8,482,499
Intercompany Balances	15,081,911	-	(149,015)	(5,301,716)	9,631,180	(6,389,957)	(2,318,704)	(922,519)	-
Noncurrent Assets	31,008,402	-	30,985,032	7,485,593	69,479,027	145,781	83,642	-	69,708,450
Total Assets	\$ 54,772,536	\$ -	\$ 38,180,234	\$ 9,382,726	\$ 102,335,496	\$ (6,188,234)	\$ (1,781,244)	\$ 2,825,053	\$ 97,191,071
Current Liabilities	\$ 1,123,859	\$ -	\$ 452,618	\$ 876,861	\$ 2,453,338	\$ -	\$ -	\$ -	\$ 2,453,338
Non-current Liabilities (excluding bonds)	9,997,146	-	3,445,775	5,535,770	18,978,691	360,100	450,668	-	19,789,459
Bonds Payable	17,750,122	-	27,407,544	-	45,157,666	-	-	-	45,157,666
Total Liabilities	28,871,127	-	31,305,937	6,412,631	66,589,695	360,100	450,668	-	67,400,463
Fund Balance	25,901,409	-	6,874,297	2,970,095	35,745,801	(6,548,334)	(2,231,912)	2,825,053	29,790,608
Total Liabilities and Fund Balance	\$ 54,772,536	\$ -	\$ 38,180,234	\$ 9,382,726	\$ 102,335,496	\$ (6,188,234)	\$ (1,781,244)	\$ 2,825,053	\$ 97,191,071
<u>INCOME STATEMENT</u>									
Revenue	\$ 1,490,720	\$ 110,166	\$ 740,549	\$ 1,100,514	\$ 3,441,949	\$ 2,000	\$ 11,858	\$ 8,096	\$ 3,463,903
Operating expenses	1,531,109	210,386	582,302	1,206,289	3,530,086	607	821	-	3,531,514
Net Profit (Loss) before Noncash expense	(40,389)	(100,220)	158,247	(105,775)	(88,137)	1,393	11,037	8,096	(67,611)
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)	\$ (153,673)	\$ (100,220)	\$ (8,552)	\$ (114,661)	\$ (377,106)	\$ 1,118	\$ 11,037	\$ 8,096	\$ (356,855)
YTD Income (loss)	\$ (153,673)	\$ (100,220)	\$ (8,552)	\$ (114,661)	\$ (377,106)	\$ 1,118	\$ 11,037	\$ 8,096	\$ (356,855)

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												61.24%	61.24%	62.87%
Medicaid%												75.22%	75.22%	75.46%
Medicare%												7.64%	7.64%	7.06%
Private %												8.72%	8.72%	9.06%
Hospice %												3.08%	3.08%	3.86%
ADV %												5.34%	5.34%	4.56%
Daily Medicare and ADV Census												15.90	15.90	14.72
Employment (Full Time Equivalents)												186.04	186.04	179.57
Ridgcrest														
% Occupancy												57.49%	57.49%	46.00%
Medicaid%												52.57%	52.57%	58.73%
Medicare%												10.82%	10.82%	8.33%
Private %												20.57%	20.57%	21.91%
Hospice %												9.69%	9.69%	6.30%
ADV %												6.35%	6.35%	4.73%
Daily Medicare and ADV Census												8.29	8.29	5.09
Employment (Full Time Equivalents)												56.51	56.51	45.53
Muscogee Manor														
% Occupancy												46.08%	46.08%	49.12%
Medicaid%												91.93%	91.93%	90.32%
Medicare%												0.14%	0.14%	1.56%
Private %												1.11%	1.11%	1.67%
Hospice %												6.82%	6.82%	6.29%
ADV %												0.00%	0.00%	0.15%
Daily Medicare and ADV Census												0.13	0.13	1.66
Employment (Full Time Equivalents)												148.26	148.26	139.74

HOSPITAL AUTHORITY OF COLUMBUS
12 MONTH MOVING STATISTICAL REPORT

	Jul-25	Jun-25	May-25	Apr-25	Mar-25	Feb-25	Jan-25	Dec-24	Nov-24	Oct-24	Sep-24	Aug-24	Jul-24	12 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	61.24%	58.05%	56.77%	58.87%	61.83%	65.13%	63.37%	67.61%	64.52%	65.00%	65.78%	65.81%	61.65%	62.75%	62.87%
Medicaid%	75.22%	76.63%	76.63%	76.67%	76.63%	71.17%	76.34%	78.16%	71.11%	74.30%	74.18%	73.46%	76.54%	75.45%	75.46%
Medicare%	7.64%	6.35%	6.05%	7.65%	7.14%	8.20%	6.72%	8.06%	8.12%	8.40%	6.13%	7.49%	4.26%	7.10%	7.06%
Private %	8.73%	9.82%	6.13%	8.18%	8.25%	3.22%	9.47%	9.55%	8.13%	8.46%	10.28%	10.42%	5.46%	9.03%	9.05%
Hospice %	3.08%	4.38%	4.23%	5.80%	5.65%	2.65%	2.45%	2.70%	3.45%	3.13%	3.85%	3.28%	4.63%	3.80%	3.85%
ADV %	5.24%	2.53%	3.76%	1.90%	2.08%	6.65%	4.38%	6.23%	3.50%	7.37%	5.60%	5.15%	5.12%	4.62%	4.55%
Daily Medicare and ADV Census	15.90	10.30	11.16	11.00	11.35	20.82	14.06	19.35	15.76	18.35	15.43	17.20	31.58	14.81	14.72
Employment (Full Time Equivalents)	185.04	180.05	179.26	172.00	165.71	176.75	194.26	187.00	182.49	183.45	182.05	170.56	174.57	180.05	178.57
Ridgcrest															
% Occupancy	57.49%	50.63%	50.69%	49.29%	46.77%	46.43%	45.43%	43.01%	43.29%	43.16%	42.78%	45.05%	45.28%	45.69%	46.00%
Medicaid%	52.57%	60.11%	59.92%	58.13%	55.47%	55.94%	57.40%	53.84%	53.89%	61.03%	66.05%	63.43%	61.65%	58.84%	58.73%
Medicare%	10.82%	13.90%	9.70%	2.17%	6.24%	9.52%	9.21%	10.98%	7.70%	8.01%	3.43%	8.40%	1.01%	8.54%	8.33%
Private %	20.57%	15.30%	19.39%	13.81%	22.56%	21.67%	10.12%	21.16%	23.74%	24.82%	25.23%	25.40%	21.66%	21.96%	21.91%
Hospice %	9.65%	7.42%	7.03%	8.05%	7.54%	9.34%	7.86%	9.38%	11.82%	4.72%	2.33%	0.00%	0.00%	5.82%	6.30%
ADV %	6.35%	3.28%	3.94%	11.84%	8.05%	5.59%	5.41%	4.64%	7.93%	1.42%	2.97%	3.07%	3.65%	4.86%	4.73%
Daily Medicare and ADV Census	8.29	7.33	5.81	5.60	5.61	5.89	5.58	5.65	3.87	3.42	2.30	4.22	5.58	5.17	5.09
Employment (Full Time Equivalents)	55.51	52.33	51.62	50.89	47.67	46.18	48.44	49.45	49.20	39.52	41.21	39.01	38.23	44.95	45.53
Muscogee Manor															
% Occupancy	46.05%	47.00%	48.03%	47.82%	48.06%	48.34%	48.31%	49.06%	49.32%	49.70%	50.41%	51.27%	51.40%	49.16%	49.12%
Medicaid%	91.53%	91.11%	90.03%	89.62%	91.95%	91.48%	92.33%	91.11%	89.31%	91.03%	89.57%	88.12%	88.22%	90.27%	90.32%
Medicare%	0.14%	0.87%	1.41%	3.02%	1.37%	1.06%	0.00%	1.61%	3.28%	1.42%	0.88%	1.77%	2.06%	1.69%	1.56%
Private %	1.11%	1.08%	1.06%	1.60%	1.06%	1.06%	1.04%	1.04%	1.03%	1.03%	2.33%	4.75%	2.98%	1.65%	1.67%
Hospice %	6.82%	6.94%	7.51%	5.76%	5.62%	5.84%	6.63%	6.24%	6.38%	6.26%	6.78%	5.36%	6.18%	6.24%	6.24%
ADV %	0.00%	0.00%	0.00%	0.00%	0.00%	0.57%	0.00%	0.00%	0.00%	0.26%	0.44%	0.00%	0.54%	0.16%	0.15%
Daily Medicare and ADV Census	0.13	0.80	1.32	2.83	1.29	1.54	1.55	1.55	3.17	1.65	1.30	1.77	2.65	1.78	1.66
Employment (Full Time Equivalents)	145.26	150.02	137.54	140.04	135.52	136.41	146.61	153.48	135.27	128.49	135.42	133.74	142.35	139.69	139.74