

BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
May 26, 2026

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Monday, May 26, 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, Dr. Linn Storey, Tony Floyd, and Wayne Joiner.

Britt Hayes, CEO, Rick Alibozek, CFO, and Jack P. Schley, Secretary/Attorney, were present at the meeting. Kathy Watford was present as a guest.

WELCOME AND INVOCATION

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

DETERMINATION OF QUORUM

It was determined that a quorum was present.

REVIEW OF MINUTES

The Minutes for the April 28, 2026, Board meeting were reviewed. Wayne moved to approve the Minutes as presented and Dr. Kingsbury seconded the motion. The April 2026 Minutes were unanimously approved.

BOARD BUSINESS

Jack requested nominations to fill Sarah's seat upon expiration of her term, and indicated he would send the link for the Clerk of Council's application to everyone by email.

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 April 30, 2026.

Rick reported that the first quarter UPL payment has been received, and announced no updates regarding the lost check for the ERC refund from the IRS. Rick expects a flat insurance renewal which he described as a "success story" in this market.

PRESIDENT'S REPORT

Britt Hayes introduced Kathy Watford to the Board, and Kathy described her job as HAC's clinical liaison. She distributed her business card to the Board and indicated she is the point-of-contact for any potential new residents looking for placement at a HAC facility. The Board thanked Kathy for her time and services to HAC.

Britt gave the President's report:

National Nurses/Skilled Nursing Weeks: Britt described May as "fun month" has National Nurses Week and National Skilled Nursing Week both fall during the first and second weeks of May. Britt indicated HAC will acknowledge the designations with staff appreciation events. Britt thinks more signs of appreciation improves staff retention and events like National Nurses Week provide useful opportunities to show appreciation to the staff.

Muscogee Manor Private Room Model: Britt reported that Muscogee Manor has 196 beds across 126 rooms. The current census at Muscogee Manor is 84. In an effort to increase census with a goal 100-105, Britt announced that a wing is being re-opened and the rooms—many intended for two beds—will be offered as private, single bed rooms at the same rate as shared rooms. The rooms are currently being cleaned and painted.

Longevity Final Review with Humana: Britt indicated negotiations are on-going with Humana to finalize a short-term rate so HAC may begin accepting Humana residents.

New Initiatives: Britt announced that wound care through Curitec with a rotating physician began on May 8, and an implementation meeting for monitoring of vital signs through Tapestry was held on May 15. In an effort to save on pharmacy costs in the HAC healthcare plan for staff, a new initiative is underway with Miller County, Georgia. According to Britt there are savings opportunities by sourcing medications through rural hospitals. Wayne commented on his familiarity with a similar initiative that worked well for another institution. Britt shared that InColr is preparing a new ad proposal for HAC to follow-up on the success for HAC's Superbowl commercial.

Accolades: Britt announced Muscogee Manor has been awarded to the Georgia Antibiotic Stewardship Honor Roll by the Department of Public Health.

Chuck asked for a motion to enter into Executive Session to discuss pending litigation. Dr. Kingsbury 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.

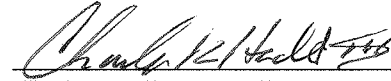
NEXT MEETING

The next meeting will be on Tuesday, June 30, 2026 at 11:00 AM at Orchard View.

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



JACK P. SCHLEY
Secretary/Attorney



CHARLES K. HECHT, III
Chairman

**HOSPITAL AUTHORITY OF COLUMBUS
CONSOLIDATED SUMMARY REPORT
MONTH ENDED APRIL 30, 2026**

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	\$ 5,038,693	\$ -	\$ 6,309,452	\$ 4,427,288	\$ 15,775,433	\$ 60,127	\$ 558,231	\$ 3,809,715	\$ 20,203,506
Other Current Assets	5,973,731	-	2,351,681	4,533,318	12,858,730	7,594	5,643	-	12,871,967
Intercompany Balances	15,881,509	-	(978,807)	(5,271,522)	9,631,180	(6,389,957)	(2,318,704)	(922,519)	-
Noncurrent Assets	30,205,022	-	30,012,127	6,686,565	66,903,714	143,306	83,642	-	67,130,662
Total Assets	\$ 57,098,955	\$ -	\$ 37,694,453	\$ 10,375,649	\$ 105,169,057	\$ (6,178,930)	\$ (1,671,188)	\$ 2,887,196	\$ 100,206,135
Current Liabilities	\$ 2,312,769	\$ -	\$ 1,022,551	\$ 1,322,549	\$ 4,657,869	\$ -	\$ 81	\$ -	\$ 4,657,950
Non-current Liabilities (excluding bonds)	8,721,523	-	3,123,591	4,956,117	16,801,231	360,100	450,668	-	17,611,999
Bonds Payable	17,501,691	-	27,382,014	-	44,883,705	-	-	-	44,883,705
Total Liabilities	28,535,983	-	31,528,156	6,278,666	66,342,805	360,100	450,749	-	67,153,654
Fund Balance	28,562,972	-	5,166,297	4,096,983	38,826,252	(6,539,030)	(2,121,937)	2,887,196	33,052,481
Total Liabilities and Fund Balance	\$ 57,098,955	\$ -	\$ 37,694,453	\$ 10,375,649	\$ 105,169,057	\$ (6,178,930)	\$ (1,671,188)	\$ 2,887,196	\$ 100,206,135
INCOME STATEMENT									
Revenue	\$ 1,707,566	\$ 110,166	\$ 590,414	\$ 971,637	\$ 3,379,783	\$ 2,007	\$ 13,061	\$ 6,324	\$ 3,401,175
Operating Expenses	1,542,873	153,590	585,544	1,034,810	3,317,817	719	367	-	3,318,903
Net Profit (Loss) before Noncash expense	164,693	(43,424)	3,870	(63,173)	61,966	1,288	12,694	6,324	82,272
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)	\$ 51,409	\$ (43,424)	\$ (167,929)	\$ (72,059)	\$ (227,003)	\$ 1,013	\$ 12,694	\$ 6,324	\$ (206,972)
YTD Income (loss)	\$ 1,114,476	\$ (455,067)	\$ (965,864)	\$ (83,495)	\$ (389,950)	\$ 10,422	\$ 121,012	\$ 70,239	\$ (188,277)
YTD Net Income (loss)	51,409	(43,424)	(162,929)	(72,059)	(227,003)	1,013	12,694	6,324	(206,972)
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	(8,533)	-	-	-	(8,533)	-	-	-	(8,533)
Net Cash Flow	(29,655)	(43,424)	(62,711)	(63,173)	(198,963)	1,288	12,694	6,324	(178,657)

INCOME STATEMENT

INCOME STATEMENT									
	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Coble's PCH	Muscogee Home Health	River Mill	Consolidated
Revenue	\$ 17,640,185	\$ 1,101,660	\$ 6,505,072	\$ 10,920,093	\$ 36,167,010	\$ 20,026	\$ 125,435	\$ 70,239	\$ 36,382,710
Operating Expenses	15,392,869	1,556,727	5,802,946	10,914,728	33,667,270	6,854	4,423	-	33,678,547
Net Profit (Loss) before Noncash expense	2,247,316	(455,067)	702,126	5,365	2,499,740	13,172	121,012	70,239	2,704,163
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(295,220)	-	(747,570)	-	(1,042,790)	-	-	-	(1,042,790)
Depreciation and Amortization	(837,620)	-	(920,420)	(88,860)	(1,846,900)	(2,750)	-	-	(1,849,650)
YTD Income (loss)	\$ 1,114,476	\$ (455,067)	\$ (965,864)	\$ (83,495)	\$ (389,950)	\$ 10,422	\$ 121,012	\$ 70,239	\$ (188,277)
						\$ -	\$ -	\$ -	\$ -

HOSPITAL AUTHORITY OF COLUMBIUS
FY 2026 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy	73.07%	74.87%	76.79%	76.87%	76.00%	72.32%	73.70%	68.58%	67.10%	74.99%	72.89%	61.24%	70.96%	62.87%
Medicaid%	75.98%	76.28%	74.77%	76.00%	76.00%	80.78%	76.91%	78.43%	74.99%	74.99%	72.89%	75.22%	76.23%	75.46%
Medicare%	6.91%	6.14%	8.81%	6.88%	6.45%	6.88%	6.45%	3.69%	4.84%	4.84%	6.39%	7.64%	6.14%	7.06%
Private %	9.40%	9.22%	8.51%	8.92%	9.41%	9.41%	8.73%	8.16%	7.90%	7.90%	7.80%	8.72%	8.68%	9.06%
Hospice %	3.38%	4.20%	6.30%	5.96%	2.90%	2.90%	3.78%	4.99%	4.10%	4.10%	3.87%	3.08%	4.26%	3.86%
ADV %	4.33%	4.16%	1.60%	2.25%	3.23%	3.23%	4.13%	4.73%	8.17%	9.05%	9.05%	5.34%	4.70%	4.56%
Daily Medicare and ADV Census	16.43	15.42	16.00	14.03	10.00	10.00	15.60	11.54	17.47	20.09	20.09	15.90	15.25	14.72
Employment (Full Time Equivalents)	199.46	202.73	198.19	207.10	211.22	192.93	199.11	192.93	196.02	192.17	186.04	198.50	198.50	179.57
Ridgcrest														
% Occupancy	60.52%	61.56%	59.48%	62.37%	59.68%	59.68%	58.89%	59.33%	57.02%	57.02%	57.22%	57.49%	59.36%	46.00%
Medicaid%	70.82%	69.37%	67.19%	65.64%	60.88%	61.12%	61.12%	63.50%	60.96%	60.96%	57.18%	52.57%	62.97%	58.73%
Medicare%	5.18%	7.05%	8.01%	12.25%	11.45%	11.45%	7.95%	2.46%	7.17%	7.17%	9.19%	10.82%	8.15%	8.33%
Private %	18.69%	16.47%	16.80%	14.41%	21.30%	21.30%	22.91%	23.75%	21.92%	21.92%	20.54%	20.57%	19.74%	21.91%
Hospice %	3.93%	4.12%	2.00%	3.69%	3.99%	3.99%	4.58%	4.92%	7.17%	7.17%	8.32%	9.69%	5.24%	6.30%
ADV %	1.38%	2.99%	6.00%	4.00%	2.38%	2.38%	3.44%	5.37%	2.78%	2.78%	4.77%	6.35%	3.95%	4.73%
Daily Medicare and ADV Census	3.33	5.20	7.00	8.52	6.94	6.94	5.63	3.91	4.76	4.76	6.71	8.29	6.03	5.09
Employment (Full Time Equivalents)	61.87	60.92	60.89	66.47	68.67	68.67	61.95	60.58	62.62	59.58	56.51	62.01	62.01	45.53
Muscogee Manor														
% Occupancy	43.21%	43.68%	43.75%	43.83%	44.37%	44.37%	46.17%	45.05%	45.63%	45.63%	45.16%	46.08%	44.69%	49.12%
Medicaid%	93.07%	93.37%	92.00%	90.50%	87.95%	87.95%	86.74%	89.62%	90.35%	90.35%	91.62%	91.93%	90.72%	90.32%
Medicare%	1.42%	0.79%	0.37%	1.20%	1.48%	1.48%	1.10%	2.08%	1.45%	1.45%	1.09%	0.14%	1.11%	1.56%
Private %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.11%	0.11%	1.67%
Hospice %	5.51%	5.31%	6.96%	8.30%	10.57%	10.57%	12.16%	8.29%	8.20%	8.20%	7.29%	6.82%	7.94%	6.29%
ADV %	0.00%	0.53%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.12%	0.12%	0.15%
Daily Medicare and ADV Census	1.20	1.13	0.89	1.03	1.29	1.29	1.00	1.84	1.30	1.30	0.97	0.13	1.08	1.66
Employment (Full Time Equivalents)	132.09	132.17	135.31	146.65	150.07	150.07	140.17	138.55	138.36	136.71	148.26	139.83	139.83	139.74

HOSPITAL AUTHORITY OF COLUMBUS
13 MONTH MOVING STATISTICAL REPORT

	Apr-26	Mar-26	Feb-26	Jan-26	Dec-25	Nov-25	Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	Apr-25	13 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	73.07%	74.07%	76.75%	76.87%	77.32%	73.70%	68.58%	67.10%	65.10%	61.24%	58.05%	56.77%	58.87%	67.95%	62.87%
Medicaid%	75.98%	76.38%	74.77%	76.00%	80.39%	76.91%	78.43%	74.93%	72.89%	75.22%	76.63%	76.85%	76.67%	76.34%	75.46%
Medicare%	6.91%	6.14%	8.81%	6.88%	9.38%	6.45%	3.65%	4.84%	6.35%	7.64%	6.35%	6.05%	7.45%	6.25%	7.06%
Private %	9.40%	9.23%	8.51%	8.92%	9.41%	8.73%	8.16%	7.90%	7.80%	8.72%	9.82%	9.12%	8.18%	8.76%	9.06%
Hospice %	3.38%	4.20%	6.30%	5.96%	2.90%	3.78%	4.59%	4.10%	3.87%	3.08%	4.68%	4.20%	5.80%	4.40%	3.86%
ADV %	4.33%	4.16%	1.60%	2.25%	3.25%	4.13%	4.73%	8.17%	9.05%	5.34%	2.53%	3.78%	1.90%	4.25%	4.36%
Daily Medicare and ADV Census	16.43	15.42	16.00	14.03	10.00	15.60	11.54	17.47	20.09	15.90	10.30	11.16	11.00	14.23	14.72
Employment (Full Time Equivalents)	199.46	201.73	198.19	207.10	211.72	199.11	192.83	196.02	192.17	186.04	180.06	179.36	172.00	193.56	179.57
Ridgescott															
% Occupancy	60.52%	61.86%	59.48%	62.37%	59.68%	58.89%	59.33%	57.02%	57.22%	57.49%	50.89%	50.69%	49.29%	57.26%	46.02%
Medicaid%	70.82%	69.37%	67.19%	65.64%	60.88%	61.12%	63.50%	60.96%	57.18%	52.57%	60.11%	59.92%	58.15%	64.11%	58.73%
Medicare%	5.18%	7.05%	8.01%	12.25%	11.45%	7.95%	2.46%	7.17%	9.13%	10.82%	13.90%	9.70%	2.17%	8.25%	8.55%
Private %	18.65%	16.47%	16.80%	14.41%	21.30%	22.91%	23.75%	21.92%	20.54%	20.57%	15.30%	19.49%	19.81%	19.57%	21.91%
Hospice %	3.93%	4.12%	2.00%	3.69%	3.99%	4.58%	4.95%	7.17%	8.32%	9.69%	7.42%	7.65%	8.05%	5.76%	6.50%
ADV %	1.38%	2.95%	6.00%	4.00%	2.58%	3.44%	5.37%	2.78%	4.77%	6.35%	3.28%	4.77%	11.64%	4.66%	4.74%
Daily Medicare and ADV Census	3.33	5.20	7.00	8.52	6.94	5.63	3.91	4.76	6.71	8.29	7.33	5.81	5.80	8.63	5.60
Employment (Full Time Equivalents)	61.87	60.92	60.89	66.47	68.67	61.95	60.38	62.62	59.58	56.51	53.23	51.62	50.89	59.68	45.53
Miscroge Manor															
% Occupancy	43.21%	43.66%	43.75%	43.83%	44.37%	46.17%	45.05%	45.63%	45.16%	46.08%	47.08%	48.03%	47.83%	46.37%	48.17%
Medicaid%	93.07%	93.17%	92.00%	90.50%	87.95%	86.74%	88.67%	90.35%	91.62%	91.35%	91.11%	90.03%	89.55%	90.61%	90.31%
Medicare%	1.42%	0.79%	0.37%	1.20%	1.48%	1.10%	2.08%	1.45%	1.05%	0.14%	0.07%	1.41%	1.02%	1.24%	1.55%
Private %	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.11%	1.08%	1.06%	1.80%	0.73%	1.57%
Hospice %	5.51%	5.31%	6.96%	8.30%	10.17%	12.16%	8.29%	8.00%	7.25%	6.82%	6.94%	7.31%	5.78%	7.65%	6.33%
ADV %	0.00%	0.53%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.08%	0.15%
Daily Medicare and ADV Census	1.20	1.13	0.89	1.03	1.29	1.00	1.84	1.30	0.97	0.13	0.80	1.32	2.83	1.31	1.56
Employment (Full Time Equivalents)	132.09	132.17	135.31	146.65	150.07	140.17	138.55	138.96	136.71	148.26	150.02	137.54	140.04	140.46	139.74