BOARD MINUTES
OF THE
HOSPITAL AUTHORITY OF COLUMBUS, GEORGIA
July 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, July 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, Tony Floyd, Wayne Joiner, Dr. Sharen Kelly, and Dr. Linn Storey.

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

WELCOME AND INVOCATION

The meeting was called to order by Chuck. 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 June 30, 2026, Board meeting were reviewed. Bob moved to approve the Minutes as presented and Wayne seconded the motion. The June 30, 2026 Minutes were unanimously approved.

BOARD BUSINESS

Jack reported that the slate of nominees to fill Sarah's seat (Dr. Asante Hilts, Sonja Johnson, and Mimi Woodson) had been submitted to the Clerk of Council, but Council had not yet considered the slate of nominees.

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 June 30, 2026.

Rick reported the fiscal year ends on June 30, and the works is on-going to close the books for the year. Rick reported further that census has increased by 7.2%, that the current year reflects 7,000 more patient days than last year, and the end-of-year audit begins next week.

PRESIDENT'S REPORT

Britt Hayes gave the President's report:

Ridgecrest Silver Quality Award: Britt reported that Ridgecrest received Silver Quality Award status. According to Britt, only eighteen facilities in Georgia achieved the Silver Quality Award for 2026, and only four facilities in the state have ever achieved Gold Quality. Britt asked Jennifer Kelley, as the administrator at Ridgecrest, to speak regarding the achievement of Silver Quality. Jennifer indicated it was a team effort to achieve the recognition, and she thanked Britt and Rick for their leadership. Chuck responded by saying how proud HAC is to have Jennifer at Ridgecrest, and he recommended that the achievement be announced at city council. Britt indicated he was on the agenda and he had prepared a proposed resolution acknowledging the achievement.

Humana Advantage Revised Proposal: Britt announced that partnerships will be important to increase census, and he has been in negotiation with Humana to create a workable partnership so residents with Humana can be served by HAC. Humana's last offer was $370, which Rick described as a bad rate. Britt indicated he has heard from other sources that Humana does not pay over $400 to any facility. HAC's last counteroffer was for $415. The negotiations remain on-going.

Quality Incentive Reports: Britt reported generally on the Quality Incentive payments and remarked on the effect of Silver Quality Award status adding a percentage point to the payments.

CMS-New Risk Based Survey Approach: Britt reported changes to how CMS will conduct surveys. According to Britt, prior to COVID surveys were conducted every 12-13 months, then during COVID one of HAC's facilities went without a survey for three years. Now, surveys are conducted about every 18 months. A new process has been announced which rewards high performing facilities by conducting less-intensive surveys. Britt reported that Ridgecrest qualifies under this new process and he expects the next survey at that facility to included fewer surveyors and half of the time spent in the facility.

New Initiatives: Britt reported he is working to revive the respiratory therapy program, and that he is in discussions with a contractor, Banyan Pulmonary Services, to help with the program. According to Britt, the contractor will provide the services at no cost and could potentially save HAC money. The discussions with Banyan to reach terms for a final agreement are on-going. Britt also reported that, following Joint Commission accreditation at Ridgecrest, efforts are underway to get Orchard View similarly recognized. Bids are also being considered to replace the phone systems at Orchard View, which are outdated.

Orchard View Beauty Pageant: Britt announced the annual Beauty Pageant was held at Orchard View last month, and the event was well attended by the community. Local media providers covered the event. Britt also reported that HAC participated in the city July 4th parade in downtown Columbus.

Miscellaneous: Rick reported ongoing efforts for Medicare recertification for all three facilities. According to Rick, the certificates remained in the name Britt's predecessor, so all three are being updated. Personal identifying information was collected from the members of the Board for recertification purposes. Chuck asked Wayne to lead an Executive Compensation Committee to review Britt's employment contract, and to report at the next meeting with any final changes to be proposed at or before the October meeting.

NEXT MEETING

The next meeting will be on Tuesday, August 25, 2026 at 11:00 AM at Orchard View.

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

JACK P. SCHILEY
Secretary/Attorney

CHARLES K. HECHT, III
Chairman

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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%	72.02%	73.07%	74.87%	76.79%	76.87%	72.32%	73.70%	68.58%	67.10%	65.10%	61.24%	71.14%	62.87%
Medicaid%	76.90%	78.37%	75.96%	76.28%	74.77%	76.00%	80.78%	76.91%	78.43%	74.99%	72.89%	75.22%	76.46%	75.46%
Medicare%	5.23%	4.84%	6.91%	6.14%	8.81%	6.88%	3.68%	6.45%	3.69%	4.84%	6.39%	7.64%	5.96%	7.06%
Private %	10.09%	9.72%	9.40%	9.22%	8.51%	8.92%	9.41%	8.73%	8.16%	7.90%	7.80%	8.72%	8.88%	9.06%
Hospice %	4.12%	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 %	3.66%	4.34%	4.33%	4.16%	1.60%	2.25%	3.23%	4.13%	4.73%	8.17%	9.05%	5.34%	4.58%	4.56%
Daily Medicare and ADV Census	12.80	13.23	16.43	15.42	16.00	14.03	10.00	15.60	11.54	17.47	20.09	15.90	14.88	14.72
Employment (Full Time Equivalents)	198.10	201.53	199.46	202.73	198.19	207.10	211.22	199.11	192.93	196.02	192.17	186.04	198.72	179.57
Ridgecrest														
% Occupancy	60.60%	62.60%	60.52%	61.56%	59.48%	62.37%	59.68%	58.89%	59.33%	57.02%	57.22%	57.49%	59.73%	46.00%
Medicaid%	70.33%	68.28%	70.82%	69.37%	67.19%	65.64%	60.88%	61.12%	63.50%	60.96%	57.18%	52.57%	63.99%	58.73%
Medicare%	0.98%	4.05%	5.18%	7.05%	8.01%	12.25%	11.45%	7.95%	2.46%	7.17%	9.19%	10.82%	7.21%	8.33%
Private %	24.03%	22.02%	18.69%	16.47%	16.80%	14.41%	21.30%	22.91%	23.75%	21.92%	20.54%	20.57%	20.28%	21.91%
Hospice %	4.26%	3.80%	3.93%	4.12%	2.00%	3.69%	3.99%	4.58%	4.92%	7.17%	8.32%	9.69%	5.04%	6.30%
ADV %	0.39%	1.84%	1.38%	2.99%	6.00%	4.00%	2.38%	3.44%	5.37%	2.78%	4.77%	6.35%	3.47%	4.73%
Daily Medicare and ADV Census	0.70	3.10	3.33	5.20	7.00	8.52	6.94	5.63	3.91	4.76	6.71	8.29	5.34	5.09
Employment (Full Time Equivalents)	63.11	62.03	61.87	60.92	60.89	66.47	68.67	61.95	60.58	62.62	59.58	56.51	62.10	45.53
Muscogee Manor														
% Occupancy	43.61%	42.46%	43.21%	43.66%	43.75%	43.83%	44.37%	46.17%	45.05%	45.63%	45.16%	46.08%	44.42%	49.12%
Medicaid%	92.04%	91.63%	93.07%	93.37%	92.00%	90.50%	87.95%	86.74%	89.62%	90.35%	91.62%	91.93%	90.90%	90.32%
Medicare%	1.64%	2.75%	1.42%	0.79%	0.37%	1.20%	1.48%	1.10%	2.08%	1.45%	1.09%	0.14%	1.29%	1.56%
Private %	0.74%	0.81%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.11%	0.22%	1.67%
Hospice %	5.58%	4.81%	5.51%	5.31%	6.96%	8.30%	10.57%	12.16%	8.29%	8.20%	7.29%	6.82%	7.48%	6.29%
ADV %	0.00%	0.00%	0.00%	0.53%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.15%
Daily Medicare and ADV Census	1.40	2.29	1.20	1.13	0.89	1.03	1.29	1.00	1.84	1.30	0.97	0.13	1.21	1.66
Employment (Full Time Equivalents)	145.26	134.37	132.09	132.17	135.31	146.65	150.07	140.17	138.55	138.36	136.71	148.26	139.83	139.74

HOSPITAL AUTHORITY OF COLUMBUS
13 MONTH MOVING STATISTICAL REPORT

	Jun-26	May-26	Apr-26	Mar-26	Feb-26	Jan-26	Dec-25	Nov-25	Oct-25	Sep-25	Aug-25	Jul-25	Jun-25	13 Mth Average	Prior Year Avg
Orchard View															
% Occupancy	72.02%	72.02%	73.07%	74.37%	76.79%	76.87%	72.32%	73.70%	68.58%	67.10%	65.10%	61.24%	58.05%	70.13%	62.87%
Medicaid%	76.90%	78.37%	75.98%	76.28%	74.77%	76.00%	80.78%	76.91%	78.43%	74.99%	72.89%	75.22%	76.63%	76.47%	75.46%
Medicare%	5.23%	4.84%	6.91%	6.14%	8.81%	6.88%	3.68%	6.45%	3.69%	4.84%	6.39%	7.64%	6.35%	5.99%	7.06%
Private %	10.09%	9.72%	9.40%	9.22%	8.51%	8.92%	9.41%	8.73%	8.16%	7.90%	7.80%	8.72%	9.82%	8.95%	9.06%
Hospice %	4.12%	2.73%	3.38%	4.20%	6.30%	5.96%	2.90%	3.78%	4.99%	4.10%	3.87%	3.08%	4.68%	4.16%	3.86%
ADV %	3.66%	4.34%	4.33%	4.16%	1.60%	2.25%	3.23%	4.13%	4.73%	8.17%	9.05%	5.34%	2.53%	4.42%	4.56%
Daily Medicare and ADV Census	12.80	13.23	16.43	15.42	16.00	14.03	10.00	15.60	11.54	17.47	20.09	15.90	10.30	14.52	14.72
Employment (Full Time Equivalents)	198.10	201.53	199.46	202.73	198.19	207.10	211.22	199.11	192.93	196.02	192.17	186.04	180.06	197.28	179.57
Ridgecrest															
% Occupancy	60.60%	62.60%	60.52%	61.56%	59.48%	62.37%	59.68%	58.89%	59.33%	57.02%	57.22%	57.49%	50.83%	59.05%	46.00%
Medicaid%	70.33%	68.28%	70.82%	69.37%	67.19%	65.64%	60.88%	61.12%	63.50%	60.96%	57.18%	52.57%	60.11%	63.69%	58.73%
Medicare%	0.98%	4.05%	5.18%	7.05%	8.01%	12.25%	11.45%	7.95%	2.46%	7.17%	9.19%	10.82%	13.90%	7.73%	8.33%
Private %	24.03%	22.02%	18.69%	16.47%	16.80%	14.41%	21.30%	22.91%	23.75%	21.92%	20.54%	20.57%	15.30%	19.90%	21.91%
Hospice %	4.26%	3.80%	3.93%	4.12%	2.00%	3.69%	3.99%	4.58%	4.92%	7.17%	8.32%	9.69%	7.42%	5.22%	6.30%
ADV %	0.39%	1.84%	1.38%	2.99%	6.00%	4.00%	2.38%	3.44%	5.37%	2.78%	4.77%	6.35%	3.28%	3.46%	4.73%
Daily Medicare and ADV Census	0.70	3.10	3.33	5.20	7.00	8.52	6.94	5.63	3.91	4.76	6.71	8.29	7.33	5.49	5.09
Employment (Full Time Equivalents)	63.11	62.03	61.87	60.92	60.89	66.47	68.67	61.95	60.58	62.62	59.58	56.51	53.33	61.43	45.53
Muscogee Manor															
% Occupancy	43.61%	42.46%	43.21%	43.66%	43.75%	43.83%	44.37%	46.17%	45.05%	45.63%	45.16%	46.08%	47.06%	44.62%	49.12%
Medicaid%	92.04%	91.63%	93.07%	93.37%	92.00%	90.50%	87.95%	86.74%	89.62%	90.35%	91.62%	91.93%	91.11%	90.92%	90.32%
Medicare%	1.64%	2.75%	1.42%	0.79%	0.37%	1.20%	1.48%	1.10%	2.08%	1.45%	1.09%	0.14%	0.87%	1.26%	1.56%
Private %	0.74%	0.81%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	1.11%	1.08%	0.29%	1.67%
Hospice %	5.58%	4.81%	5.51%	5.31%	6.96%	8.30%	10.57%	12.16%	8.29%	8.20%	7.29%	6.82%	6.94%	7.44%	6.29%
ADV %	0.00%	0.00%	0.00%	0.53%	0.67%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.09%	0.15%
Daily Medicare and ADV Census	1.40	2.29	1.20	1.13	0.89	1.03	1.29	1.00	1.84	1.30	0.97	0.13	0.80	1.17	1.66
Employment (Full Time Equivalents)	145.26	134.37	132.09	132.17	135.31	146.65	150.07	140.17	138.55	138.36	136.71	148.26	150.02	140.61	139.74

HOSPITAL AUTHORITY OF COLUMBUS
YTD CONSOLIDATED INCOME STATEMENT
THROUGH JUNE 30, 2026

INCOME STATEMENT	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
Revenue	$ 21,326,425	$ 1,321,992	$ 7,957,125	$ 13,209,341	$ 43,714,883	$ 24,038	$ 150,716	$ 83,016	$ 43,972,653
Operating Expenses	18,653,813	1,992,871	7,031,360	13,045,316	40,723,360	8,292	6,203	-	40,737,855
Net Profit (Loss) before Noncash expense	2,672,612	(670,879)	925,765	64,025	2,991,523	15,746	144,513	83,016	3,234,798
Provision for Bad debts	(300,939)	-	(110,181)	(43,508)	(454,628)	-	-	-	(454,628)
Interest expense	(354,264)	-	(897,084)	-	(1,251,348)	-	-	-	(1,251,348)
Depreciation and Amortization	(928,161)	-	(1,104,731)	(106,845)	(2,139,740)	(3,300)	-	-	(2,143,040)
YTD Income (loss)	$ 1,089,248	$ (670,879)	$ (1,186,231)	$ (86,331)	$ (854,193)	$ 12,446	$ 144,513	$ 83,016	$ (614,218)
					$ -	$ -	$ -	$ -	$ -

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

	Orchard View	Home Office	Ridgecrest	Muscogee Manor	Total Nursing Home	Cobis PCH	Muscogee Home Health	River Mill	Consolidated
BALANCE SHEET									
Cash	$ 5,355,593	$ -	$ 7,176,815	$ 5,281,259	$ 17,813,667	$ 60,138	$ 587,836	$ 3,822,491	$ 22,284,132
Other Current Assets	5,008,862	-	2,076,181	3,455,096	10,540,139	10,157	235	-	10,550,531
Intercompany Balances	16,176,966	-	(1,564,837)	(4,980,950)	9,631,179	(6,389,957)	(2,318,704)	(922,518)	-
Noncurrent Assets	30,514,345	-	29,991,365	6,678,834	67,184,544	142,756	83,642	-	67,410,942
Total Assets	$ 57,055,766	$ -	$ 37,679,524	$ 10,434,239	$ 105,169,529	$ (6,176,906)	$ (1,646,991)	$ 2,899,973	$ 100,245,605
Current Liabilities	$ 2,585,034	$ -	$ 1,233,662	$ 1,384,340	$ 5,203,036	$ -	$ 777	$ -	$ 5,203,813
Non-current Liabilities (excluding bonds)	8,702,315	-	3,123,591	4,956,117	16,782,023	360,100	450,668	-	17,592,791
Bonds Payable	17,446,484	-	27,376,340	-	44,822,824	-	-	-	44,822,824
Total Liabililties	28,733,833	-	31,733,593	6,340,457	66,807,883	360,100	451,445	-	67,619,428
Fund Balance	28,321,933	-	5,945,931	4,093,782	38,361,646	(6,537,006)	(2,098,436)	2,899,973	32,626,177
Total Liabilities and Fund Balance	$ 57,055,766	$ -	$ 37,679,524	$ 10,434,239	$ 105,169,529	$ (6,176,906)	$ (1,646,991)	$ 2,899,973	$ 100,245,605
INCOME STATEMENT									
Revenue	$ 1,859,238	$ 110,166	$ 823,069	$ 1,139,588	$ 3,932,061	$ 2,007	$ 13,673	$ 6,758	$ 3,954,499
Operating Expenses	1,694,703	224,918	649,336	1,031,382	3,600,339	719	1,131	-	3,602,189
Net Profit (Loss) before Noncash expense	164,535	(114,752)	173,733	108,206	331,722	1,288	12,542	6,758	352,310
Provision for Bad debts	(300,939)	-	(110,181)	(43,508)	(454,628)	-	-	-	(454,628)
Interest expense	(29,522)	-	(74,757)	-	(104,279)	-	-	-	(104,279)
Depreciation and Amortization	(6,779)	-	(92,269)	(9,102)	(108,150)	(275)	-	-	(108,425)
Current Month Income (loss)	$ (172,705)	$ (114,752)	$ (103,474)	$ 55,596	$ (335,335)	$ 1,013	$ 12,542	$ 6,758	$ (315,022)
YTD Income (loss)	$ 1,089,248	$ (670,879)	$ (1,186,231)	$ (86,331)	$ (854,193)	$ 12,446	$ 144,513	$ 83,016	$ (614,218)
YTD Net Income (loss)	$ (172,705)	$ (114,752)	$ (103,474)	$ 55,596	$ (335,335)	$ 1,013	$ 12,542	$ 6,758	$ (315,022)
Add: Depreciation	6,779	-	92,269	9,102	108,150	275	-	-	108,425
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	-	-	(26,907.00)	(6,882)	(33,789)	-	-	-	(33,789.00)
Net Cash Flow	$ (322,219)	$ (114,752)	$ (29,936)	$ 57,816	$ (409,091)	$ 1,288	$ 12,542	$ 6,758	$ (388,503)