BOARD MINUTES

OF THE

HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA

June 30, 2026

A regularly scheduled meeting of the Board of the Hospital Authority of Columbus, Georgia (HAC) was held at 11:00 AM on Tuesday, June 30, 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 Warner Kennon, Jr., Bob Jones, Tony Floyd, and Wayne Joiner. Members Dr. John Kingsbury, Dr. Sharen Kelly, and Dr. Linn Storey 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. 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 May 26, 2026, Board meeting were reviewed. Wayne moved to approve the Minutes as presented and Sarah seconded the motion. The May 26, 2026 Minutes were unanimously approved.

BOARD BUSINESS

Jack requested nominations to fill Sarah's seat upon expiration of her term, and Chuck presented the following slate: Dr. Asante Hilts, Sonja Johnson, and Mimi Woodson. Following a general discussion regarding the slate, Wayne moved to approve the slate for submission to Council, and Bob seconded the motion. The Board unanimously approved the slate as presented.

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 May 31, 2026.

Rick reported the average census for May was 279.84, which is up from a prior average range of 250-260. Rick indicated the goal is to reach an average census of 300. There were 34 admissions in May, which Rick classified as slow, and 36 discharges. The IRS refund check for the ERC payment remains lost with no new updates. Rick indicated that Humana offered a daily rate equivalent to Medicaid, which HAC cannot accept because it would lower the Medicaid rate for all three facilities; however, Rick indicated negotiations with Humana are continuing and the consultant's help with the negotiations have been beneficial. Rick reported that VA residents will be accepted beginning August 1. Insurance renewal has been completed and resulted in a reduced deductible from $50,000 to $25,000 but a higher premium increased by 7.05%. Supplemental Quality Payments were granted to all three facilities and the money has been received. Rick indicated the year-end audit will begin August 3.

Chuck asked for an update on the opening of private rooms at Muscogee Manor. Britt reported the wing has been opened and five new admissions have already moved-into the space.

Chuck commended the efforts and creativity to try to fill those rooms.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Pension Contributions: Britt reported changes to HAC's contributions to the city pension which will generate savings to HAC.

GL/PL Insurance Renewal: Britt referred to Rick's report of the terms of the insurance renewal with a lower deductible but increase in the premium.

Humana Advantage Proposal: Britt referred to Rick's report of the on-going negotiations with Humana.

United Healthcare Advantage Rate Increase: Britt summarized recent changes to the daily rate offered by United which is currently $465/day; up from $450.

CNA Survey Results: Britt reported the results of a recent Paycom survey amongst the CNAs regarding the change from 8-hour shifts to 12-hours. According to Britt, 68% of those surveyed indicated a preference for the 12-hour shifts, so no changes will be made at this time.

New Initiatives: Britt indicated a recent evaluation was completed to consider outsourcing laundry services through Image First, but switching to out-sourced laundry would be more expensive than keeping it in-house, so no changes will be made at this time. An evaluation of textile providers was also recently completed, and Britt shared samples of wash cloths from Phoenix (HAC's current provider) and Precise. Britt indicated HAC will remain with Phoenix for now. Britt reported that Columbus State University recently donated gently used hospital beds to HAC which were used to replace older beds at Muscogee Manor. Britt expects savings from recent adjustments in Pharmerica's rates for pharmaceuticals. Beginning July 1, an MDS (minimum data set) consultant for Orchard View will begin through Broad River with a goal of improving and maximizing reimbursement at Orchard View.

Update on Parcels: Britt announced the Williams Road acreage remains listed nationally and inquiries regarding subdivision of the parcel have been rejected while a buyer for the whole tract is sourced. Britt also indicated there have been discussions regarding a possible land-swap involving the Brookstone parcel. Discussions are also on-going about 1725 Williams Road.

Accolades: Britt reported that a nurse working at HAC has been fighting cancer for years and was recently diagnosed as needing a kidney transplant. A receptionist at HAC matched as an eligible donor and has agreed to donate a kidney to the nurse. The Board remarked on the exceptional generosity and community-mindedness of the story.

NEXT MEETING

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

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

JACK P. SCHLEY
Secretary/Attorney

CHARLES K. HECHT, III
Chairman

3889089 / H1509.0001

HOSPITAL AUTHORITY OF COLUMBUS
YTD CONSOLIDATED INCOME STATEMENT
THROUGH MAY 31, 2026

INCOME STATEMENT	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
Revenue	$ 19,467,187	$ 1,211,826	$ 7,134,056	$ 11,969,753	$ 39,782,822	$ 22,031	$ 137,043	$ 76,258	$ 40,018,154
Operating Expenses	16,959,110	1,767,953	6,382,024	12,013,934	37,123,021	7,573	5,072	-	37,135,666
Net Profit (Loss) before Noncash expense	2,508,077	(556,127)	752,032	(44,181)	2,659,801	14,458	131,971	76,258	2,882,488
Provision for Bad debts	-	-	-	-	-	-	-	-	-
Interest expense	(324,742)	-	(822,327)	-	(1,147,069)	-	-	-	(1,147,069)
Depreciation and Amortization	(921,382)	-	(1,012,462)	(97,746)	(2,031,590)	(3,025)	-	-	(2,034,615)
YTD Income (loss)	$ 1,261,953	$ (556,127)	$ (1,082,757)	$ (141,927)	$ (518,858)	$ 11,433	$ 131,971	$ 76,258	$ (299,196)
					$ -	$ -	$ -	$ -	$ -

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

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	$ 6,107,103	$ -	$ 6,876,218	$ 5,881,042	$ 18,864,363	$ 60,131	$ 569,708	$ 3,815,734	$ 23,309,936
Other Current Assets	4,809,492	-	2,077,501	2,987,033	9,874,026	8,875	5,564	-	9,888,465
Intercompany Balances	16,030,322	-	(1,269,958)	(5,129,184)	9,631,180	(6,389,957)	(2,318,704)	(922,519)	-
Noncurrent Assets	30,314,412	-	29,987,621	6,681,054	66,983,087	143,031	83,642	-	67,209,760
Total Assets	$ 57,261,329	$ -	$ 37,671,382	$ 10,419,945	$ 105,352,656	$ (6,177,920)	$ (1,659,790)	$ 2,893,215	$ 100,408,161
Current Liabilities	$ 2,465,932	$ -	$ 1,119,209	$ 1,425,275	$ 5,010,416	$ -	$ 521	$ -	$ 5,010,937
Non-current Liabilities (excluding bonds)	8,711,919	-	3,123,591	4,956,117	16,791,627	360,100	450,668	-	17,602,395
Bonds Payable	17,474,088	-	27,379,177	-	44,853,265	-	-	-	44,853,265
Total Liabilities	28,651,939	-	31,621,977	6,381,392	66,655,308	360,100	451,189	-	67,466,597
Fund Balance	28,609,390	-	6,049,405	4,038,553	38,697,348	(6,538,020)	(2,110,979)	2,893,215	32,941,564
Total Liabilities and Fund Balance	$ 57,261,329	$ -	$ 37,671,382	$ 10,419,945	$ 105,352,656	$ (6,177,920)	$ (1,659,790)	$ 2,893,215	$ 100,408,161
INCOME STATEMENT									
Revenue	$ 1,827,002	$ 110,166	$ 628,984	$ 1,049,660	$ 3,615,812	$ 2,005	$ 11,608	$ 6,019	$ 3,635,444
Operating Expenses	1,566,241	211,226	579,078	1,099,206	3,455,751	719	649	-	3,457,119
Net Profit (Loss) before Noncash expense	260,761	(101,060)	49,906	(49,546)	160,061	1,286	10,959	6,019	178,325
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)	$ 147,477	$ (101,060)	$ (116,893)	$ (58,432)	$ (128,908)	$ 1,011	$ 10,959	$ 6,019	$ (110,919)
YTD Income (loss)	$ 1,261,953	$ (556,127)	$ (1,082,757)	$ (141,927)	$ (518,858)	$ 11,433	$ 131,971	$ 76,258	$ (299,196)
YTD Net Income (loss)	$ 147,477	$ (101,060)	$ (116,893)	$ (58,432)	$ (128,908)	$ 1,011	$ 10,959	$ 6,019	$ (110,919)
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	-	-	-	(3,375)	(3,375)	-	-	-	(3,375.00)
Net Cash Flow	$ 74,946	$ (101,060)	$ (16,675)	$ (52,921)	$ (95,710)	$ 1,286	$ 10,959	$ 6,019	$ (77,446)

HOSPITAL AUTHORITY OF COLUMBUS
FY 2026 YTD Statistical Report

	June	May	Apr	Mar	Feb	Jan	Dec	Nov	Oct	Sept	August	July	Average	Prior Year
Orchard View														
% Occupancy		72.02%	73.07%	74.87%	76.79%	76.87%	72.32%	73.70%	68.58%	67.10%	65.10%	61.24%	71.06%	62.87%
Medicaid%		78.37%	75.98%	76.28%	74.77%	75.00%	80.78%	76.91%	78.43%	74.99%	72.89%	75.22%	76.42%	75.46%
Medicare%		4.84%	6.91%	6.14%	8.81%	6.88%	3.68%	6.45%	3.69%	4.84%	6.39%	7.64%	6.02%	7.06%
Private %		9.72%	9.40%	9.22%	8.51%	8.92%	9.41%	8.73%	8.16%	7.90%	7.80%	8.72%	8.77%	9.06%
Hospice %		2.73%	3.38%	4.20%	6.30%	5.96%	2.90%	3.78%	4.99%	4.10%	3.87%	3.08%	4.12%	3.86%
ADV %		4.34%	4.33%	4.16%	1.60%	2.25%	3.23%	4.13%	4.73%	8.17%	9.05%	5.34%	4.67%	4.56%
Daily Medicare and ADV Census		13.23	16.43	15.42	16.00	14.03	10.00	15.60	11.54	17.47	20.09	15.90	15.06	14.72
Employment (Full Time Equivalents)		201.53	199.46	202.73	198.19	207.10	211.22	199.11	192.93	196.02	192.17	186.04	198.77	179.57
Ridgecrest														
% Occupancy		62.60%	60.52%	61.56%	59.48%	62.37%	59.68%	58.89%	59.33%	57.02%	57.22%	57.49%	59.65%	46.00%
Medicaid%		68.28%	70.82%	69.37%	67.19%	65.64%	60.88%	61.12%	63.50%	60.96%	57.18%	52.57%	63.41%	58.73%
Medicare%		4.05%	5.18%	7.05%	8.01%	12.25%	11.45%	7.95%	2.46%	7.17%	9.19%	10.82%	7.78%	8.33%
Private %		22.02%	18.69%	16.47%	16.80%	14.41%	21.30%	22.91%	23.75%	21.92%	20.54%	20.57%	19.94%	21.91%
Hospice %		3.80%	3.93%	4.12%	2.00%	3.69%	3.99%	4.58%	4.92%	7.17%	8.32%	9.69%	5.11%	6.30%
ADV %		1.84%	1.38%	2.99%	6.00%	4.00%	2.38%	3.44%	5.37%	2.78%	4.77%	6.35%	3.75%	4.73%
Daily Medicare and ADV Census		3.10	3.33	5.20	7.00	8.52	6.94	5.63	3.91	4.76	6.71	8.29	5.76	5.09
Employment (Full Time Equivalents)		62.03	61.87	60.92	60.89	66.47	68.67	61.95	60.58	62.62	59.58	56.51	62.01	45.53
Muscogee Manor														
% Occupancy		42.46%	43.21%	43.66%	43.75%	43.83%	44.37%	46.17%	45.05%	45.63%	45.16%	46.08%	44.49%	49.12%
Medicaid%		91.63%	93.07%	93.37%	92.00%	90.50%	87.95%	86.74%	89.62%	90.35%	91.62%	91.93%	90.80%	90.32%
Medicare%		2.75%	1.42%	0.79%	0.37%	1.20%	1.48%	1.10%	2.08%	1.45%	1.09%	0.14%	1.26%	1.56%
Private %		0.81%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.11%	0.17%	1.67%
Hospice %		4.81%	5.51%	5.31%	6.96%	8.30%	10.57%	12.16%	8.29%	8.20%	7.29%	6.82%	7.66%	6.29%
ADV %		0.00%	0.00%	0.53%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.11%	0.15%
Daily Medicare and ADV Census		2.29	1.20	1.13	0.89	1.03	1.29	1.00	1.84	1.30	0.97	0.13	1.19	1.66
Employment (Full Time Equivalents)		134.37	132.09	132.17	135.31	146.65	150.07	140.17	138.55	138.36	136.71	148.26	139.34	139.74

HOSPITAL AUTHORITY OF COLUMBUS
13 MONTH MOVING STATISTICAL REPORT

	May-26	Apr-26	Mar-26	Feb-26	Jan-26	Dec-25	Nov-25	Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	May-25	13 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	72.02%	73.07%	74.87%	76.79%	76.87%	72.32%	73.70%	68.58%	67.10%	65.10%	61.24%	58.05%	56.77%	68.96%	62.87%
Medicaid%	78.37%	75.98%	76.28%	74.77%	76.00%	80.78%	76.91%	78.43%	74.99%	72.89%	75.22%	76.63%	76.85%	76.47%	75.46%
Medicare%	4.84%	6.91%	6.14%	8.81%	6.88%	3.68%	6.45%	3.69%	4.84%	6.39%	7.64%	6.35%	6.05%	6.05%	7.06%
Private %	9.72%	9.40%	9.22%	8.51%	8.92%	9.41%	8.73%	8.15%	7.90%	7.80%	8.72%	9.82%	9.12%	8.88%	9.06%
Hospice %	2.73%	3.38%	4.20%	6.30%	5.95%	2.90%	3.78%	4.99%	4.10%	3.87%	3.08%	4.68%	4.20%	4.17%	3.86%
ADV %	4.34%	4.33%	4.16%	1.60%	2.25%	3.23%	4.13%	4.73%	8.17%	9.05%	5.34%	2.53%	3.78%	4.43%	4.56%
Daily Medicare and ADV Census	13.23	16.43	15.42	16.00	14.03	10.00	15.60	11.54	17.47	20.09	15.90	10.30	11.16	14.40	14.72
Employment (Full Time Equivalents)	201.53	199.46	202.73	198.19	207.10	211.22	199.11	192.93	196.02	192.17	186.04	180.06	179.26	195.83	179.57
Ridgecrest															
% Occupancy	62.60%	60.52%	61.56%	59.48%	62.37%	59.68%	58.89%	59.33%	57.02%	57.22%	57.49%	50.83%	50.69%	58.28%	46.00%
Medicaid%	68.28%	70.82%	69.37%	67.19%	65.64%	60.88%	61.12%	63.50%	60.96%	57.18%	52.57%	60.11%	59.92%	62.89%	58.73%
Medicare%	4.05%	5.18%	7.05%	8.01%	12.25%	11.45%	7.95%	2.46%	7.17%	9.19%	10.82%	13.90%	9.70%	8.40%	8.33%
Private %	22.02%	18.69%	16.47%	16.80%	14.41%	21.30%	22.91%	23.75%	21.92%	20.54%	20.57%	15.30%	15.39%	19.54%	21.91%
Hospice %	3.80%	3.93%	4.12%	2.00%	3.69%	3.99%	4.58%	4.92%	7.17%	8.32%	9.69%	7.42%	7.05%	5.44%	6.30%
ADV %	1.84%	1.38%	2.99%	6.00%	4.00%	2.38%	3.44%	5.37%	2.78%	4.77%	6.35%	3.28%	3.94%	3.73%	4.73%
Daily Medicare and ADV Census	3.10	3.33	5.20	7.00	8.52	6.94	5.63	3.91	4.76	6.71	8.29	7.33	5.81	5.89	5.09
Employment (Full Time Equivalents)	62.03	61.87	60.92	60.89	66.47	68.67	61.95	60.58	62.62	59.58	55.51	53.33	51.62	60.54	45.53
Muscogee Manor															
% Occupancy	42.46%	43.21%	43.66%	43.75%	43.83%	44.37%	46.17%	45.05%	45.63%	45.16%	46.08%	47.06%	48.03%	44.96%	49.12%
Medicaid%	91.63%	93.07%	93.37%	92.00%	90.50%	87.95%	86.74%	89.62%	90.35%	91.62%	91.93%	91.11%	90.03%	90.76%	90.32%
Medicare%	2.75%	1.42%	0.79%	0.37%	1.20%	1.48%	1.10%	2.08%	1.45%	1.09%	0.14%	0.87%	1.41%	1.24%	1.56%
Private %	0.81%	0.00%	0.00%	0.00%	0.00%	-0.00%	0.00%	0.00%	0.00%	0.00%	1.11%	1.08%	1.05%	0.31%	1.67%
Hospice %	4.81%	5.51%	5.31%	6.96%	8.30%	10.57%	12.16%	8.29%	8.20%	7.29%	6.82%	6.94%	7.51%	7.59%	6.29%
ADV %	0.00%	0.00%	0.53%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.09%	0.15%
Daily Medicare and ADV Census	2.29	1.20	1.13	0.89	1.03	1.29	1.00	1.84	1.30	0.97	0.13	0.80	1.32	1.17	1.66
Employment (Full Time Equivalents)	134.37	132.09	132.17	135.31	146.65	150.07	140.17	138.55	138.36	136.71	148.26	150.02	137.54	140.02	139.74